

SOUTHWICKE TOWNHOME ASSOCIATION
BOARD of DIRECTORS MEETING
Date: April 14, 2026

CALL TO ORDER: 5 p.m.

ATTENDANCE: Janet Johnson, Phil Betts, Keith Sandvig, Lonnie Dafney, Carolyn Buseman

GUESTS: Jeanne Ambrose

SECRETARY'S REPORT: Minutes for March 10, 2026 were moved approved by Lonnie, seconded by Keith. Passed.

TREASURER'S REPORT: Treasurers report from Property Management by Design (PMBD) reviewed. Selby Landscaping paid. Moved approved by Lonnie, seconded by Keith. Passed.

OLD BUSINESS:

- Pillar painting and repair in May or June, weather permitting. Previously approved.
- Tile flushing behind south units on April 15. (Result Findings: Major tiling/renovation is needed due to sludge blockage and tile breakage. Flooding behind south units has been a long- standing issue.)
- Signage repair bids were reviewed. Bid from Midwest Tuck Pointing for \$3,160 was approved, moved by Phil, seconded by Keith. Passed.
- Trees scheduled for removal are at Units 30, 32 & 69. Unit 15 has requested a tree removed in a private garden area that is also dead. Extreme Tree will remove old stumps before planting of new trees.
- Tree options were reviewed and residents at Units 30, 32, 45, and 69 will be given a choice of trees they might prefer. Trees will be purchased from Bentley Ridge. Moved by Keith, seconded by Phil. Passed.
- Concrete repair was marked and two bids received from I-80 and Stone Cross. Further review before accepting.
- Midwest Construction repair of soffits, facia and cladding is incomplete. A walk through was done March 20th and more issues were found. A new list was sent to Midwest on March 22.
- Wall design was to be completed at the end of March, no response after numerous calls. Wall construction bids will be sought after design is presented. Possible construction companies to give bids include Rock Valley, Stone Cross, and A+ Landscaping.
- Front entrance beautification design from Ted Lare by Rachel was submitted.

NEW BUSINESS:

- Unit 19 asked for approval of deck stain color. Approved.
- Unit 25 roof leak to be repaired at a bid of \$1,500. Moved approved by Lonnie, seconded by Phil. Passed
- Unit 67 reported dead areas on front lawn. Selby Landscapes will be asked to evaluate and assess other areas throughout complex, and repair. Moved approved by Carolyn, seconded by Phil. Passed.
- Spring clean-up of areas removing old bushes/rock. Will contact Omar.

Meeting adjourned. Moved by Lonnie, seconded by Phil.

NEXT MONTHLY BOARD MEETING: Tuesday, May 12, 5 p.m. at Unit 20.