

SOUTHSIDE ESTATES HOA

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, January 18, 2023

Suzy called the meeting to order at 6:32pm via Zoom.

Directors Present: Suzy Danko, Julie Baldridge, Linda Marks

Property Management Present: Dawn Owens

Regular Business:

1. Updates from Western Mountains on status of neighborhood issues, complaints, non-compliance items. Nothing to report from Dawn.
2. Review and approve financials. Julie moved to approve financials; Linda seconded. Approved unanimously.
3. Review and approve Minutes from prior meeting. Approved unanimously via email after 10/19/22 meeting.

Old Business:

1. Review landscaping quotes:
 - a) 4 Seasons – no references; don't know anything about them.
 - b) Grass Jacks – \$8,345 per year; \$1,669 per month (May – September)
 - c) S.T. Lawn \$11,865 per year; \$1,695 per month (May – October); Dawn said they have multiple clients who use this company; she never gets complaints; they are on top of things.

Suzy moved to hire S.T. Lawn for 6 months at \$1,695 per month plus \$500 in April for pre-emergent spray; Linda seconded. Approved unanimously.

2. Dawn to do a cost analysis on the 5 meters for irrigation in common areas; discuss results at next meeting.

New Business:

1. Planning for Annual Meeting of the Members and Annual Meeting of the Board
 - a) Date (March, 30 days' notice): March 15, 2023 in Zoom. We have to have the notices out to homeowners by February 13.
 - b) Annual Meeting of the Members at 6:30pm; Annual Meeting of the Board immediately following
2. Board members vacancies
 - a) Linda Marks indicated her intent to resign at the end of her term (just before the annual meeting planned for March 15).
 - b) Josh Forsythe indicated outside the meeting his intent to resign at the end of his term. Suzy will ask him to send a letter to the Board.

- c) Notice of Annual Meeting of Homeowners Letter will include a note stating we have two three-year Board/Director positions to fill in March and ask that, if folks are interested in serving in this capacity, they contact Dawn for more information no later than February 3.

From section 5.2 of the Bylaws:

After the Period of Declarant Control has passed, each director shall hold office until two annual meetings of the members following his or her original qualification shall have been held, and until his or her successor shall have been elected and qualified. Of the first five Directors taking office after the Period of Declarant Control, two shall hold office until the second subsequent annual meeting, and three shall hold office until the third subsequent annual meeting. The determination of the respective terms shall be by lot. Thereafter, the term of each Director shall be three years.

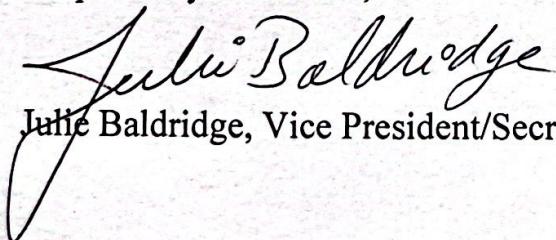
3. Content for next newsletter

- a) Two board member/director positions will be open beginning in March. If you're willing to serve on the board, please let Dawn know by Friday, February 3. It's really important that both of these 3-year positions be fulfilled quickly.
- b) Annual Meeting of the Members on March 15, 2023, at 6:30pm via Zoom.
- c) Reminder about annual dues

Next meeting: Wednesday, March 15 at 6:30pm via Zoom.

Adjournment: Occurred at 7:39pm when Suzy moved to adjourn.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Julie Baldridge". The signature is fluid and cursive, with a large, stylized "J" at the beginning.

Julie Baldridge, Vice President/Secretary for Southside Estates HOA