

**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 Baldrige, 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 30th
- 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.

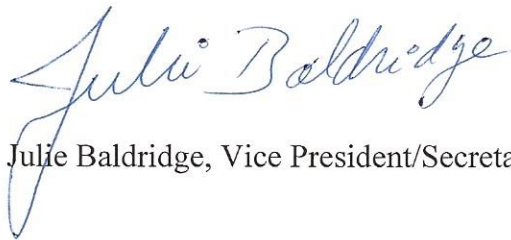
- Explained the difference between HOA items and builder/warranty issues
- Discussed Neighborhood gathering to celebrate construction completion

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 written in a cursive style with a large, looping initial "J".

Julie Baldridge, Vice President/Secretary for Southside Estates HOA