

SOUTHSIDE ESTATES HOA
BOARD OF DIRECTORS MEETING MINUTES

Wednesday, July 17, 2024

Suzy called the meeting to order at 6:35pm via Zoom.

Directors Present: Suzy Danko, Julie Baldrige, Secia Taylor, Jose Sotolongo and Robert Gretschi

Property Management Present: Dawn Owens

Regular Business

- Update from Western Mountains: Things look good overall. Dawn has a couple of landscape issues she is working on/escalating with homeowners. No new issues with trucks.
- The March, April, May, and June 2024 financials as presented were approved when Secia moved, Jose seconded, and all voted affirmatively.
- The March 2024 Minutes were approved (Annual Meeting of the Members, and Annual Meeting of the Board) when Suzy moved, Secia seconded, and all voted affirmatively.

Old Business:

- Discussed 2025 Draft Budget (Compared to 2023 P&L Budget vs Actual, 2023 Budget) and noted December 31 Balance Sheet.
 - We have not raised dues in 5 years; they have remained \$270 annually. However, the HOA expenses are rising. After looking at the December 31, 2023 Balance Sheet, the Board determined that an increase in annual dues is necessary. \$270 to \$310 is an increase of \$3.33 per month, or \$40 per year.
 - Suzy moved to increase the annual dues from \$270 per year to \$310 per year beginning in 2025; Secia seconded.
 - Yeas: 4 (Suzy, Julie, Secia, Jose)
 - Nays: 1 (Robert)
 - Motion passed
 - We will notify the members of the increase of dues in the July 2024 newsletter. It will also be reflected in the statements that go out in December of 2024, which will be due March 1, 2025.
- Covered the status of homeowners who are delinquent on 2023 HOA dues.

New Business:

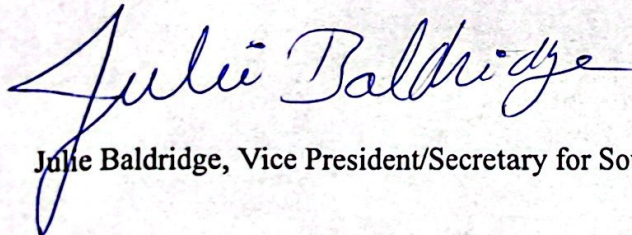
- Letter from Gunner Cesnik regarding proposed easement
 - Discussion included concerns about the possible negative impacts this could have on the SSE sewer system.

- Jose moved that the Board decline the request from Gunner Cesnik for an easement into our common space. Suzy seconded.
 - Yay: 4 (Suzy, Julie, Secia, Jose)
 - Nay: 1 (Robert)
 - Motion passed
- Suggestion from homeowner Stacey Lee to allow campers to park in the neighborhood during the summer months (Memorial Day to Labor Day).
 - Discussion included the already-existing parking issues; allowing RVs to park for more than 24 hours at a time would exacerbate the congestion of vehicles on the street, particularly on Destiny Lane.
 - The Board decided not to pursue a CC&R change at this time. Suzy will email Stacey.
- Content for next newsletter.
 - Dues increase announcement.
 - CC&R highlight: Noxious Weeds / Weed Control; even if they are not noxious weeds, they still must be kept mowed. This includes the boulevards.

Next meeting: October 16 at 6:30pm via Zoom.

Adjournment: Occurred at 8:05pm when Suzy moved, Julie seconded and all voted affirmatively.

Respectfully submitted,

A handwritten signature in blue ink that reads "Julie Baldrige". The signature is fluid and cursive, with the first name "Julie" and last name "Baldrige" clearly legible.

Julie Baldrige, Vice President/Secretary for Southside Estates HOA