

**SOUTHSIDE ESTATES HOA  
BOARD OF DIRECTORS MEETING MINUTES**  
Wednesday, January 21, 2026

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

Directors Present: Julie Baldrige, Secia Taylor, Jose Sotolongo, Robert Gretsch

Property Management Present: Dawn Owens

**Regular Business:**

1. Update from Western Mountains on status of neighborhood issues, complaints, non-compliance items: One homeowner at the end of Kismet has a new storage shed in their carport (only townhome building without a garage), which is brown in color. While this does not specifically violate the CC&Rs, Dawn suggests the shed must match the building color. Julie suggested we make them aware the shed needs to be in compliance. These units do not have garages and, therefore, their need for sheds. Julie will take a picture and send it to the Board for further discussion.
2. The October, November, December 2025 financials as presented were approved and accepted when Jose moved to approve. Secia seconded and all voted affirmatively.
3. Julie moved to ratify the approval of the minutes for the October 22, 2025 Board meeting; Secia seconded and all voted affirmatively.

**Old Business:**

1. Status of homeowners delinquent on HOA dues. Dawn has made Joshua Forsythe aware his check last year was made after the final due date and he needs to pay the late fee. Still awaiting late fee payment. Next step is to file "Intent to Lien."
2. Due date for this year's HOA dues is March 1, 2026. A reminder will be sent by Western Mountains to homeowners that have not paid their dues closer to the March 1 date.

**New Business:**

1. Planning for Annual Meeting of the Members and Annual Meeting of the Board scheduled for March 18, 2026 at 6:30 pm via Zoom. Bylaw requires 30-60 day notice of meeting so the notice will be sent out by Western Mountains February 18, 2026. Announcement will include meeting information as well as information on two Board positions up for election. One position is that of Treasurer, currently held by Secia Taylor and the other is that of general member, currently held by Robert Gretsch. Both Secia and Robert will run for re-election. Both their bios

will be included in the mailing. Homeowners can reply and vote via email or via US Mail.

2. The contents for the next newsletter were discussed. They will include Annual Meeting information along with information on the two HOA Board positions up for election. Snow removal information will also be included.

Adjournment: Julie moved to adjourn at 6:49 pm and Jose seconded.

Next HOA Board meeting is scheduled for March 18, 2026.

Respectfully submitted,



Jose Sotolongo, Secretary for Southside Estates HOA