

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

Wednesday, October 16, 2024

Julie called the meeting to order at 6:30pm via Zoom.

Directors Present: Julie Baldrige, Secia Taylor, Jose Sotolongo and Robert Gretsche

Property Management Present: Dawn Owens, Lindsay Freitas

**Regular Business**

- Introductions; new Western Mountains owner, Lindsay Freitas
- Update from Western Mountains - Dawn's last drive through was clear.
- The July, August and September 2024 financials as presented were approved when Secia moved, Jose seconded, and all voted affirmatively.
- Ratified the approval of the July 2024 Minutes when Julie moved, Secia seconded, and all voted affirmatively.
- Ratified approval of decision(s) made via email - Approval of [contract with ST Lawn Maintenance](#) - when Julie moved, Jose seconded, and all voted affirmatively.

**Old Business:**

- Discussed the status of homeowners who are delinquent on HOA dues.
- Approved 2025 Budget when Julie moved, Jose seconded, and all voted affirmatively.

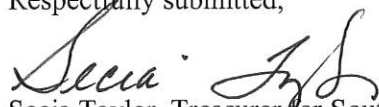
**New Business:**

- Discussed new FinCEN (Financial Crimes Enforcement Network) [BOI \(Beneficial Ownership Information\) filing requirement](#).
  - Received input from Lindsay on her research with top attorneys and from Robert and his wife who works for a CPA. It was decided that if Suzy Danko was willing to submit her DL and information, Western Mountains would file the requirement by the deadline to avoid substantial monetary fines.
- HOA is in the process of changing banks to Stockman Bank.
- Content for next newsletter.
  - Friendly reminders regarding winter snow removal, suggested winterization of homes, HOA 2025 dues increase.

Next meeting: January 15, 2025, at 6:30pm via Zoom.

Adjournment: Occurred at 7:11pm when Julie moved, Jose seconded, and all voted affirmatively.

Respectfully submitted,



Secia Taylor, Treasurer for Southside Estates HOA