

SOUTHWICKE TOWNHOME ASSOCIATION
BOARD of DIRECTORS MEETING
Date: January 13, 2026

CALL TO ORDER: 5 p.m.

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

GUESTS: Tom Snyder, Martha Vukovich

SECRETARY'S REPORT: Minutes for November 11, 2025 were moved approved by Phil, seconded by Keith. Passed.

TREASURER'S REPORT: Treasurers report from Property Management by Design was reviewed; invoices reviewed.

OLD BUSINESS:

- Gutter cleaning was completed before Thanksgiving, additionally four (4) clogged downspouts cleaned. Gutter guards were installed on Units 36-45.
- Fall leaf cleanup was delayed due to weather/snow, completed the first week in December.
- Soffits, fascia, and cladding repair will begin in the spring. Midwest Construction has a list of units/buildings that need repair. Residents are asked to double check units/buildings and report any areas. We will monitor so Midwest does not miss areas needing attention.
- Retaining wall update: Nick Gral, construction attorney, has agreed to represent Southwicke, if needed, to reduce any possible liability. No retainer has been paid thus far.
- Tom and Martha brought several questions/concerns regarding the south wall. This project is still in introductory stages; with opening steps being taken regarding lawyer, engineers, design, etc. Two engineers have been recommended by both Ted Lare Design and our property manager. Transparency regarding these concerns will be brought to residents as soon as we receive answers to questions from experts. Final outcomes will be shared with residents.

NEW BUSINESS:

- Snow removal cleanup was reviewed, receiving positive comments from multiple residents.
- Resident concerns are being reported and addressed via the portal.
- Reminder regarding removal of outdoor holiday decorations by January 15 per Rules & Regulations.
- Association Garage Sale: Information will follow in future minutes and/or newsletters for interested residents.
- Non matching paint colors used for outdoor windows, porches, etc. was debated. Presently there are two shades used for outdoor trim, distinguishing which shade to use for given areas is difficult. Discussion ensued regarding using only one shade going forward. Lonnie made the motion to use the lightest shade paint for all outdoor trim eliminating the darker shade. Keith seconded. Motion passed.
- During paint color discussion Lonnie suggested, and offered, to do a palette regarding favored colors to be used within the complex for painting or replacement of windows, garage doors, etc., as well as vendors. Changing color of front entrance doors was mentioned.
- Discussion followed regarding board meetings being available by Zoom, allowing residents to listen from home rather than physically attend meetings. Lonnie volunteered to set up the account, and make the call when meetings start. More information regarding how to use will be forthcoming.
- Review of upcoming projects:
 - Pillar repair and painting
 - Cement replacement concentrating on street areas
 - Tiling/Flushing - behind units #18-21, and #57-59; tiling options from west guest parking to the street.
 - Tree replacement for Units #30, 41, and 45; a choice of 2-3 trees provided to homeowners.
 - Removal of original bushes and cleanup near units to be accomplished this spring.
 - The leaning light pole at main entrance discussed, Tri-City Electric to be alerted.
 - Signage at main entrance was briefly reviewed.

Meeting adjourned. Moved by Lonnie, seconded by Keith.

NEXT MONTHLY BOARD MEETING: Tuesday, February 10, 5 p.m. at Unit 20.