

SOUTHSIDE ESTATES HOA
ANNUAL MEETING OF MEMBERS MINUTES

Wednesday, March 19, 2025
6:30pm via Zoom

Suzy called the meeting to order at 6:34pm via Zoom.

No quorum of members; however, we did not vote on anything, so a quorum was unnecessary.

Property Management Present: Dawn Owens

Introduction Of Members:

Board members: Suzy Danko, Julie Baldridge, Secia Taylor, Jose Sotolongo, Robert Gretsch

Other SSE homeowners represented: 4

President's Report:

1. 2024-2025 Items of Interest:
 - a. Continued Snow removal service with RNT LTD and landscape maintenance with S.T. Lawn Maintenance. Email the board if any issues are observed.
 - b. HOA Board meetings continue quarterly'ish: January, March, July, October. Always the 3rd Wednesday at 6:30pm.
 - c. Continued quarterly newsletters, plus additional ones as needed.
 - d. Continued with reduced common space irrigation (excludes grass areas at the neighborhood entrance) with no apparent negative impacts.
 - e. Organized neighborhood gatherings have had low participation.
2. Reviewed common neighborhood violations requiring time and attention:
 - a. RV and boat parking beyond the 24 hours limit (CC&R Section 5.15)
 - b. Vehicles larger than permitted parked in the neighborhood (may not be larger than $\frac{3}{4}$ ton.) (CC&R Section 5.15)
 - c. Boulevard maintenance reminders and enforcement (Amended CC&R Section 5.8)
 - d. Garbage cans must be put away within one day of trash day. (CC&R Section 5.17)
 - e. Problem with landlords not including CC&R rules in rental leases
3. Looking ahead:

- a. Maintaining Homeowner and Tenant contact info in MailChimp
- b. Continuing periodic newsletters
- c. Dealing with CC&R questions, reminders, violations, and enforcement
- d. Board member election results - 35 ballots returned. 33.32 ballots needed for a quorum. Results:
 - i. Julie Baldridge - 35
 - ii. Suzy Danko - 32
 - iii. Jose Sotolongo - 29
 - iv. Stephanie Thompson - 8

Financial Report

- 1. Reviewed 2024 Budget vs Actuals
- 2. Reviewed 2025 Budget
- 3. Reviewed 2026 Draft Budget
- 4. Discussed Current financial statements including status of annual dues payments:
 - a. February 2025 Balance Sheet
 - b. February 2025 Profit & Loss Budget vs. Actual
 - c. 2024 dues are past due for 1 homeowner and lien will be initiated. 9 homeowners have not paid 2025 dues, and late fees will be assessed for 9 of those.
 - d. We finished 2023 with \$1168.57 in the bank and \$1745 in Accounts Receivable. We finished 2024 with \$5491.86 in the bank and -\$749.50 in Accounts Receivable.
 - e. \$825 outstanding in unpaid late fees and violation fines.

Discussion Items

- 1. Landscaping requirement reminders
- 2. Fine Schedule - Landscape reset is in May
- 3. Optional Architectural Request Form
- 4. Southside Estates website
- 5. Vacation Rental applications

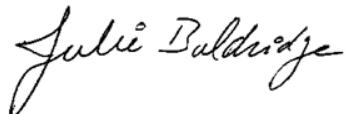
6. Landlords - Please share reminders in newsletters with tenants.
7. CC&R Section 5.19 requires pets not be allowed to run at large. While that's difficult to enforce, please don't let your dog roam and always clean-up after your dog and the dogs of your visitors.

Owner questions and concerns

1. Question by homeowner about trash cans overflowing; we instructed them to send a picture to Dawn for CR&R Enforcement.

Adjournment occurred at 7:17pm when Suzy moved and Julie seconded the motion; all voted affirmatively.

Respectfully submitted,

A handwritten signature in black ink that reads "Julie Baldridge". The signature is fluid and cursive, with "Julie" on the top line and "Baldridge" on the bottom line.

Julie Baldridge, Vice President for Southside Estates HOA