

**COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINTUES**  
**Thursday April 24, 2025 @ 6:00 pm**  
Via Zoom

**CALL TO ORDER: Meeting was called to order at 6:01 pm.**

Dawn Bennett, President  
Dan Thelen, Director

Algurie Wilson, Vice President  
Bonnie Charles, ADAM LLC, Manager

Jim Miller, Treasurer  
Holly King, CCCA, Manager

**APPROVAL OF MINUTES:** Thursday March 27, 2025.

**Dan Thelen motioned to approve the minutes for March 27, 2025, as submitted, Jim Miller seconded the motion, motion carried unanimously.**

**MEMBER COMMENTS:** Limit to 3 minutes.

- None

**MANAGEMENT REPORT:**

- ✓ Performed site inspection.
- ✓ Provided HOA items to CCCA for transition.
- ✓ Provided bids for signs.

**TREASURER REPORT:** As of March 31, 2025.

Operating Balance: \$11,005.54

Reserve Balance: \$11,836.76

FCB CD Balance: \$40,275.72

Prepaid Balance: \$6,687.03

Delinquencies: \$8,009.09

Revenue: \$5,377.11

Expenses: \$4,323.26

Net Income: \$1,053.85

**UNFINISHED BUSINESS:**

- A. **Parking Policy Update:** Tabled.
- B. **Committees:** Tabled.
- C. **Corporate Transparency Act (CTA):** HOA has filed, treasury department announced filing will be voluntary instead of mandatory. Nothing further needs to be done.
- D. **Monument Sign:** Bids were reviewed. **Algurie Wilson motioned to approve the \$1,243.52 bid from Monster Signs to replace the signs, Jim Miller seconded the motion, motion carried unanimously.**

**NEW BUSINESS:**

- A. **Transition from ADAM to CCCA:** Holly King provided update status of the transition from ADAM to CCCA. Bank accounts have been opened, postcards sent to homeowners, email blast sent notifying homeowners, owner information entered into software program, AZ corporate commission was updated with corrected information.
- B. **Establish Transfer & Disclosure Fees:** Discussion held on resale transfer & disclosure fees assessed at closings. The transfer & disclosure fees will start being payable to CHHOA instead of ADAM LLC. **Dan Thelen motioned to approve \$350 resale transfer & disclosure fees, Jim Miller seconded the motion, motion carried unanimously.**

**SET DATE FOR NEXT MEETING**

Thursday May 22, 2025, at 6:00 pm.

Via Zoom.

**ADJOURNMENT: 6:57 pm**

Submitted by Holly King,

Community Manager, CCCA

**COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINTUES**  
**Thursday April 24, 2025**  
Via Zoom

**CALL TO ORDER:** Meeting was called to order at 6:57 pm.

Dawn Bennett, President      Algurie Wilson, Vice President      Jim Miller, Treasurer  
Dan Thelen, Director  
Bonnie Charles, ADAM LLC, Manager      Holly King, CCCA, Manager

**APPROVAL OF EXECUTIVE MINUTES:** Thursday March 27, 2025.

**Jim Miller motioned to approve the executive minutes for March 27, 2025, as submitted, Dan Thelen seconded the motion, motion carried unanimously.**

**REVIEW/ACCEPT ATTORNEY STATUS REPORT:**

- **Baker- Lot 096:** Current balance \$2,694.89 & making payments to the attorney.
- **Mexia- Lot 033:** Current balance \$1,314.60 & proceeding with foreclosure process.
- **Montana- Lot 041:** Current balance \$1,250.80 & making payments to the attorney.
- **Rodriguez – Lot 122:** Current balance \$1,711.60 & foreclosure demand letter sent.

**APPEALS MEETING:**

- **None**

**ADJOURMENT: 7:08 pm**

**Submitted by Holly King,  
Community Manager, CCCA**