

SOUTHDOWN VILLAGE COMMUNITY ASSOCIATION

Minutes of the Board Meeting

April 18, 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
Jim Gillett, Treasurer
Martha Sparks, Secretary
Scott Secrest
Belinda Robinson, SCS Management Services Inc.
Jan Navarre, SCS Management Services Inc.
Terri Sigmund, SCS Management Services Inc.

Absent: Dick Rue, Vice President
Paul Martinsen, Director

Quorum was established.

Director Youens called the meeting to order at 6:30 P.M. A motion was made by Director Gillett and seconded by Director Youens 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 newsletter and the approved shingle colors.

Mr. Rick Scialdone addressed the Board with regard to additional oak trees in the Waybridge Glen cul-de-sac; the annual meeting notice; neighborhood garage sales; and backyard light fixtures.

Mr. Mike Stuchly addressed the Board regarding replacing his back fence. He requested to add a rot board to the bottom of the fence making the fence 6 feet 6 inches tall. A motion was made by Director Sparks and seconded by Director Gillett to approve the fence. All were in favor. Mr. Stuchly also suggested that the Board consider running a 4-foot wrought iron fence on the property line between the Association park and Lowery Elementary.

Mr. Scott Secrest reported that the pool contract was signed and asked that the addendum to extend the days the pool was open, also be signed.

Minutes

A motion was made by Director Sparks and seconded by Director Gillett to approve the March 21, 2007 minutes. All were in favor.

Committee Reports

Crime Watch

Director Youens reported that Ms. Morgan was no longer a Southdown representative to the committee. Director Martinsen will be the new representative. Mr. Secrest will also be attending the meetings to eventually join the committee.

CCA

Mrs. Sigmund reported that the Longenbaugh fence would be cleaned in April. The West Road wood fence will also be replaced later this month.

Management Report

Ms. Navarre, from SCS, presented the financial conversion. The Board reviewed in detail the transition of the balance sheet, income statement and general ledger codes. Ms. Navarre also reported that the Association Auditor is currently in the SCS office performing the audit.

Mrs. Robinson reviewed the Action Item List. Clarification was requested on the power-washing bid for the Sugar Ridge and Ridge Park playgrounds. All pending action was discussed.

Mrs. Sigmund reported that there had been many calls regarding payments sent but not cashed for assessments. Mrs. Robinson is working with Amegy Bank to resolve the question.

Mrs. Robinson went over the Common Area Inspection Report. The Board asked that the gutters be cleaned out at the pool building.

A motion was made by Director Gillett and seconded by Director Sparks to approve the bid to clean the mildew off the Sugar Ridge brick walls for \$400.00. All were in favor.

A motion was made by Director Gillett and seconded by Director Sparks to approve the bid for cleaning of the mildew at the Sugar Ridge and Ridge Park parks for \$1,410.00 once it is verified that the bid includes all wooden structures. All were in favor.

The Board evaluated the bid to repair the pool furniture or to replace it. It was decided to replace it pending additional bids.

The Deed Restriction Report was reviewed. There is no action currently required of the Board.

The Delinquency Report was reviewed. It was decided not to take the next collection step until the audit is completed and the checks from Amegy posted. Mrs. Robinson advised that there were 95 Notice of Delinquencies sent out the first week of April. Director Sparks suggested that next year the collection steps and costs be sent to the homeowners with the annual statements.

Mrs. Robinson reviewed the Attorney Status Report. There is one property at the attorneys' office on a payment plan.

Old Business

The draft of the Annual Meeting Agenda was reviewed and changes made.

New Business

New business on the agenda was addressed during the review of the action item list. The Board requested SCS to contact Barbara Davis regarding notifying them prior to denying 6' x 6'6" fences.

The Board advised SCS to have power washing bid include the parking spaces at the Sugar Ridge Park.

Director Youens requested Mrs. Robinson make a list of items for the President's Message and email to her for review.

The Board advised SCS that a microphone will be needed for the May 2007 Annual Meeting.

Adjournment

A motion was made by Director Sparks and seconded by Director Gillett to adjourn the meeting at 9:35 pm. All were in favor.

Debbie J. Yowers
Attest

6/26/07
Date