

**COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTOR'S MEETING**

**MINUTES**

Date: March 27, 2025  
Time: 6:00 PM  
Zoom: <https://us06web.zoom.us/j/82201927668?pwd=N0iPAdTllAs1xfdOAw1mJ2fP6leFu5.1>

Meeting ID: 822 0192 7668  
Passcode: 477723

**ESTABLISH QUORUM & CALL TO ORDER: 6:04 pm**

**Present:** Dawn Bennett                      **Treasurer:** Jim Miller                      **Secretary:** Vacant  
**Vice President:** Algurie Wilson        **Director:** Dan Thelen                      **ADAM LLC:** Bonnie Charles

**REVIEW AND APPROVAL OF MINUTES**

- Motion to approve November 21, 2024 Board of Directors Meeting Minutes **Dan motioned to approve, Jim seconded the motion, motion carried**
- Motion to approve January 23, 2025 Annual Member's Meeting Minutes **Jim motioned to approve, Dan seconded the motion, motion carried**
- Motion to approve January 23, 2025 Operational Meeting Minutes **Dan motioned to approve, Algurie seconded the motion, motion carried**

**OPEN QUORUM / MEMBER COMMENTS – Limit to 3 minutes**

- If you would like to address the Board regarding a specific issue, please notify your community manager in advance. Otherwise, you may speak at an appropriate time during the deliberations and proceedings before the Board takes formal action on an item under discussion. The Board reserves the right to place reasonable time restrictions upon a member's right to speak.
  - **Homeowner's David and Deanna Fitzpatrick regarding received violation**

**MANAGER'S REPORT**

**The new owner will not reimburse for over charge of certified mailing, Bonnie offered to pay us out of her own pocket. Dan motioned, Jim seconded, motion carried**

**TREASURER'S REPORT – EOM February 2025**

Operating Balance	\$11,184.59	Delinquencies	\$7,895.66
Reserve Balance	\$10,734.94	Revenue	\$7,104.00
FCB CD Balance	\$40,144.64	Expense	\$4,516.54
Prepaid Accounts	\$7,048.64		

- Motion to Approve November 2024 Financials
- Motion to Approve December 2024 Financials

- Motion to Approve January 2025 Financials
- Motion to Approve February 2025 Financials

Jim motioned to approve November, December, January and February's financials, Dan seconded the motion, motion passed

#### **UNFINISHED BUSINESS**

- Reserve CD – paperwork submitted
- Parking Policy Update – resend to everyone, take up next time
- Establish ARC Committee – inquire via newsletter for homeowner input, Standard Committee and Social Committee
- Corporate Transparency Act – Law still up in air
- Monument Sign – 2 Bids submitted, no vote

#### **NEW BUSINESS**

- Proposal to change meetings to every month as per the Countryside Heights By-Laws until such time as we change the By-Laws – Dan motioned, Algrie seconded, motion carried

**NEXT MEETING DATE AND TIME** April 24, 2025 at 6:00 pm

**ADJOURNEMENT** 7:19 pm