

COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINTUES
Thursday July 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
Holly King, CCCA, Manager

Jim Miller, Treasurer

APPROVAL OF MINUTES: Thursday June 26, 2025.

Algurie Wilson motioned to approve the minutes for June 26 2025, as submitted, Dan Thelen seconded the motion, motion carried unanimously.

MEMBER COMMENTS: Limit to 3 minutes.

- None

TREASURER REPORT: June 2025,

Operating Balance: \$10,765.39

Reserve Balance: \$58,236.54

FCB CD Balance: \$0 (cashed out)

Prepaid Balance: \$7,006.66

Delinquencies: \$7,488.69

Revenue: \$6,738.82

Expenses: \$4,056.28

Net Income: \$2,682.54

MANAGEMENT REPORT:

- ✓ 1 new homeowner in May.
- ✓ Late notices for past due accounts sent on 7/25/25.
- ✓ July enforcement inspection was performed on 7/18/25.
- ✓ CD was cashed out & funds deposited in the reserve money market account.
- ✓ Waste Connections invoice showed a billing error were being billed for 126 homes not 125.
- ✓ Countryside Villas submitted a request for a 3 way stop sign at Bald Eagle across from Circle K, the request was approved by Pima County & is scheduled to be installed within a couple of weeks.
- ✓ CHHOA webpages is under construction.

ARC REQUESTS:

- Lot#116, Exterior Painting – Board approved request with stipulations.
- Lot# 108, Landscaping Improvements – Board denied request, extension provided thru 12/31/25 for work to be resubmitted & completed.

UNFINISHED BUSINESS:

- A. Parking Policy Update:** Revised parking policy was reviewed. **Dan Thelen motioned to approve the parking policy as submitted, Jim Miller seconded the motion, motion carried unanimously.**
- B. Monument Wall Sign Update:** Work was completed on July 23rd.
- C. Signs:** Street sign at Drabble & Hurston is faded, there are also 4 other signs that are starting to fade. **Algurie Wilson motioned to replace the street sign at Drabble & Hurston, Dan Thelen seconded the motion, motion carried unanimously.** Signs in the common basin areas need replacing custom signs can be ordered & installed by handyman for approximately \$45 each plus labor. **Algurie Wilson motioned to replace the signs, Dan Thelen seconded the motion, motion carried unanimously.**

NEW BUSINESS:

- A. **Waste Connections:** Was discovered that Waste Connections was incorrectly billing the HOA 126 homes instead of 125 for the past couple of years. Spoke with rep from Waste Connections they are issuing credit for the last 19 months. Holly to obtain bids from other trash companies prior to 2026 budget being approved.
- B. **Community Updates & Concerns:** Nothing to discuss.

SET DATE FOR NEXT MEETING

Thursday August 28, 2025, at 6:00 pm.
Via Zoom.

ADJOURMENT: 7:03 pm

Submitted by Holly King,

Community Manager, CCCA