

COUNTRYSIDE COMMUNITY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: November 12, 2024

Time: 7:01 pm

Location: CCCA Recreation Room

CALL TO ORDER:

Dan Ligocki, President

John Glavin, Secretary

Duane Wilson, Vice President (absent)

Jordan Mullaney, Director (absent)

Marc Nover, Treasurer

Holly King, General Manager

APPROVAL OF MINUTES:

The Board reviewed the minutes from October 8, 2024, 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

EDWARD JONES QUARTERLY REVIEW:

- Current balance with Edward Jones \$932,387.11, YTD returns on investments \$66,584.55. Board agreed to move \$27,000 from MPC to MFS.

TREASURER'S REPORT:

October financials were reviewed; Currently there is \$949,607.09 in the bank accounts. October income was \$34,046.78 expenses were \$31,842.96 Delinquencies were \$18,172.88 A motion was made by Marc Nover 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 collections in October.
- ✓ Had 3 new homeowners in October.
- ✓ United Fire performed annual inspection.
- ✓ New umbrellas were delivered.
- ✓ Rummage sale was held in October.
- ✓ 6 trees were obtained from the TEP tree program.
- ✓ Landscapers repaired 9 irrigation leaks.
- ✓ Pipe was repaired by plumber in park area.
- ✓ Palm trees were trimmed.
- ✓ New conduit line was installed at back fitness building.
- ✓ Water meter was replaced by Oro Valley Water Dept in the park.
- ✓ Pool & spa were drained for resurfacing in November.

UNFINISHED BUSINESS:

- Pool Resurfacing –Pool & Spa resurfacing began the beginning of November is scheduled to be completed by Thanksgiving.
- Membership Dispute, CO343 – New owner stopped by the office to provide an update on the status of the legal action between the buyers & seller. The seller contacted the office & paid the transfer & disclosure fees for transfer of ownership.
- Corporate Transparency Act (CTA) – As of today's meeting, efforts are still being made with a couple of lawsuits filed in a couple of states. Attorney is keeping HOA's posted weekly on status, changes & updates. However, HOA's are still required to file, Board members provided the required information for filing.

- D. Pickleball Barrier – 2 different styles of barrier were provided for the Board’s review. After discussion the Board selected the mesh barriers over the solid material barriers. Measurements to be taken to ensure how many barriers will be needed for the court.

NEW BUSINESS:

- A. Holiday Hours – Holiday hours will be the same as previous years, closed Thanksgiving, Christmas Eve, Christmas Day, New Years Day. Will be close at 5pm Wednesday before Thanksgiving & New Years Eve.
- B. December Holiday Party – Holiday Party is scheduled for Saturday December 14th, Santa has been confirmed for an appearance at noon. Will be placed in December newsletter.
- C. Call for Candidates/Ballots –Call for Candidates was placed in the November newsletter, with a deadline of November 25th. Dan Ligocki, John Glavin & Duane Wilson are all up for re-election this year, all three have agreed to run again for the Board of Directors.
- D. Annual Meeting Packet – Annual meeting is scheduled for January 14th, annual meeting packet is scheduled to be sent out December 6th via postal service & email.

SET DATE FOR NEXT MEETING

December 10, 2024, at 7:00 pm.
CCCA recreation room.

ADJOURMENT: 7:52 pm
Submitted by Holly King,
General Manager CCCA