

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

Wednesday, March 15, 2023

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

Directors Present: Suzy Danko, Julie Baldridge, Linda Marks

Property Management Present: David Roberts, Dawn Owens

Introduction Of Members: 19 SSE homeowners represented.

**President's Report:**

1. 2022-2023 Items of Interest:

- a. Explained that snow removal is taking place on the road cutout in front of the mailbox area and sidewalks in front of common spaces.
- b. Starting this spring, landscape maintenance will be done by S.T. Lawn Maintenance.
- c. Explained that HOA Board meetings are now quarterly'ish: January, March, July, October. Always the 3rd Wednesday at 6:30pm.
- d. Reviewed the schedule of the newsletters to quarterly. Additional ones will go out as needed.
- e. Provided information/Guidance on townhouse roof replacement.

2. 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 (3/4 ton) parked in the neighborhood; Boulevard maintenance reminders and enforcement

3. Looking ahead:

- a. Maintain Homeowner and Tenant contact info in MailChimp; Continue periodic newsletters; Neighborhood gatherings; Handle CC&R questions, reminders, violations, and enforcement.
- b. Two Board member terms end tonight: Linda Marks and Josh Forsythe.
- c. Three Board member terms end in March 2024: Suzy Danko and Julie.

**Financial Report**

1. Reviewed 2022 Budget vs Actuals, 2023 Budget and 2024 Draft Budget
  - a. Discussed current financial statements

- b. 2023 dues are past due for 19 homeowners; 1 homeowner has not paid 2022 dues.

#### **Discussion Items**

- o Landscaping requirement reminders
- o Fine Schedule
- o Optional Architectural Request Form
- o Southside Estates website
- o No parking on HOA common space gravel areas except for 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.
- o Difference between HOA items vs. builder/warranty issues vs. City Code violations
- o Vacation Rental applications
- o Landlords - Please share reminders in newsletters with tenants.
- o Neighborhood gathering when the weather warms up

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

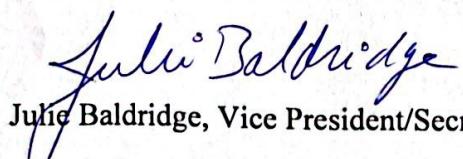
Water in yards: Josh suggested that homeowners plant trees that like water; also that they direct the water from the sump pumps away from their homes.

Destiny Lane: The street/asphalt is bad. Suzy called the city, and they put it “on the list” to fix.

**Board Positions – Any volunteers?** No volunteers.

Adjournment occurred at 7:36pm when Suzy moved and Julie seconded the motion; all voted affirmatively.

Respectfully submitted,



Julie Baldridge, Vice President/Secretary for Southside Estates HOA