

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

Date: September 10, 2024

Time: 7:00 PM

Location: CCCA Recreation Room

**CALL TO ORDER:**

Dan Ligocki, President

John Glavin, Secretary (absent)  
Manager

Duane Wilson, Vice President

Jordan Mullaney, Director (absent)

Marc Nover, Treasurer

Holly King, General

**APPROVAL OF MINUTES:**

The Board reviewed the minutes from July 9, 2024, Board Meeting Marc Nover made a motion to approve the minutes as submitted, was seconded by Duane Wilson and unanimously approved by the Board.

**MEMBER COMMENTS:**

- None

**TREASURER'S REPORT:**

August financials were reviewed; Currently there is \$945,883.38 in the bank accounts. August income was \$31,174.58 expenses were \$36,100.99 Delinquencies were \$16,086.54 A motion was made by Marc Nover to approve the treasurer report as submitted, was seconded by Duane Wilson and unanimously approved by the Board.

**MANAGEMENT REPORT:**

- ✓ The delinquent status reports from Brown Law Group & Smith Wamsley were reviewed, no accounts were sent to for collections Juen or July.
- ✓ Had 3 new homeowners in July & none in August.
- ✓ New pool railing covers were installed.
- ✓ Major storm damage: 3 pool umbrellas, lounge chairs, 8 tree branches, shed roof shingles.
- ✓ New racquetball rackets & pickleball rackets were purchased.
- ✓ Annual fire inspection performed on 8/1/24.
- ✓ Sensor in rec room was repaired.
- ✓ Landscapers repairs 8 irrigation leaks.
- ✓ Dean's plumbing repaired men's urinal in the bathroom & the lock room.

**UNFINISHED BUSINESS:**

- A. Pool Resurfacing – Bids were reviewed from 4 vendors bids ranged from \$58,970 to \$81,480, discussion was held on swim lane striping. Holly to reach out to 2 pool vendors for alternative options for lane striping that would be more cost effective. Tabled till October meeting.

**NEW BUSINESS:**

- A. Storm Damage – Landscapers took care of the down tree branches & debris, we repaired and/or threw away broken lounge chairs. 3 pool umbrellas were damaged beyond repair. Estimate from Two Kings Hospitality was reviewed. A motion was made by Marc Nover to replace 3 damaged pool umbrellas in the amount of \$2,723.82, was seconded by Duane Wilson and unanimously approved by the Board.
- B. Homeowner Request, SH101 – Homeowner put in a refund request for the credit on their account as the house is under contact & is scheduled to close in September. A motion was made by Dan Ligocki to issue requested refund, was seconded by Duane Wilson and unanimously approved by the Board.
- C. AZ Revised Statue 33-1248 & 33-1804 - Effective September 14, 2024, meeting agenda must be published 48 prior to meeting & only items listed on the agenda may be discussed at the meeting. CCCA agendas to be posted on bulletin board outside of club office on Friday prior to monthly 2<sup>nd</sup> Tuesday meeting for homeowners.
- D. Corporate Transparency Act (CTA) – New federal mandate requires all Board members to register with the IRS, must be completed by December 31, 2024. Board will register at the November Board meeting.

- E.** Annual Fire Inspection – Annual fire inspection was performed on August 1, 2024. The fire inspector noted in the report that the locks are grandfathered in, however will need to be replaced down the road to comply with current regulations for emergency response.
- F.** Membership Dispute, CO343 – Homeowner purchased a property in the optional area in June, CCCA was not made aware of it until August as we were never contacted Title. The new owners state they were not told about the membership to the club & are attempting to cancel. Both the seller, buyer & escrow officer have all been informed that this is not an option, so they put in a written request to the Board for review. The Board concurred the membership is with the property & per the deed restriction is non revokable. Request is denied.
- G.** Homeowner Dispute, TE285 – Homeowner held a party in the rec room, the cleaning deposit was not returned as the rec room floor, kitchen items & BBQ grill were not cleaned. Homeowner is requested their cleaning deposit be returned. The Board denied the request.
- H.** Countryside Valley Request – Countryside Valley would like to utilize the CCCA parking lot over night in October when they are having their streets resealed. Board approval the request, the Board president will be provided a key to the parking lot.
- I.** 2025 Draft Budget – Discussion was held, 2 draft budgets for 2025 to be generated with a with a \$1 increase another with a \$2 monthly increase. Minimum wage is increasing to \$15 an hour in January along with an increase in utilities, pool & landscape services. Last assessment increase was in 2020.
- J.** 2025 Reserve Expenditures – No discussion held.

**SET DATE FOR NEXT MEETING**

October 8, 2024, at 7:00 pm.  
CCCA recreation room.

**ADJOURNMENT: 8:15 PM**  
**Submitted by Holly King,**  
**General Manager CCCA**