

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

Wednesday, March 20, 2024

Suzy called the meeting to order at 6:37pm via Zoom.

Directors Present: Suzy Danko, Julie Baldridge, Secia Taylor

Property Management Present: David Roberts, Dawn Owens

Introduction Of Members: 9 SSE homeowners represented; quorum not confirmed.

**President's Report:**

1. 2024-2024 Items of Interest:

- a. Snow removal service (RNT LTD) and new landscape maintenance company (S.T. Lawn Maintenance) are working out well; we will continue with them in 2024.
- b. Quarterly HOA Board meetings and newsletters will continue (January, March, July, October). Meetings are always the 3rd Wednesday at 6:30pm.
- c. Common space irrigation will stay the same as last year, unless the lawns begin to look too dry.
- d. Review of the new Collection Policy that was put into place in October 2023, adding a \$25 fine per month for Annual Dues not being paid by the March 1st deadline.
- e. Notifications/notices for infractions, meetings, ballot/information, etc., were changed from paper mail to email. In light of a quorum not being confirmed for this election, at a later Board meeting we will discuss going back to paper ballots for future elections.

2. Reviewed common neighborhood violations requiring time and attention:

- a. RV and boat parking; vehicles parked in common space gravel areas; vehicles larger than permitted parked in the neighborhood (may not be larger than  $\frac{3}{4}$  ton); boulevard maintenance reminders and enforcement; garbage cans must be put away within one day of trash day.
- b. Problem with landlords not including CC&R rules in their rental leases/not communicating the CC&R rules to their tenants.

3. Looking ahead:

- a. Maintain Homeowner and Tenant contact info in MailChimp
- b. Continue periodic newsletters

- c. Neighborhood gatherings
- d. CC&R questions, reminders, violations, and enforcement
- e. Three Board member terms ended tonight: Suzy Danko, Julie Baldridge, Neal Ketcher.

Tonya Rolando has sold her home and is no longer eligible to serve on the Board.

Four Board vacancies that needed to be filled tonight.

Ballot packets were emailed by Dawn @ Western Mountains on February 19, 2024; voting deadline was close of business Tuesday, March 19, 2024.

- f. Board member election results: Quorum not met; no members elected.

### **Financial Report**

- a. Reviewed 2023 Budget vs Actuals, 2024 Budget, 2025 Draft Budget
- b. Discussed Current financial statements including status of annual dues payments:
  1. February 2024 Balance Sheet
  2. February 2024 Profit & Loss Budget vs. Actual
  3. 2024 dues are past due for 12 homeowners + 3 homeowners have not paid 2023 dues.

### **Discussion Items**

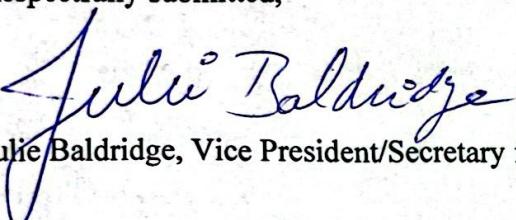
- a. Landscaping requirement reminders
- b. Fine Schedule
- c. Optional Architectural Request Form
- d. Southside Estates website
- e. No parking on HOA common space gravel areas with the exception of near the grassy common area next to the bike path and then only for short-term gatherings (a couple hours max) and while homeowners or tenants are present.
- f. Vacation Rental applications
- g. Landlords - Please share reminders in newsletters with tenants.
- h. Neighborhood gathering when the weather warms up
- i. While it's difficult to enforce, CC&R Section 5.19 requires pets not be allowed to run at large.

### **Owner questions and concerns**

- Robert Gretsch – If it is determined that HOA dues need to increase in 2025, how much would they increase?  
Needs to be discussed further and decided later this year.
- Marsha Galloway – Asked for clarification on fines being sent via email.  
If we have email addresses for your address, we will email fine notices; if no response, second notice will be sent via mail.

Adjournment occurred at 7:25pm when Suzy moved and Julie seconded the motion; all voted affirmatively.

Respectfully submitted,



Julie Baldridge, Vice President/Secretary for Southside Estates HOA