

SOUTHWICKE TOWNHOME ASSOCIATION
BOARD of DIRECTORS MEETING
Date: August 11, 2026

CALL TO ORDER: 5:15 p.m.

ATTENDANCE: Janet Johnson, Phil Betts, Carolyn Buseman

GUESTS: Matthew Ward

SECRETARY'S REPORT: Minutes for July 14, 2026 were moved approved by Phil, 2nd by Carolyn. Passed.

TREASURER'S REPORT: Expenditures reviewed. One wrong company charge noted. Moved approved by Carolyn, 2nd by Phil. Passed.

RESIDENT CONCERNS: Matthew Ward requested purchasing and planting a shade tree in back of his unit. Discussed type and size of tree. Matthew will visit Bentley Ridge Tree Farm to choose a tree.

OLD BUSINESS:

- Midwest Construction needed to postpone work due to weather, rescheduled to August 26.
- Entrance signage repair completed except for sealing.
- Concrete work delayed until wall completion due to possible heavy equipment being brought into complex for wall rebuild.
- Decks in need of repair or replacement will be reviewed by the board in September, with the exception of the south units affected by the wall rebuild. These units can delay restoration until the following year.
- As of August 6, 2026 forty-three (43) homeowners have paid the \$10,000 wall assessment.
- Extreme Tree Service have scheduled August 12th to trim previously identified areas/trees. Discussion about possible on-going contract of \$3,000 per year for 10 hours work, with time not used carrying over to the next year. Continuing discussion.
- Alge removal quote of \$2,500 on affected units. Phil moved to accept, Carolyn 2nd. Passed.
- Smith's Sewer evaluated current drainage tiles behind units 57-64, and between units 57 and 71 to street. Tile is collapsed or completely plugged. Bids will be acquired for next year's budget.
- Roof leaks continue to be problematic. Several additional units have been assessed and either repaired or will be fixed soon. Occurring problems appear to be from flashing not used under the chimney siding.

NEW BUSINESS:

- Refreshing lettering on entrance signage to be done prior to sealing brick. Volunteers have agreed to clean landscaping and possibly paint lettering.
- Unit #37 states mail gets wet in Unit #1 Mail Box. Reported to post office.
- Contract with Stone Cross Landscaping for rebuilding south wall and tiling being reviewed to approve. Dani, Stone Cross representative, will outline the construction process and answer any further questions Thursday, August 20th, 5:30 p.m., Unit 20 (garage).
- Jeff Horner, Property Manager, submitted a request for compensation for work on the wall project. Request reviewed with proposed response.
- East cul-de-sac overgrowth to be removed and sprayed, as well as weeds around unit #8. Moved approved by Carolyn, 2nd by Phil. Passed.
- Review of budget for next year when Property Management by Design presents proposed 2027 budget.
- The annual meeting and election of board members is scheduled for Monday, October 12th, 5:30 p.m., Valley Junction Activity Center. There are two (2) openings to fill. Homeowners wanting to volunteer are encouraged to submit names for the ballot by the next monthly board meeting, September 8th.

Meeting adjourned. Moved by Phil, seconded by Carolyn.

NEXT MONTHLY BOARD MEETING: Tuesday, September 8, 5 p.m. at Unit 20.