

# COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION 2026 ANNUAL HOMEOWNERS MEETING MINUTES

Date: January 22, 2026  
Time: 6:00 PM  
Location: Countryside Community Club & Via Zoom  
9151 N. Bald Eagle Blvd  
Tucson, AZ 85742

**CALL TO ORDER & INTRODUCTIONS:** Meeting was called to order at 6:01pm, current Board Members & community manager were introduced to those present.

**Establishment of Quorum:** Quorum was met; 33 ballots were received which satisfied the 29 quorum requirements for election of directors. 31 ballots were received which satisfied the 29 quorum requirements for amendments changes.

**President's Report:** Dawn Bennett shared highlights from the past year & the upcoming year which included: Change in management to CCCA, road maintenance, monument signs repainted, street signs replaced, long term financials health, community events, drainage ways, road planning & reserves, bulk trash program, & social events.

**Treasurer's Report:** Dawn Bennett reported year end revenue was \$72,259.47, expenses were \$77,428.08 which left a new income of \$5,168.61, reserve expenses were \$25,709.00. Board invested in a CD to increase funds for the reserves. The Board approved a year end transfer of \$5000 from the operating to the reserves. Change in management resulted in a savings of \$4,668.29, multiyear contract was negotiated for trash service which will result in large savings to the HOA.

**Board of Directors Election Results:** Dawn Bennett, Jim Miller, Dan Thelen & Alguire Wilson were all re-elected to the Board of Directors.

**By-Law Amendments Results:** All three (3) amendments passed with a vote of 31 in favor & none opposed.

- Second Amendment Article IV, Section 2: Term of Office.
- Third Amendment Article IV, Section 1: Regular Meetings.
- Fourth Amendment Article III, Section 5: Absentee Voting.

**Open Forum:** None.

**Adjournment:** 6:13 pm.

Board of Directors positions will be determined at the Board Meeting immediately following the 2026 Annual Meeting.