

COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINTUES
Thursday September 25, 2025 @ 6:00 pm
Via Zoom

CALL TO ORDER: Meeting was called to order at 6:03 pm.

Dawn Bennett, President Algurie Wilson, Vice President (absent) Jim Miller, Treasurer
Dan Thelen, Director Holly King, CCCA, Manager

APPROVAL OF MINUTES: Thursday August 28, 2025.

Dan Thelen motioned to approve the minutes for August 28, 2025, as submitted, Jim Miller seconded the motion, motion carried unanimously.

MEMBER COMMENTS: Limit to 3 minutes.

- None

TREASURER REPORT: August 2025

Operating Balance: \$10,587.67	Delinquencies: \$77,693.82
Reserve Balance: \$58,659.19	Prepaid Balance: \$6,796.11
Expenses: \$4,497.54	Revenue: \$4,568.13
Net Income: \$70.59	

MANAGEMENT REPORT:

- ✓ No new homeowner in August.
- ✓ Late notices for past due accounts sent on 9/8/25.
- ✓ September enforcement inspection was performed on 9/4/25.
- ✓ Street signs for Hurston & Drabble was replaced.
- ✓ Dumpster was ordered for 2nd weekend in October.
- ✓ Draft 2026 budget was provided for Boards review.

ARC REQUESTS:

- Lot#112, ARC submittal for library box in front yard still pending.
- Lot# 65, Exterior Painting, approved on 9/17/25.

UNFINISHED BUSINESS:

- A. **By-Law Amendments: Dan Thelen motioned to approve the By-Law amendments, as submitted, Jim Miller seconded the motion, motion carried unanimously.** Amendment changes to be included on the 2026 Annual Meeting ballot.
- B. **Sunland Asphalt Proposal: Dan Thelen motioned to perform the crack sealing & fog sealing at the same time as proposed by Sunland Asphalt, Dawn Bennett seconded the motion, motion carried unanimously.**

NEW BUSINESS:

- A. **2026 Draft Budget:** Discussion held on increasing the assessments to \$47 a month, draft budget was reviewed, items to be updated & second draft to be reviewed at the October meeting.
- B. **Community Updates & Concerns:** None.

SET DATE FOR NEXT MEETING

Thursday October 23, 2025, at 6:00 pm,
Via Zoom.

ADJOURMENT: 6:49 pm

Submitted by Holly King,
Community Manager, CCCA