

COUNTRYSIDE COMMUNITY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: May 13, 2025

Time: 6:59 pm

Location: CCCA Recreation Room

CALL TO ORDER:

Dan Ligocki, President

John Glavin, Secretary

Duane Wilson, Vice President

Jordan Mullaney, Director (absent)

Marc Nover, Treasurer

Holly King, General Manager

APPROVAL OF MINUTES:

The Board reviewed the minutes of April 8, 2025, Board Meeting. John Glavin made a motion to approve the minutes as submitted, was seconded by Duane Wilson and unanimously approved by the Board.

MEMBER COMMENTS:

- None

TREASURER REPORT:

April financials were reviewed; Currently there is \$902,804.71 in the bank accounts. April income was \$28,847.60 expenses were \$36,082.76. Delinquencies were \$21,546.83, prepaid were \$44,689.22. 61 Homeowners were emailed & mailed statements as they have not updated their payment amount from \$42 to \$43. 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, 9 accounts in collections, no accounts sent to collections in April.
- ✓ Had 1 new homeowners in April.
- ✓ Landscapers repaired 11 irrigation leaks.
- ✓ Swivel was replaced on a pool umbrella.
- ✓ Major water leak was repaired at front office entrance.
- ✓ Easter Event was well attended; 92 kids registered for the egg hunt. Received several nice complaints from people in attendance.

UNFINISHED BUSINESS:

- A. Membership Dispute, CO343 – Letter was sent to owners on May 9th, waiting on response.

NEW BUSINESS:

- A. Homeowner Complaint – Received a complaint from a member that the gym is not easily accessible, she would like the Board to consider installing a gate system with swipe cards. This would allow members to access the gym without having to check in at the front office & could eliminate the staff. Board discussed the members' request & decided against an automated system at this time, as verification of membership needs to be in place to access the club amenities.
- B. Tenant Guest Complaint – Received a complaint from the guest of a tenant, prior to the Easter egg hunt she had a "Service Dog" that was jumping on members. We asked her to politely if she would please maintain the dog & if she would please stand off to the side & not in the middle of the pack over 100 people. After the hunt the dog was tied to the picnic tables & was jumping at everyone who walked by, the lady just kept stating he was just excited.
- C. Dumpster Days, Review – The dumpsters heavily used & were full by 7pm on Saturday had several people who were not able to dispose of items. Discussion held about possibly having 3 dumpsters next year will review beginning of the year.

SET DATE FOR NEXT MEETING

June 11, 2025, at 7:00 pm.

CCCA recreation room.

ADJOURNMENT: 7:23 pm

Submitted by Holly King,

General Manager CCCA