

**COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINTUES**  
**Thursday August 28, 2025 @ 6:00 pm**  
Via Zoom

**CALL TO ORDER: Meeting was called to order at 6:02 pm.**

Dawn Bennett, President  
Dan Thelen, Director

Algurie Wilson, Vice President  
Holly King, CCCA, Manager

Jim Miller, Treasurer

**APPROVAL OF MINUTES:** Thursday July 24, 2025.

Algurie Wilson motioned to approve the minutes for July 24, 2025, as submitted, Dan Thelen seconded the motion, motion carried unanimously.

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

- None

**TREASURER REPORT:** August 2025

Operating Balance: \$13,758.01  
Reserve Balance: \$57,550.82  
Expenses: \$3,759.79  
Net Income: \$2,316.90

Delinquencies: \$7,265.17  
Prepaid Balance: \$6,796.11  
Revenue: \$6,076.69

**MANAGEMENT REPORT:**

- ✓ No new homeowner in July.
- ✓ Late notices for past due accounts sent on 8/21/25.
- ✓ August enforcement inspection was performed on 8/6/25.
- ✓ Street signs for Hurston & Drabble was ordered.

**ARC REQUESTS:**

- Lot#112, Approval without ARC submittal. Homeowner asked for the Board to approve a library box that has already been installed without formal ARC submittal. The Board decided after discussion that the mailbox required a formal ARC request. Holly to email the form to homeowner to fill out & return.
- Lot# 9, Driveway Curb Ramps – ARC request was approved via email by the Board.

**UNFINISHED BUSINESS:**

- A. **Signs:** Street signs were ordered & installed by Corporate Signs.

**NEW BUSINESS:**

- A. **October Community Yard Sale:** Community yard sale to be held on Saturday October 4<sup>th</sup>.
- B. **Dumpster/Bulk Pick Up:** Discussion held was decided to have the dumpster the weekend of October 11<sup>th</sup> after the yard sale. Bulk pickup to occur in January.
- C. **By-Law Amendment:** Tabled.
- D. **NSF Banking Charges:** Board approved \$25 NSF charge for all returned payments.
- E. **Sunland Asphalt:** Discussion held on work that needs to be performed. Holly to contact Sunland Asphalt for quote fog & chip sealing.
- F. **Lot#121 Wall:** Homeowner responded to notice, graffiti on the wall was removed by the HOA years ago & the graffiti was pressure washed off, but the wall was never painted.
- G. **Community Updates & Concerns:** None.

**SET DATE FOR NEXT MEETING**

Thursday September 25, 2025, at 6:00 pm.  
Via Zoom.

**ADJOURMENT: 6:34 pm**

Submitted by Holly King,  
Community Manager, CCCA