

**COUNTRYSIDE COMMUNITY CLUB ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**

Date: July 11, 2023

Time: 7:04 PM

Location: CCCA Recreation Room

**CALL TO ORDER:**

Dan Ligocki, President (absent)  
John Glavin, Secretary

Duane Wilson, Vice President  
Jordan Mullaney, Director (absent)

Marc Nover, Treasurer  
Holly King, General Manager

**APPROVAL OF MINUTES:**

The Board reviewed the minutes from the June 13, 2023, Board Meeting Marc Nover made a motion to approve the minutes as submitted, was seconded by John Glavin and unanimously approved by the Board.

**MEMBER COMMENTS:**

- None

**TREASURER'S REPORT:**

June financials were reviewed; Currently there is \$846,439.74 in the bank accounts. June's income was \$37,637.22 expenses were \$62,268.39. Delinquencies were \$18,406.38. A motion was made by John Glavin to approve the treasurer report as submitted, was seconded by Duane Wilson, and unanimously approved by the Board.

**MANAGEMENT REPORT:**

- ✓ The delinquent status report from Brown Law Group was reviewed, one account sent to collections in May & one account was paid in full in May.
- ✓ Enforcement inspections were performed in June, 94 violations were cited.
- ✓ Had 6 new homeowners in June.
- ✓ Roadrunner Paving completed the resurfacing of the parking lot on June 6th.
- ✓ Pool entry gate was repainted.
- ✓ New filter & probes were replaced for vacuum & pumps.
- ✓ Leaking water fill valves were repaired on both coolers over the lock rooms.
- ✓ Locker room roofs were repaired & recoated.
- ✓ Rec room roof & office roofs were recoated.
- ✓ Basketball court was painted at the end of June.
- ✓ Light fixtures in both the men's and women's locker rooms were replaced.
- ✓ 6 new pool lounge chairs were purchased.
- ✓ Had 35 kids for swim lessons this summer.

**UNFINISHED BUSINESS:**

- A. None –

**NEW BUSINESS:**

- A. Roof & Locker Room Repairs – When the contractor was repairing the water coolers he noticed water damage to the roof and ceilings in both locker rooms. The light fixtures & vents were rusted. The Board president approved repairs via email. The roof was repaired & recoated, sections of the ceilings were removed & new drywall was installed, 20 light fixtures were replaced (10 in each locker room), vents were cleaned, sanitized & coated to eliminated rusting.
- B. Waiver Request Lot#SH032D - A motion was made by John Glavin to approve the waiver request as submitted, was seconded by Marc Nover, and unanimously approved by the Board.

- C. Email from Estrella Estates – The Board reviewed an email request from the Board President at Estrella Estates as small HOA off Overton who was inquiring about possibly joining the club. An email response to be sent informing the Board President that due to the governing documents currently in place HOA's can not be added or removed.
- D. Appfolio New Fee's – Received an email from Appfolio the company we have our accounting software program thru that effective August 1, 2023, echecks will no longer be free of charge. There will be a \$2.49 service fee per transaction. Discussion was held on adding Zelle as a payment option for homeowners. An email was sent to those on autopay with Appfolio. CCCA to send out an email to all homeowners including the new payment option now available.
- E. Fitness Room Ceiling – Section of the drop ceiling came down in the fitness room above the speed bag area. The contractor's warranty for the work is 10 weeks over the 2 years. Verbal estimate was received of about \$2300 to repair. Discussion was held to contact Evolution for possible warranty even though we are over the warranty period. A motion was made by Duane Wilson to approve \$2000 - \$2500 for repairs should the repairs not be covered under warranty, was seconded by Marc Nover, and unanimously approved by the Board.

**SET DATE FOR NEXT MEETING:**

August 8, 2023, at 7:00 pm  
CCCA recreation room.

**ADJOURMENT: 7:23 PM**  
**Submitted by Holly King**  
**General Manager CCCA**