

**COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING MINTUES**  
**Thursday November 20, 2025 @ 6:00 pm**  
Via Zoom

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

Dawn Bennett, President  
Dan Thelen, Director

Algurie Wilson, Vice President  
Holly King, CCCA, Manager

Jim Miller, Treasurer

**APPROVAL OF MINUTES:** Thursday October 23, 2025.

Algurie Wilson motioned to approve the minutes for October 23, 2025, as submitted, Jim Miller seconded the motion, motion carried unanimously.

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

- None

**TREASURER REPORT:** October 2025

|                                |                             |
|--------------------------------|-----------------------------|
| Operating Balance: \$15,408.00 | Delinquencies: \$6,974.82   |
| Reserve Balance: \$60,923.48   | Prepaid Balance: \$4,753.31 |
| Expenses: \$3,465.59           | Revenue: \$6,489.85         |
| Net Income: \$3,024.26         |                             |

**MANAGEMENT REPORT:**

- ✓ No new homeowner in October.
- ✓ Late notices for past due accounts sent on 11/20/25.
- ✓ November enforcement inspection was performed on 11/12/25.
- ✓ HOA common area mailing address was updated with Pima County Assessors office.

**ARC REQUESTS:**

- Lot#112, Library Box, ARC request still has not been submitted by homeowner.
- Lot# 060, Exterior Paint, approved.
- Lot# 020, Window Replacement, approved.
- Lot# 115, Exterior Paint, approved.
- Lot# 086, Gate & Pathway, approved.

**UNFINISHED BUSINESS:**

- a. **Sunland Asphalt Roads:** Road work was completed with no issues or vehicles being towed. Roads were reopened around 2pm daily due to the warmer weather conditions.
- b. **2026 Draft Budget:** Dawn Bennett motioned to approve the 2026 budget, as submitted, Dan Thelen seconded the motion, motion carried unanimously.
- c. **ARC Paint Colors:** Tabled.
- d. **Waste Connections 2026 Contract:** Board reviewed the 2 options negotiated with Waste Connections. Dawn Bennett motioned to approve the 7-year contract with Waste Connection, as submitted, Jim Miller seconded the motion, motion carried unanimously.
- e. **Landscaping, Common Area:** HOA governing documents were reviewed, the HOA is responsible for maintaining the court strip areas of the inside properties with sidewalks.

**NEW BUSINESS:**

- a. **Call for Candidates:** Call for Candidates was sent out on November 10<sup>th</sup>, did not receive any nominations for the Board besides the current Board Members.
- b. **2026 Annual Meeting Ballot:** 2026 ballots for directors & amendments were reviewed by the Board.
- c. **Property Taxes:** 2025 property taxes were not received, after investigation it appears ADAM LLC had not paid the HOA's property taxes since 2008 when they were hired to manage the HOA. The Board reviewed the back property taxes & approved payment to get the back taxes satisfied.
- d. **Community Updates & Concerns:** Holiday lighting contest & hot cocoa night was discussed. Michelle Camarena the Social Committee chair reviewed the proposed event. Algurie Wilson motioned to approve \$200 for supplies for the holiday event, Dawn Bennett seconded the motion, motion carried unanimously. Email flyer to be sent out to community on 11/21/25.

**SET DATE FOR NEXT MEETING**

Thursday December 18, 2025, at 6:00 pm. (3<sup>rd</sup> Thursday instead of 4<sup>th</sup> due to Holiday)  
Via Zoom.

**ADJOURMENT: 7:06 pm**  
Submitted by Holly King,  
Community Manager, CCCA