

COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINTUES
Thursday December 18, 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 November 20, 2025.

Dawn Bennett motioned to approve the minutes for November 20, 2025, as submitted, Dan Thelen seconded the motion, motion carried unanimously.

MEMBER COMMENTS: Limit to 3 minutes.

- 3 homeowners wanted to show their support for the little library box in response to a petition circulated.
- Homeowner wanted to thank the Board for all their hard work this year.

TREASURER REPORT: November 2025

Operating Balance: \$17,684.22

Reserve Balance: \$37,645.42

Expenses: \$28,867.05

Net Income: -\$21,001.84

Delinquencies: \$5,657.61

Prepaid Balance: \$5,190.21

Revenue: \$7,885.21

MANAGEMENT REPORT:

- ✓ No new homeowner in November.
- ✓ Late notices for past due accounts sent on 12/08/25.
- ✓ December enforcement inspection was performed on 12/10/25.
- ✓ Past due property taxes were paid.
- ✓ Holiday event was held 12/11 with 8 to 10 homes in attendance.

ARC REQUESTS:

- Lot#112, Library Box, ARC submittal was received on 12/18.

UNFINISHED BUSINESS:

- a. **ARC Paint Colors:** Tabled.
- b. **2026 Annual Meeting:** Annual Meeting packet was mailed out & emailed to owners. Annual Meeting is scheduled for Thursday January 22, 2026 @ 6pm.

NEW BUSINESS:

- a. **Towing Bid:** Tabled.
- b. **Lighting Contest Voting:** Social Committee announced the votes for the lighting contest. There were 3 houses with votes. Yard awards to be placed this week & an email announcement to be sent out to the community.
- c. **Community Updates & Concerns:** No Discussion.

SET DATE FOR NEXT MEETING

Thursday January 22, 2026, at 6:00 pm. (Annual Meeting)
Via Zoom.

ADJOURNMENT: 6:27 pm

Submitted by Holly King,

Community Manager, CCCA