

**SOUTHSIDE ESTATES HOA  
ANNUAL MEETING OF MEMBERS MINUTES**

Wednesday, April 20, 2022

Suzy called the meeting to order at 6:35 via Zoom.

Directors Present: Suzy Danko, Julie Baldridge, Neal Ketcher

Property Management Present: David Roberts, Dawn Owens

Introduction Of Members: 9 SSE households represented

**President's Report:**

a. Reviewed last year's accomplishments (2021 and 2022):

April 2021

- Board and schedule for monthly Board meetings established

May 2021

- Existing agreements reviewed (Western Mountains for HOA property management, Grass Jacks for landscape maintenance, Kelly Green for irrigation maintenance)
- Board email address and Google Drive setup
- Inspected open spaces to identify any existing issues

June 2021

- Hosted neighborhood Meet & Greet in June
- Acquired searchable versions of the CC&R's and Bylaws

July 2021

- Homeowner and tenant email lists created and maintained in MailChimp starting
- Monthly newsletters began
- HOA website created
- Optional *Request for Architectural Modifications* form approved
- HOA Liability Insurance policy reviewed

September 2021

- Josh Forsythe came onto the Board to fill vacant position

November 2021

- Degraded mulch next to mailboxes replaced with rock

January 2023

- CC&R amendment with regards to garbage can storage and required planting in yards officially recorded with the County
- Hired snow removal company for mailbox area and sidewalks in front of common spaces
- southsideestateshoa.com domain name secured and upgraded HOA website created

February 2022

- Changed landscape maintenance company from Grass Jacks to Ground Up Landscaping

March 2022

- Drafted updated fine schedule

b. Reviewed common neighborhood violations requiring time and attention:

- RV and boat parking beyond the 24 hours limit
- Vehicles parked in common space gravel areas
- Vehicles larger than permitted parked in the neighborhood
- Boulevard maintenance reminders and enforcement

c. Discussed “looking-ahead” items:

- Continue to maintain Homeowner and Tenant contact info in MailChimp
- Continue monthly newsletter
- Neighborhood gatherings
- Dealing with CC&R questions, reminders, violations, and enforcement
- Two Board member terms end in April 2023

**Financial Report:**

- Reviewed 2022 Budget
- Reviewed 2023 Draft Budget
- Current financial statements including status of annual dues payments
  - Reviewed Balance Sheet
  - Reviewed Profit & Loss Budget vs. Actual

**Discussion Items**

- Reviewed Landscaping requirement; enforcement begins June 30<sup>th</sup>
- Reviewed the Updated Fine Schedule
- Discussed Common Spaces: No parking on HOA common space gravel areas with the exception of near the grassy common area next to the bike path and then only for short-term gatherings (a couple hours max) and while homeowners or tenants are present.

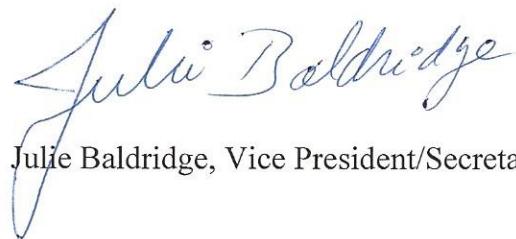
- Explained the difference between HOA items and builder/warranty issues
- Discussed Neighborhood gathering to celebrate construction completion

#### **Owner questions and concerns**

- Answered questions regarding landscaping requirements
  - Confirmed that the tree in the boulevard does not count toward the minimum landscaping requirements for each lot.
  - Confirmed that the total of trees/shrubs/ornamental grasses is 3 per lot.
- Reviewed maximum weight for trucks per Section 5.15

Adjournment occurred at 7:21 when Suzy moved and Julie seconded the motion; all voted affirmatively.

Respectfully submitted,

A handwritten signature in blue ink that reads "Julie Baldridge". The signature is fluid and cursive, with "Julie" on the top line and "Baldridge" on the bottom line.

Julie Baldridge, Vice President/Secretary for Southside Estates HOA