

# COUNTRYSIDE COMMUNITY CLUB ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Date: October 8, 2024

Time: 6:59 pm

Location: CCCA Recreation Room

### CALL TO ORDER:

Dan Ligocki, President

John Glavin, Secretary

Duane Wilson, Vice President (absent)

Jordan Mullaney, Director

Marc Nover, Treasurer (absent)

Holly King, General Manager

### APPROVAL OF MINUTES:

The Board reviewed the minutes from September 10, 2024, Board Meeting Jordan Mullaney 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:

September financials were reviewed; Currently there is \$950,315.08 in the bank accounts. September income was \$30,424.59 expenses were \$34,204.67 Delinquencies were \$17,506.39 A motion was made by Jordan Mullaney to approve the treasurer report as submitted, was seconded by John Glavin 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 September.
- ✓ Had 4 new homeowners in September
- ✓ Sensor grips for treadmills were ordered.
- ✓ Electrician was out to diagnose electrical issues with lights at back building due to storm damage.
- ✓ Pathway light behind rec room was repaired.
- ✓ Timer for back parking lot lights was repaired.

### UNFINISHED BUSINESS:

- Pool Resurfacing – Discussion held on pool resurfacing bids, Marc Nover & Duane Wilson provided prior to the meeting that they were in favor of the bid provided by Quality Pools with no lane stripes. A motion was made by Jordan Mullaney to accept the bid from Quality Pool minus the lane striping, was seconded by John Glavin and unanimously approved by the Board.
- Membership Dispute, CO343 – Communication with the buyer & seller has taken place both via phone & email. The buyers will need to handle the dispute between themselves & the seller.
- Corporate Transparency Act (CTA) – CAI has requested an injunction hearing which is scheduled to take place mid to end of October. Their hopes are to have a hold placed on December 31, 2024, deadline for HOA's to have to file with the treasury department. If the injunction is not granted the Board will need to file by the December meeting to ensure the HOA is in compliance.

### NEW BUSINESS:

- CPA Engagement – Robert Studinger, CPA submitted an engagement letter for the 2024 taxes. Discussion held; Dan Ligocki signed the engagement letter on behalf of the HOA for Robert Studinger CPA to perform the 2024 HOA tax returns.
- Pickleball Net – John Glavin lead discussion about purchasing pickleball barriers for the courts. Obtain cost and/or options for barriers and a bench for next Board meeting.
- Call for Candidates – There are 3 positions up for election in 2025, call for candidates to be placed in November newsletter.

- D. 2025 Assessment Increase – Discussion was held on no increase, \$1 increase or \$2 increase for 2025. A motion was made by John Glavin to increase the monthly assessments from \$42 to \$43, was seconded by Jordan Mullaney and unanimously approved by the Board.
- D. 2025 Budget Approval - A motion was made by John Glavin to approve the 2025 budget as submitted with a \$1 assessment increase, was seconded by Jordan Mullaney and unanimously approved by the Board.

**SET DATE FOR NEXT MEETING**

November 12, 2024, at 7:00 pm.  
CCCA recreation room.

**ADJOURMENT: 7:38 pm**  
**Submitted by Holly King,**  
**General Manager CCCA**