

COUNTRYSIDE COMMUNITY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: December 10, 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 November 12, 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

TREASURER'S REPORT:

November financials were reviewed; Currently there is \$942,053.49 in the bank accounts. November income was \$33,474.68 expenses were \$25,090.97 Delinquencies were \$18,019.24 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 4 new homeowners in November.
- ✓ No additional candidates for the Board.
- ✓ Incident in the park with Airbnb visitors.
- ✓ 3 dead pine trees at the entrance were removed.
- ✓ Landscapers repaired 10 irrigation leaks & 1 large leak in the park.
- ✓ Pool & spa resurfacing was finished, sand filter barrel was replaced.
- ✓ Access road between park & wash was trimmed back.

UNFINISHED BUSINESS:

- Membership Dispute, CO343 – Still pending no updates.
- Corporate Transparency Act (CTA) – Federal Court put a hold on filing on 12/4/24. Is expected to be appealed.
- Pickleball Barrier – Barrier to be ordered in January 2025.

NEW BUSINESS:

- Electrical Issues -
 - Panel if Office – Electrician diagnosed bad electrical panel in office, was replaced due to safety issues. Repairs were approved by Mr. Wilson cost of \$2509.08.
 - Discounted Feeder – Electrician diagnosed corroded disconnect feeder, quote of \$1925 to replace. A motion was made by Marc Nover to approve the Cascade Electric quote of \$1925, was seconded by John Glavin and unanimously approved by the Board.
- Southwest Gas Billing Error – Received a letter from Southwest Gas that there was reading correctly. The invoices received in April thru October were all zero. Received a bill for \$2760.27 for the past due months.
- Annual Meeting – Annual Meeting is scheduled for Tuesday January 14th, 3 positions up for election this year.

SET DATE FOR NEXT MEETING

January 14, 2024, at 7:00 pm, Annual Meeting at 7:30pm
CCCA recreation room.

ADJOURMENT: 7:10 pm

Submitted by Holly King,

General Manager CCCA