

COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINTUES
Thursday May 22, 2025 @ 6:00 pm
Via Zoom

CALL TO ORDER: Meeting was called to order at 6:04 pm.

Dawn Bennett, President
Dan Thelen, Director

Algurie Wilson, Vice President
Holly King, CCCA, Manager

Jim Miller, Treasurer

APPROVAL OF MINUTES: Thursday April 24, 2025.

Algurie Wilson motioned to approve the minutes for April 24, 2025, as submitted, Jim Miller seconded the motion, motion carried unanimously.

MEMBER COMMENTS: Limit to 3 minutes.

- None

MANAGEMENT REPORT:

- ✓ Finalized transition from ADAM LLC.
- ✓ Assisted owners with setting up payments.
- ✓ Requested gate keys from Bonnie @ ADAM.
- ✓ Contacted HOA vendors.
- ✓ Roof repairs were being made, no ARC. Contacted owners to have them submit.

TREASURER REPORT: April 2025,

Operating Balance: \$9,225.96
Reserve Balance: \$13,338.44
FCB CD Balance: \$40,421.36
Prepaid Balance: \$6,687.03

Delinquencies: \$8,009.09
Revenue: \$5,375.94
Expenses: \$5,463.25
Net Income: -\$87.31

UNFINISHED BUSINESS:

- A. Parking Policy Update:** Revised parking policy was reviewed, discussed, suggestions made. Tabled.
- B. Management Transition Update:** Written report was provided to the Board, transition complete, with a few minor items still being finalized.
- C. Monument Wall Sign Update:** Reached out to Steve with Monster Signs as the signs still had not been removed. Monster came out & removed the signs, stated work should be completed by the end of next week.
- D. Dumpster, Bulk Pickup Debrief:** Ms. Wilson inquired if any complaints, concerns, etc. had been received. No one present had heard of any.

NEW BUSINESS:

- A. Signs & Bollards:** After a walk of the common areas, it was noted that a few bollards were missing & several signs at the wash & gates were faded. Discussion held, pictures reviewed; Board approved obtaining bids for replacement.
- B. Homeowner Concern & Suggestions Concerning Parking:** A homeowner addressed the Board with his concerns regarding parking in front of his house & throughout the community.
- C. Zoom Meetings:** Zoom subscription account was created for the HOA Board meetings. New state statute SB1039 was signed in March 202; any open meeting recordings must be kept for 6 months. Discussion held the Board agreed there was not a need to record the meetings at this time.
- D. Reports/Meetings:** Discussion held with what the Board would like to have included in monthly reports & meetings such as agendas, minutes, financial statements, etc.

- E. **Inspection Procedure:** Discussion held on expectations for inspections. First inspection to take place the end of June, an email was sent to owners & residents. Inspections to be performed every 3 weeks, trash cans will not be authorized to be stored or hidden behind bushes. A separate inspection to occur for ARCs to ensure one has been submitted, approved and/or on file.
- F. **Waiver Request:** Homeowner submitted a written request to have the \$25 certified postage assessed to his account waived, he never received a certified letter. The charge was applied by prior management company for a first violation notice that would have been sent out certified. **Dawn Bennett motioned to approve waive the \$25 certified postage fee as requested, Dan Thelen seconded the motion, motion carried unanimously.**
- G. **Community Updates & Concerns:** Nothing to discuss at this time.

SET DATE FOR NEXT MEETING

Thursday June 26, 2025, at 6:00 pm.

Via Zoom.

ADJOURMENT: 7:02 pm

Submitted by Holly King,

Community Manager, CCCA