

**SOUTHSIDE ESTATES HOA**  
**BOARD OF DIRECTORS MEETING MINUTES**  
Wednesday, January 15, 2025

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

Directors Present: Suzy Danko, Secia Taylor, Jose Sotolongo, Robert Gretch

Property Management Present: Dawn Owens, Lindsay Freitas

**Regular Business:**

1. Updates from Western Mountains on status of neighborhood issues, complaints, non-compliance items:
  - a. Compliance is going well due to snow in yards and no recent parking violations.
2. Review and approve October, November, and December financials.
  - a. Approved
3. Ratify approval of Minutes from prior meeting made via email - 10-16-24 Board meeting minutes
  - a. Jose moved, Robert seconded

**Old Business:**

1. Status of homeowners delinquent on HOA dues
  - a. Due on March 1<sup>st</sup>. \$3 fee if paid from bank account online.
  - b. Per discussion with Dawn, a lien can be filed for lack of payment, including fines. \$150 charge to place lien and \$150 charge to remove lien. Homeowner pays these costs.

**New Business:**

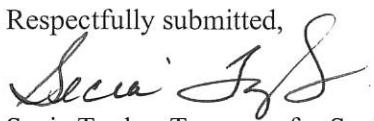
1. Planning for Annual Meeting of the Members and Annual Meeting of the Board
  - a. Required date per Bylaws: 30-60 days notice.
  - b. Wednesday, March 19th at 6:30pm via Zoom. Required notice by February 17th.
    - i. Julie will include notice in newsletter
  - c. Sending notices by mail
  - d. Board members vacancies - Suzy, Julie, and Jose's terms are expiring.
    - i. Dawn will email homeowners to see if anyone would like to be on the board and to send bios.
    - ii. Julie will include in the newsletter.
    - iii. Ballots will be mailed out via USPS due to the underwhelming response last year.
2. Content for next newsletter.

- a. [Info from City of Kalispell regarding snowplowing](#)
  
- b. Explanation of the snow removal the HOA provides, such as common spaces and mailbox area.

Next meeting: March 19<sup>th</sup>, following Annual Homeowners Meeting

Adjournment: Occurred at 7:12pm

Respectfully submitted,



Secia Taylor, Treasurer for Southside Estates HOA