

SOUTHSIDE ESTATES HOA
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, July 15, 2026

Suzy called the meeting to order at 6:31 pm via Zoom.

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

Property Management Present: Dawn Owens

Homeowners Present: Barb Pratt, Jim and Becky Hendrix

Regular Business:

1. Update from Western Mountains on status of neighborhood issues, complaints, non-compliance items: Dawn reported all is well, especially in regards to the landscaping.
2. The March, April, May and June 2026 financials as presented were approved and accepted when Jose moved to approve. Secia seconded and all voted affirmatively.
3. Suzy moved to ratify the approval of the minutes for the March 18, 2026 Board meeting; Julie seconded and all voted affirmatively.

Old Business:

1. Consideration of using [ElectionBuddy.com](https://electionbuddy.com) for future elections: The cost for using ElectionBuddy has different levels. After discussion, it was determined we will start with the "Plus" level with a cost of \$29 per election plus another \$29 for the ability to communicate via text and not just email. This will eliminate the need to poll prior to determining if there is enough support for a community-wide vote. Suzy moved to try ElectionBuddy and Secia seconded. Approved unanimously.

New Business:

1. Discussion was held regarding the status of homeowners delinquent on 2026 HOA dues.
2. Status of any open liens. Dawn reported all liens have been cleared.
3. Discussion was held regarding opposition to enforcement of section 5.15 "Vehicles" of the CC&Rs. Jim and Becky Hendrix reported they have acquired 40 signatures from homeowners willing to bring changes to section 5.15 (Vehicles) to a vote. The Hendrix's were informed that the procedure to bring an item to a vote is through polling. If 59 homeowners in the official poll are in favor of bringing the item to a vote, then the proposed amended language will be put

forth to an official vote. A total of 59 homeowners would have to approve to amend the changes in the official vote in order for the item to pass.

The Board will assist the Hendrix's with the appropriate wording for the proposed amended clause. Additionally, the Board voted unanimously to approve a pause in the enforcement of any fines for 1-ton vehicles, provided they aren't duallies, until the CC&R change vote is finalized. Suzy moved and Jose seconded. Approved unanimously.

4. Discussion was held on the camper van behind a property on Destiny Lane. There are two clauses in the CC&Rs governing the camper vans. First, section 5.13 which covers mobile homes and trailers for residential purposes and section 5.15 which covers what type of vehicles are allowed. Additional discussion was held on 5.15 regarding "screened" property and "front elevation." It was determined that "screening" and "front elevation" meant that the item under discussion must be covered and cannot be visible from the front of the property. Additional discussion was held regarding the need to hire an attorney to give their legal opinion on the wording in 5.15. Jose made a motion to hire an attorney, Suzy seconded, and it was approved unanimously. Julie will draft the language and Dawn will send the email to the attorney.
5. The contents for the next newsletter were discussed. They will include a heads up to the homeowners regarding an upcoming CC&R change election and that it will be done using ElectionBuddy as well as reminders on when garbage cans can be placed/retrieved from the curb.

Adjournment: Jose moved to adjourn at 8:38 pm and Suzy seconded.

Respectfully submitted,

Jose Sotolongo

Jose Sotolongo, Secretary for Southside Estates HOA