

COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINTUES
Thursday October 23, 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

Jim Miller, Treasurer

Dan Thelen, Director(absent)

Holly King, CCCA, Manager

APPROVAL OF MINUTES: Thursday September 25, 2025.

Dawn Bennett motioned to approve the minutes for September 25, 2025, as submitted, Algurie Wilson seconded the motion, motion carried unanimously.

MEMBER COMMENTS: Limit to 3 minutes.

- None

TREASURER REPORT: September 2025

Operating Balance: \$13,538.62

Reserve Balance: \$59,768.60

Expenses: \$3,052.09

Net Income: \$1,927.80

Delinquencies: \$7,700.09

Prepaid Balance: \$5,044.16

Revenuc: \$4,979.89

MANAGEMENT REPORT:

- ✓ No new homeowner in September.
- ✓ Late notices for past due accounts sent on 10/23/25.
- ✓ August enforcement inspection was performed on 9/4/25.
- ✓ Community Yard sale notices & advertising done.
- ✓ Dumpsters ordered to be delivered on 10/9 & picked up on 10/14.

ARC REQUESTS:

- Lot# 112, Library Box, pending ARC Submittal.
- Lot# 124, Exterior Paint, approved.
- Lot# 115, Exterior Facia Repair, approved.
- Lot# 17, Exterior Paint, approved.
- Lot# 6, Exterior Paint, approved.

UNFINISHED BUSINESS:

- a. **Sunland Asphalt Roads:** Crack sealing & fog sealing have been scheduled, email notices have been sent, notices to be posted on mailboxes, & vendors being notified.
- b. **2026 Draft Budget:** Budget reviewed, to be approved at November meeting.

NEW BUSINESS:

- a. **ARC Paint Colors:** Discussion held on issues owners are having obtaining correct colors at Home Depot. Holly King recommended having a new color palette packet designed. **Board approved Dawn Bennett & Algurie Wilson to meet with Dunn Edwards representative to compile new palette to present to Board at future meeting.**
- b. **Waste Connections 2026 Contract:** Board reviewed 2026 contract renewal submitted by Waste Connections. Discussion held as contract is increasing \$4.56 per home per month. **Board approved Dawn Bennett to negotiate contract with Waster Connections representative.**
- c. **Insurance Renewal 2026:** Board reviewed the insurance renewal from Labarre Oksnee. Insurance increase of \$405 (10.25%) for 2026. **Dawn Bennett motioned to approve 2026 insurance renewal, as submitted, Algurie Wilson seconded the motion, motion carried unanimously.**