

# 2026 ANNUAL MEETING MINUTES

## Southridge Estates Condominiums Association

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April 23, 2026; at 3:30PM Bray Ed. Center 640 Belford Ave.

The meeting was called to order by Rebekah Webb from HOA Services Inc at 3:30PM.

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### In Attendance

Linda Schmit  
Josh Steck (Zoom) (12 units)

### Management

Rebekah Webb HOA  
Agent  
Cayce Haren HOA  
Assistant Manager

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With zero proxies received and owners from thirteen unit represented; quorum was not achieved.

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### Introductions

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Rebekah Webb introduced herself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

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### Approval of 2025 Minutes

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First motion: Josh Steck

Second Motion: Linda Schmit

None opposed.

2025 minutes were approved and signed.

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### Old or New Business

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Management/HOA Services Fee Increase (new business)

- HOA Services announced a staged increase for small HOAs: Southridge Estates to \$416/month in 2026, rising to \$500/month in 2027 (stair-step approach rather than immediate \$500). (see transcript p.2, p.6–7)
- Board concerns: percentage increase felt high given minimal amenities (no pool, limited landscaping/snow removal). Josh requested an exception; proposed \$400/month. Management indicated due to the amount of work that is done for this HOA management cannot reduce to \$400 for this HOA but confirmed \$416 is the 2026 rate.

Landscaping, Weeds, Snow Removal, and Maintenance Contracts (old/new business)

- Discussion: Board/owners prefer not to sign long-term annual contracts for snow removal/landscaping unless necessary. Budget will include contingency amounts for snow removal; unused budgeted funds roll back to operating.

- Linda reported volunteer painting and property upkeep (doors/trim, picking up trash). She will submit receipts for painting/supplies for reimbursement.
- Weed control: prior spraying occurred last fall; residents/board perform pulling as needed. HOA board member has a weed sprayer available.

#### Valley Pavement (old business / vendor invoice discrepancy)

- Issue: Linda questioned why the amount paid to Valley Pavement (\$18,440) exceeded the proposal (\$11,450).
  - Action: accounting to investigate invoice details, identify scope differences, and report back to board.

#### Dumpster / Trash Overages and Illegal Dumping (new business)

- Problem: Significant illegal dumping (mattresses, furniture) at dumpsters leading to overage charges. Discussion of options with Republic/Monument Waste (now Republic) and Pyramid for pick-up of large items.
- Options considered: larger bins, increased service frequency, Republic contract review, and use of contractor Pyramid for bulk pickups.
- Action: HOAServices to contact Natalie at Republic to explore contract options (bigger bins, frequency, signage rules) and report back.
- Owners consider outreach to municipal authorities and coordinated approach across HOAs to reduce dumping.

#### Trespassing, Security, Lighting, and Cameras (new business)

- Concern: Non-residents dumping and trespassing; no current trespass signage or cameras in the dumpster area. Linda requested a light at dumpster and discussed possible camera. Per Josh's property manager she has Sheriff department trespass signage available.
  - Action: Josh's property manager to locate/issue sheriff-provided trespass signs and coordinate installation/placement; HOA Services to check Republic rules about affixing signs to bins.
  - Action: Board to evaluate lighting/camera needs and costs; Linda offered to investigate/assist with installation.

#### Towing & Parking Enforcement (old/new business)

- Update: New towing procedures — tow companies now require payment up front for private-property tows; Northstar back in service. Board discussed tow workflow (tagging, photos, sheriff contact, owner notice, 24–48-hour tow window).
- Parking issue: multiple vehicles per unit and limited restrictive CC&Rs/ bylaw language to enforce parking limits; limited remedies without governing document changes.
- Compliance team draft towing/notification process and letter procedure (48-hour notice to owner when applicable); HOAServices to circulate process to board.

#### Volunteer Repair/Painting Work

- Linda volunteered painting trim/rails at Buildings 7 & 8; she will purchase supplies and submit receipts for reimbursement. Board acknowledged appreciation.

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## Budget

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- Proposed monthly dues: \$130 effective June 1, 2026, with a one-time maintenance special assessment: \$100 per unit due June 1, 2026.
- Repairs & Maintenance line: includes special assessment work (board replacement, trash/dumpster cleanup, other items).

Motion to approve the budget as proposed with an increase to \$130.00 per month with a one-time maintenance special assessment: \$100 per unit due June 1, 2026.

First: Josh Steck

Second: Linda Schmit

None Opposed.

Budget is approved.

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## Elections

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Rebekah W. announced that the current board members will continue on the board for another 1-year term as appointees due to the lack of a quorum.

None opposed.

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## Adjournment

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With no further business to discuss, Rebekah W asked for a motion to adjourn the meeting at 4:22pm.

None opposed.

The meeting adjourned at 4:22pm.

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Signature

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Date