

SOUTHSIDE ESTATES HOA BOARD OF DIRECTORS MONTHLY MEETING MINUTES

Wednesday, January 19, 2022

Julie called the meeting to order at 6:35 via Zoom

DIRECTORS PRESENT: Julie Baldridge, Linda Marks, Josh Forsythe

PROPERTY MANAGEMENT PRESENT: David Roberts, Dawn Owens

FINANCIALS: The financials as presented were approved and the Budget proposed for 2022 was discussed in depth.

APPROVAL OF MINUTES: The minutes for November 2021 were approved when Linda moved, Julie seconded and all voted affirmatively.

Regular Business:

- a. Updates from Western Mountains on status of neighborhood issues, complaints, non-compliance items was provided with no issues. Everyone in compliance other than landscaping which cannot be assessed due to snow.

Old Business:

- a. CC&R changes are finalized, recorded and on the website.

New Business:

1. Budget review
 - a. Irrigation - haven't heard that Kelly Greene is going up in price; in the budget same as 2021
 - b. Landscaping - Who is paying Flathead Electric for irrigation? Dawn isn't writing a check to Flathead Electric. Dawn to investigate with developers (Mountain Rain). May need to get a box put in and reimburse whatever homeowner is paying for it.
 - c. Snow removal for mailbox area and sidewalks in front of common areas (that are not adjacent to homeowner property (such as the sidewalks in front of the grassy common area at the SE entrance) is needed and not happening. Dawn will ask a guy she knows to pick up the rest of this season. Sand or ice melt in front of the mailboxes. Will need to add it to the budget for snow removal next year.
2. Amendments to Fine Schedule
 - a. Julie to reword and send out for approval; have ready for next board meeting for approval. (a week until next fine, etc.)

3. Timing for landscape covenant enforcement
 - a. Motion was approved to set June 30, 2022, as the starting enforcement date for landscaping rules when Linda moved, Josh seconded and all voted affirmatively.
4. Content for next newsletter was discussed and Julie plans to get it out ASAP
5. Changing the website provider was discussed and approved to Transition to Wordpress for \$48/year with a southsideestateshoa.com domain (currently available) for \$18/year (first year free) when Julie moved, Linda seconded and all voted affirmatively. It allows for full admin control, 6 Gigs of space included. Dawn will purchase the website package and the domain name. To be active by 1/20/22.

Next Meeting—February 16th at 6:30 at Western Mountains and also to be made available via Zoom to the homeowners.

Adjournment occurred at 7:32 when Linda moved and Julie seconded the motion, all voted affirmatively.

Respectfully submitted,

A handwritten signature in blue ink that reads "Linda Marks". The signature is written in a cursive, flowing style.

Linda Marks, Secretary for Southside Estate HOA