

# COUNTRYSIDE COMMUNITY CLUB ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Date: March 11, 2025

Time: 6:57 pm

Location: CCCA Recreation Room

### CALL TO ORDER:

Dan Ligocki, President

Duane Wilson, Vice President

Marc Nover, Treasurer

John Glavin, Secretary(absent)

Jordan Mullaney, Director(absent)

Holly King, General Manager

### BOARD APPOINTMENT:

Quorum was not met for the Annual Meeting to be held, Dan Ligocki, Duane Wilson & John Glavin are all incumbent Board Members and were the only homeowners on the ballot to be elected to the CCCA Board of Directors. A motion was made by Dan Ligocki to appoint the above-mentioned to the Board of Directors, was seconded by Marc Nover, and unanimously approved by the Board.

### ORGANIZATION OF DIRECTORS:

A motion was made by Dan Ligocki that the 2025 officers for the Board of Directors remain same, was seconded by Marc Nover and unanimously approved by the Board.

### APPROVAL OF MINUTES:

The Board reviewed the minutes from February 11, 2025, 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:

- Current balance with Edward Jones \$876,392.17, YTD returns on investments \$18,493.86.
- Rates are stable are not seeing any major increases or drops.
- Board approved the purchase of an 18-month CD @ 4%, \$10,000 to be funded from Edward Jones Money Market Account.

### MEMBER COMMENTS:

- None

### TREASURER REPORT:

February financials were reviewed; Currently there is \$925,902.28 in the bank accounts. February income was \$30,854.93 expenses were \$27,687.69 Delinquencies were \$21,624.61, prepaid were \$49,337.47. 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 reports from Brown Law Group & Smith Wamsley were reviewed, 9 accounts in collections, no accounts sent to collections in February.
- ✓ Had 1 new homeowner in February.
- ✓ Landscapers repaired 12 irrigation leaks.
- ✓ Spa heater was replaced on 2/13.
- ✓ Fire lane curbs were repainted.
- ✓ Spa blower for jets was replaced on 2/20.
- ✓ Battery operated controller was installed for park sprinklers along wash fence.
- ✓ Notice for summer lifeguards was placed in newsletter, have received a few inquiries.
- ✓ New storage bin was ordered for the pool area.

**UNFINISHED BUSINESS:**

- A. Membership Dispute, CO343 – Still pending no updated in February.
- B. Corporate Transparency Act (CTA) – Still pending, the treasury department announced they would not be imposing fines. Filing is currently considered volunteer not mandatory. The Board decided to hold off filing unless it is mandatory.
- C. Attorney Request – Board approved moving forward with the next steps with an account in collections per Smith+Wamsley request. Board has requested a copy of the final demand letter sent to the owners informing them of the pending foreclosure process steps being taken.
- D. Countryside Heights Request - The Board reviewed the agreement submitted, a few verbiage changes were requested but the agreement was approved by the Board.

**NEW BUSINESS:**

- A. Insurance Renewal – Renewal paperwork was received from Statefarm Insurance, insurance policy amount was actually lower than the previous year. With so many policies receiving 20% to 30% increases the Board agreed to renew the policy with Statefarm Insurance for 2025.
- B. Easter Event – Easter Egg Hunt event is scheduled for Saturday April 19<sup>th</sup>.

**SET DATE FOR NEXT MEETING**

April 8, 2025, at 7:00 pm.  
CCCA recreation room.

**ADJOURMENT: 7:33 pm**  
**Submitted by Holly King,**  
**General Manager CCCA**