

COUNTRYSIDE COMMUNITY CLUB ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: May 13, 2026

Time: 5:58 pm

Location: CCCA Recreation Room

CALL TO ORDER:

Dan Ligocki, President

Duane Wilson, Vice President

Marc Nover, Treasurer

John Glavin, Secretary(absent)

Jordan Mullaney, Director

Holly King, General Manager

APPROVAL OF MINUTES:

The Board reviewed the minutes of April 8, 2026, Board Meeting Jordan Mullaney made a motion to approve the minutes as submitted, seconded by Duane Wilson and unanimously approved by the Board.

MEMBER COMMENTS:

- None

TREASURER REPORT:

April financials were reviewed; Currently there is \$948,138.69 in the bank accounts. April income was \$33,423.69, expenses were \$44,232.09. Delinquencies were \$22,901.62, prepaid were \$51,749.03. A motion was made by Duane Wilson to approve the treasurer report as submitted, seconded by Jordan Mullaney and unanimously approved by the Board.

MANAGEMENT REPORT:

- ✓ The delinquent status reports from Brown Law Group & Smith Wamsley were reviewed, 9 accounts in collections, no accounts sent to collections in March.
- ✓ Had 2 new homeowners in April.
- ✓ Landscapers repaired 10 irrigation leaks.
- ✓ Dead tree was removed behind Oleanders Hedge,
- ✓ Pool Deck repairs took place
- ✓ Quarterly gym deep cleaning took place.
- ✓ Easter Egg Hunt & Dumpsters days were well attended.

UNFINISHED BUSINESS:

- Spa Deck Recoating & Repairs –Pool deck repairs & recoating were completed, along with new drain covers replaced. The job took an extra couple of days the pool was closed from April 20th – April 29th. Pool company match the coating color to the existing color which was the wrong color instead of the color that was selected.
- Dumpster Issues – This year we obtained 3 dumpsters instead of the normal 2. All 3 were full by Saturday evening once again. We had 2 households that made outrageous amounts of trips with debris, we also had a couple of large items placed in the dumpster that were not broken down such as a backyard playset. After discussion the Board decided that next year's event we will have someone set up at the dumpster to monitor along with detailed information for breaking down items & the number of trip allowed for debris disposal.

NEW BUSINESS:

- Lifeguard Staffing for 2026 Season – Currently have 15 young adults signed up to lifeguard this year, several are returning with 6 new.
- AZ Appeals Court Ruling – AZ appeals court came down with a ruling effective 4/28/26 stating HOA's are not longer allowed to make motions for actions in closed sessions. Discussions can & should still take place in closed sessions due to confidentiality however the motions for any action being taken must take place in open sessions with verbiage to keep the details of the matter confidential.
- Updated Collections Policy – Updated collections policy was provided for review, the new policy now includes the mandatory certified letter prior to an account being sent to collections. Marc Nover made a motion to accepted the amended collection policy as submitted, seconded by Duane Wilson and unanimously approved by the Board.
- Updated Countryside Terrace Enforcement Policy - Updated enforcement policy was provided for review, the new policy now includes how & when fines are assessed. Jordan Mullaney made a motion to accepted the amended enforcement policy as submitted, seconded by Duane Wilson and unanimously approved by the Board.

SET DATE FOR NEXT MEETING

June 10, 2026, at 6:00 pm.

CCCA recreation room.

ADJOURMENT: 6:34 pm

Submitted by Holly King, General Manager CCCA