

# COUNTRYSIDE COMMUNITY CLUB ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

Date: January 13, 2026

Time: 7:01 pm

Location: CCCA Recreation Room

### CALL TO ORDER:

Dan Ligocki, President (absent)

Duane Wilson, Vice President

Marc Nover, Treasurer

John Glavin, Secretary

Jordan Mullaney, Director (absent)

Holly King, General Manager

### APPROVAL OF MINUTES:

The Board reviewed the minutes of December 9, 2025, Board Meeting. Duane Wilson made a motion to approve the minutes as submitted, was seconded by John Glavin and unanimously approved by the Board.

### MEMBER COMMENTS:

- None

### TREASURER REPORT:

December financials were reviewed; Currently there is \$933,323.14 in the bank accounts. December income was \$29,016.95 expenses were \$28,375.33 Delinquencies were \$23,123.21, prepaid were \$24,212.57. A motion was made by Duane Wilson to approve the treasurer report as submitted, was seconded by John Glavin and unanimously approved by the Board.

### MANAGEMENT REPORT:

- ✓ The delinquent status reports from Brown Law Group & Smith Wamsley were reviewed, 8 accounts in collections, no accounts sent to collections in December.
- ✓ Had 4 new homeowners in December.
- ✓ Landscapers repaired 3 irrigation leaks.
- ✓ New bins for pickleball barrier ordered.
- ✓ Holiday party held, 49 kids plus adults in attendance.
- ✓ Backflow testing performed 12/17.
- ✓ Major water leak 12/21 in park area, cracked pipe.
- ✓ Roof inspection 1/5, A/C inspection 1/7.

### UNFINISHED BUSINESS:

- Spa Repairs – E-Konomy pools came out on 12/19 to visually review the repairs needed.
- Water Heaters – Water heaters ordered & will be installed in January after the electrical work is completed.

### NEW BUSINESS:

- Waiver Request, Lot SH034 – A motion was made by Marc Nover owners request denied, was seconded by Duane Wilson and unanimously approved by the Board.
- Waiver Request, Lot CO144 – A motion was made by Marc Nover owners request approved, was seconded by Duane Wilson and unanimously approved by the Board.
- Waiver Request, Lot TE263 – A motion was made by John Glavin owners request approved, was seconded by Marc Nover and unanimously approved by the Board.
- Rec Room Heat Pump Quote – A motion was made by Marc Nover to approve quote from Temperature Control to replace the heating unit for the rec room, was seconded by John Glavin and unanimously approved by the Board.
- 2 CD's Maturing in January – Board approved reinvesting \$25,000 in a 12-month CD, \$25,000 transferred from investments to operating to cover cost of new water heaters & heat pump.

### SET DATE FOR NEXT MEETING

February 10, 2026, at 7:00 pm.

CCCA recreation room.

**ADJOURMENT: 7:16 pm**

**Submitted by Holly King, General Manager CCCA**