

SOUTHDOWN VILLAGE COMMUNITY ASSOCIATION

Minutes of the Board Meeting

March 21, 2007

CALL TO ORDER

The Board meeting of the Southdown Village Community Association was held on the above date at the Copperfield Community Center, 15409 Willow River Drive.

Present: Debbie Youens, President
 Richard Rue, Vice President
 Jim Gillett, Treasurer
 Paul Martinsen, Director
 Belinda Robinson, SCS Management Services Inc.
 Terri Sigmund, SCS Management Services Inc.

Absent: Martha Sparks, Secretary

Also present: Barbara Davis, ACC Committee Chairperson

Quorum was established.

Director Youens called the meeting to order at 6:40 P.M. A motion was made by Director Martinsen and seconded by Director Rue to approve the agenda. All were in favor.

Homeowners and Guests to address the Board

Ms. Betty Flood addressed the board in regard to the letter that was sent from SCS to the homeowners. There was some confusion on whether or not new assessments were going to be billed. Director Youens assured the homeowners that there would not be a second billing, rather statements sent to those homeowners that had not yet paid. It was also noted that the meeting date would be changed in the newsletter.

Ms. Claire Mullen asked about recycling staying in the trash service. Director Youens explained that the association did get survey results but a fair representation of the homeowners. Since recycling has been such an important decision in Southdown Village in the past, it was decided that the contract would renew with the same services and when the appropriate time came, near the next renewal, there would be a vote of the homeowners.

Mr. Morrison had requested a hearing with the board regarding his roof shingles; He was unable to attend due to a family emergency. SCS will contact Mr. Morrison to let him know what his application still requires in order to get approval.

Ms. Susan Withers was there as a representative of Cornerstone United Methodist Church. The church is selling its building and property. The ACC committee does not approve the current for sale sign, as it is too large. Ms. Withers offered to reduce the sign in half and requested two signs. Ms. Withers asked if there were any other concerns with the church. Ms. Youens relayed that the association has never had any issues that she knows of with the church. Directors Gillett and Martinsen reported that their children attended pre-school at the church. The Board will discuss the signage in executive session and send a written decision to Ms. Withers following the meeting.

Two representatives were present from Lone Star Pools. Mr. Don West and Tracy were there at the request of the Pool Committee Chairperson, Scott Sechrist. Mr. Sechrist was not yet present at the meeting so the board asked several questions.

Mr. West reported that the pool's skimmer pump design was too small and did not have enough power to skim the top of the pool properly. It would be cost prohibitive to change out the pumps as the decking would have to be broken up in order to replace it. The cost would be approximately \$50,000.00. The Board agreed it would not be something they would address in this year's budget.

Mr. West reported to the Board if there are questions regarding the pool maintenance and/or the behavior of the lifeguards, questions should be directed to the office or Mr. West himself. The board also asked if the contract had been changed to reflect the new school start dates and opening after school once school opens.

Minutes

A motion was made by Director Gillett and seconded by Director Martinsen to approve the January 25, 2007 minutes. All were in favor.

A motion was made by Director Martinsen and seconded by Director Gillett to approve the February 20, 2007 minutes. All were in favor.

Action Taken Outside a Meeting

The Board approved the insurance bid for the association choosing Ted Allen and Associates. The insurance went into effect March 1, 2007.

ACC Hearing

Ms. Barbara Davis was present to discuss the for sale sign for Cornerstone United Methodist Church. She reminded the board that the lot was not commercial and was a reserve subject to restrictions. The Board discussed its concerns regarding the sign and its goals in working with the church. A motion was made by Director Rue and seconded by Director Martinsen to approve two 4ft x 4ft signs no taller than 5 feet. There were three votes in favor and one abstention. The motion passed. SCS will send a letter to Ms. Withers and the Church.

Management Report

Ms. Robinson reviewed the management report. Board Members proofed their contact information as well as determined who would receive the extended reports that SCS sends out monthly.

It will be the goal of the Board to get the annual meeting for the second week of May if the school is available.

The Board asked that SCS contact Lone Star for the contract renewal and to forward it to Mr. Secrest once received.

Ms. Robinson briefly reviewed the February financial report. The report is the final report from AMI and it is in accrual form. Next month the SCS accountant will attend the meeting to explain the conversion to modified cash accounting.

Ms. Sigmund went over the Common Area Inspection Report. The Board asked SCS to take care of several items on the report, as well as have Lone Star and Pampered Lawns address some maintenance issues. Director Martinsen asked SCS to contact Gametime in regard to a warranty replacement of parts.

Ms. Sigmund reviewed the Deed Restriction Report. The Board will evaluate the Board Referral List to decide whether or not the board will refer a property to the attorney.

The ACC Process was distributed to the Board. SCS is making a few changes to its standard procedure to accommodate the committees schedule and preference.

The Board reviewed the delinquency report. Statements were sent out to all homeowners with balances on the accounts. Those folks that have not paid or called by the last week of March will be sent a Notice of Delinquency letter. The cost of the letter is \$30. It will be paid to SCS by the Association and charged back to the homeowner account.

Ms. Sigmund reported there was one property on the attorney status report. That property was on a payment plan. There were no properties on the deed restriction attorney status report.

Director Youens signed the SCS contract at the meeting.

Ms. Robinson reported that Mr. Barry Wuntsch will be handling the Association audit and tax return. He plans to be in the SCS offices mid April. The letter of engagement was signed last year for a period of two years.

Old Business

There was no old business to address.

New Business

A motion was made by Director Rue and seconded by Director Martinsen to approve the Collection Resolution/Schedule with the Attorney Demand changed to April and the Lien to May. All were in favor.

A motion was made by Director Gillett and seconded by Director Martinsen to approve the Deed Restriction Resolution. All were in favor.

A motion was made by Director Rue and seconded by Director Youens to approve the Resolution regarding Board Meetings. All were in favor.

A motion was made by Director Martinsen and seconded by Director Rue to approve the Resolution regarding Email votes. All were in favor.

The Board asked SCS to check on the cost for filing of notice of liens and proof of claims by Daughtry and Jordan.

The Board informed SCS that MUD 186, through H2O will make repairs to water meter lids.

The Board asked that the Crime Watch Committee Report and the CCA Report be added to the agenda for next month.

A motion was made by Director Rue and seconded by Director Martinsen to NOT allow the estate sale that was requested by a homeowners' family. All were in favor.

Adjournment

A motion was made by Director Martinsen and seconded by Director Gillett to adjourn the meeting at 9:55 pm. All were in favor.

Debbie J. Youngs
Attest

4/18/07
Date