

COUNTRYSIDE COMMUNITY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: December 12, 2023

Time: 7:00 PM

Location: CCCA Recreation Room

CALL TO ORDER:

Dan Ligocki, President(absent)

Duane Wilson, Vice President

Marc Nover, Treasurer

John Glavin, Secretary

Jordan Mullaney, Director(absent)

Holly King, General Manager

APPROVAL OF MINUTES:

The Board reviewed the minutes from November 14, 2023, Board Meeting Duane Wilson made a motion to approve the minutes as submitted, was seconded by Marc Nover and unanimously approved by the Board.

EDWARD JONES QUARTERLY REVIEW: Investments are up 3.23% for the year, \$35,000 CD is set to mature on December 22nd, discussion was held on rates & bonds. A motion was made by Marc Nover to purchase a \$25,000 CD @ 5% & to place \$14,000 in bonds as recommended, was seconded by John Glavin, and unanimously approved by the Board.

MEMBER COMMENTS:

- None

TREASURER'S REPORT:

November financials were reviewed; Currently there is \$826,277.30 in the bank accounts. November income was \$31,381.77 expenses were \$28,428.47 Delinquencies were \$18,503.99 A motion was made by Duane Wilson to approve the treasurer report as submitted, was seconded by Marc Nover, and unanimously approved by the Board.

MANAGEMENT REPORT:

- ✓ The delinquent status report from Brown Law Group was reviewed, no account sent to collections & waiting on funds for 2 accounts & 1 account is pending sale in December.
- ✓ Had 1 new homeowner in November.
- ✓ Men's & Women's restrooms & lockers rooms were deep cleaned for the end of the season.
- ✓ Light fixture in men's restroom was replaced.
- ✓ Call of candidates was placed in the November newsletter.
- ✓ Annual Meeting is scheduled for Tuesday January 9th.

UNFINISHED BUSINESS:

- A. Annual Meeting, Update – Annual Meeting notice was mailed on December 9th, follow up email blast scheduled for December 18th. Received no new candidates, incumbent Board Members Mr. Nover & Mr. Mullaney have agreed to serve again.

NEW BUSINESS:

- A. Collections Attorney – Discussion was held in reference to issues & concerns with Halk, Oetinger & Brown, PLLC. Attorney fee's being assessed to homeowners seems excessive, communication, etc. Currently have 2 attorneys one for collections & one for general matters. Agreements were reviewed from Smith-Wamlsey, for collection fees & general matters. A motion was made by John Glavin to sign with Smith-Wamlsey for both collections & general matters attorney, was seconded by Duane Wilson, and unanimously approved by the Board.
- B. Solar – A resident inquired if the club would be interested in receiving a proposal for solar for the club. He will be scheduling an inspection for the proposal to be submitted at a later meeting.
- C. CPA Annual Tax Engagement Letter – Robert Studinger, CPA submitted the annual tax engagement letter to be signed & returned, Mr. Ligocki to sign.

SET DATE FOR NEXT MEETING

January 9, 2024, at 7:00 pm, Annual Meeting to following at 7:30 pm.
CCCA recreation room.

ADJOURMENT: 7:25 PM

Submitted by Holly King

General Manager CCCA