

**SOUTHSIDE ESTATES HOA**  
**ANNUAL MEETING OF THE BOARD MINUTES**

Wednesday, April 20, 2022

Suzy called the meeting to order at 7:22pm via Zoom.

Directors Present: Suzy Danko, Julie Baldridge, Neal Ketcher

Property Management Present: David Roberts, Dawn Owens

Financials: The financials as presented were approved when Suzy moved, Neal seconded and all voted affirmatively.

Approval of Minutes: The minutes for March 2022 were approved when Suzy moved, Julie seconded and all voted affirmatively.

**Annual Meeting Items:**

- Elect officers

Suzy made a motion to:

- Keep Suzy as President
- Keep Julie as Vice President
- Split the Secretary/Treasurer role:
  - Julie will be Secretary
  - Linda will remain as Treasurer

Julie seconded the motion; all voted affirmatively.

**Regular Business**

- Update from Western Mountains on status of neighborhood issues, complaints, non-compliance items was provided. Everyone in compliance except:
  - A 2<sup>nd</sup> dually truck violation, which is being addressed

**Old Business**

- Amendments to Fine Schedule
  - Final version signed 4/20/22. Dawn posted on website.

## New Business

- Meeting Minute Notebook:
  - Western Mountain has corporation documents in a file box at their office.
  - Julie will put together and maintain a notebook specifically for “wet copies” of documents, such as filed amendments to CC&Rs, meeting minutes, fine schedule, etc. She will get original wet copies from Linda.
- Debrief of Annual Meeting of the Members. Everyone liked the format; no suggested changes for next year.
- Update on stop signs at gravel areas: No signs will be posted at this time.
- Content for next newsletter
  - Recap of annual meeting of members. Thanks to those who attended, we had 9 households represented. For those who weren’t able to make it, here is a link to review the minutes of the meeting (will insert link after Dawn posts them to the website)
  - CC&R highlight: Section 5.15
  - Reminder: Landscape enforcement starts June 30
- Discussed 2023 Draft Budget
  - David confirmed per the Bylaws that the Board has until 30 days before the end of the year to finalize the 2023 Budget and send it to the homeowners.

Next meeting: Wednesday, May 18 at 6:30pm via Zoom.

Adjournment: Occurred at 7:37pm when Suzy moved and Julie seconded and all voted affirmatively.

Respectfully submitted,



Julie Baldridge, Vice President/Secretary for Southside Estates HOA