

**SOUTHSIDE ESTATES HOA
ANNUAL MEETING OF MEMBERS MINUTES**

Wednesday, March 18, 2026
6:30pm via Zoom

Suzy called the meeting to order at 6:33 pm via Zoom.

Directors Present: Suzy Smith, Julie Baldrige, Secia Taylor, Robert Gretsches, Jose Sotolongo

Property Management Present: Dawn Owens

Introduction Of Members:

Board members: Suzy Danko, Julie Baldrige, Secia Taylor, Jose Sotolongo, Robert Gretsches

SSE homeowners represented: Marsha Galloway, Shannon Mertens, Terri Parker West

President's Report:

1. 2025-2026 Items of Interest:
 - a. Continued Snow removal service with RNT LTD and landscape maintenance with S.T. Lawn Maintenance. Please alert 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. Facilitated the drafting and polling of the unsuccessful change to Section 5.15 - Vehicles "Trucks, motor home, camper, boat, motorcycles, motor-scooters, or trailer of any type can be stored or parked on any lot."
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. Secia and Robert's term end tonight
 - e. Board member election results - 38 ballots returned. 33.32 ballots needed for a quorum. Results:
 - i. Secia Pratt - 38
 - ii. Robert Gretsch - 38

Financial Report

1. Reviewed 2025 Budget vs Actuals
2. Reviewed 2026 Budget. It is still early in the budget year but as of now, the budget is on track.
3. Reviewed 2027 Draft Budget. It is difficult to determine budgetary figures a year ahead of time but preliminary figures were discussed knowing the financial figures will, in all likelihood, change somewhat.
4. Discussed Current financial statements including status of annual dues payments:
 - a. February 2026 Balance Sheet
 - b. February 2026 Profit & Loss Budget vs. Actual
 - c. 2025 dues are past due for 1 homeowner and lien will be initiated. Eighteen homeowners have not paid 2026 dues, and late fees will be assessed for those. Additionally, one homeowner has still not paid their late fee for 2025 dues that were paid after the 3/1/2025 deadline.
 - d. We finished 2025 with \$9,297.83 in the bank and \$(775.00) in Accounts Receivable.
 - e. \$250 outstanding in 2026 unpaid late fees and violation fines. Eight homeowners at \$25 each plus one at \$50.

Discussion Items

1. Landscaping requirement reminders to be sent to homeowners shortly at the beginning of spring.

2. Fine Schedule was discussed including lien triggers
3. Optional Architectural Request Form while not mandatory, is suggested so homeowners are aware of what is permissible and what is not
4. Southside Estates website is a great resource for updates
5. Vacation Rental applications are available on the website
6. It was suggested landlords share reminders in newsletters with tenants

Owner questions and concerns: None

Adjournment occurred at 7:14 pm when Suzy moved and Secia seconded the motion; all voted affirmatively.

Respectfully submitted,

Jose Sotolongo

Jose Sotolongo, Secretary for Southside Estates HOA