

SOUTHSIDE ESTATES HOA BOARD OF DIRECTORS MEETING MINUTES

Wednesday, October 18, 2023
Western Mountain Property Management, 33 Hunter Cir #1, Kalispell

Julie called the meeting to order at 6:35pm.

Directors Present: Julie Baldridge, Neal Ketcher, Secia Taylor and Tonya Rolando

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

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). She is preparing to send three letters out.
2. Review and approve July, August, and September financials. Julie moved to approve financials as presented. Secia seconded. Approved unanimously.
3. Ratify approval of Minutes from prior meeting on 7-19-23. Neal moved to approve. Tonya seconded. Approved unanimously.

Old Business:

1. Signed Collection Policy resolution.
 - a. Formal letter drafted outlining the HOA Annual Dues Collection Policy which will be mailed out with the HOA Annual Dues statement and go into effect on 1-1-24.

New Business:

1. Change the infraction notification from paper mail to email? At least for a first warning? Julie moved to approve. Neal seconded. Approved unanimously.
2. Schedule neighborhood gathering?
 - a. Postpone planning until Spring.
3. Content for next newsletter.
 - a. Include a reminder to homeowners it's time to change out furnace filters, smoke alarm batteries, and to disconnect hoses to avoid freezing!

Next meeting: Wednesday, January 17th at 6:30pm at Western Mountain Property Management office or Zoom.

Adjournment: Occurred at 6:59pm when Julie moved to adjourn.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "TR".

Tonya Rolando, Board Member of Southside Estates HOA