

# **SOUTHSIDE ESTATES HOA BOARD OF DIRECTORS MEETING MINUTES**

**Wednesday, July 19, 2023**

Western Mountain Property Management, 33 Hunter Cir #1, Kalispell

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

Directors Present: Suzy Danko, Julie Baldrige, Neal Ketcher

Property Management Present: David Roberts; Dawn Owens (via Zoom)

## **Election of 2 New Board Members:**

- Suzy moved to appoint Secia Taylor and Tonya Rolando to the Board. Julie seconded. Approved unanimously.
- Suzy moved to appoint Secia Taylor as Treasurer. Julie seconded. Approved unanimously.
- Tonya will be appointed Secretary in 2024.

## **Regular Business:**

1. Updates from Western Mountains on status of neighborhood issues, complaints, non-compliance items.
  - a. Status of landscape covenant enforcement.

The main problem continues to be folks maintaining their boulevards. Dawn continues to send notices and fines (when necessary).
2. Review and approve March, April, May, and June financials. Julie moved to approve financials as presented. Suzy seconded. Approved unanimously.
3. Ratify approval of Minutes from prior meetings - Annual Meeting of the Members and Annual Meeting of the Board. Suzy moved to approve. Neal seconded. Julie approved. Secia and Tonya abstained.

## **Old Business:**

1. Reviewed the Cost Analysis of the 5 common space water meters.
    - a. Irrigation adjustments. Current watering is 6 days/week for 35 to 45 min each zone. Suzy moved to adjust the irrigation watering schedule as follows:
      - i. Change the watering time of day to hours when it is dark outside.
      - ii. Decrease by 30% on the "Common Area at End of Kismet Court"
      - iii. Decrease by 20% on the "Large Common Area Along Bike Path" and "Grass and Shrubs Near Mailboxes"
      - iv. No change on "Grassy Area on the Right After Entering Neighborhood" or "Large Grassy Area Along Airport Road"
- Tonya seconded. Approved unanimously.

2. Adjusting late fees based on info from attorney that Dawn provided.  
Suzy moved that Secia will draft a Collection Policy that a \$25 late fee will be applied for every month that a homeowner is late in paying their HOA dues. Tonya seconded. Approved unanimously.

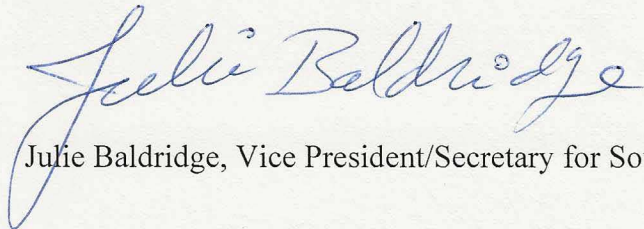
**New Business:**

1. Expiration time for CC&R violation levels.  
Suzy moved to reset violation levels on infractions to the CC&Rs annually with the exception of the trash cans CC&R. Neal seconded. Approved unanimously.
2. Schedule neighborhood gathering? Possibly in the Fall.
3. Content for next newsletter
  - a. Introduce new board members
  - b. CC&R Highlight: Lawn maintenance, including boulevards.

Next meeting: Wednesday, October 18 at 6:30pm at Western Mountain Property Management office.

Adjournment: Occurred at 7:52pm when Suzy moved to adjourn.

Respectfully submitted,



Julie Baldrige, Vice President/Secretary for Southside Estates HOA