COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINTUES
Thursday May 28, 2026 @ 6:00 pm
Via Zoom

CALL TO ORDER: Meeting was called to order at 6:00 pm.
Jim Miller, President | Dan Thelen, Vice President | Dawn Bennett, Secretary/Treasurer | Algurie Wilson, Director (absent) | Holly King, CCCA, Manager

APPROVAL OF MINUTES: Thursday March 26, 2026, Board & Annual Meeting Minutes.
Dan Thelen motioned to approve the minutes from March 26, 2026, as amended, Jim Miller seconded the motion, motion carried unanimously.

MEMBER COMMENTS: Limit to 3 minutes.
- None.

TREASURER REPORT:

MARCH 2026	APRIL 2026
Operating Balance - $13,878.99	Operating Balance – 13,179.56
Reserve Balance - $50,088.08	Reserve Balance - $53,036.32
Delinquent Accounts - $6,865.63	Delinquent Accounts - $4,278.36
Prepaid Accounts - $6,944.85	Prepaid Accounts - $6,774.92

ARC REQUESTS:
- Lot#067, Fascia Replacement & Repaint: Approved. 4/30/26.
- Lot#009, Exterior Paint: Approved 5/28/26.

MANAGEMENT REPORT:
- ✓ No new homeowner in April, 1 new homeowner in May.
- ✓ Late notices for past due accounts sent on 4/19/26 & 5/6/26.
- ✓ Enforcement inspection was performed on 4/8/26 (18) & 5/13/26 (35).
- ✓ Yard sale was held on Saturday April 25th.
- ✓ Dumpster available on Friday May 1st.

UNFINISHED BUSINESS:
a. **None.**

NEW BUSINESS:
a. **AZ Appeals Court Ruling:** Effective April 28, 2026, HOA Board can no longer make motions & vote in executive/closed sessions. Any/all motions for approval must take place in open session & be recorded in the minutes of the open meeting minutes. Discussions still take place in closed sessions.
b. **Collection Policy:** Updated collections policy was reviewed new policy now includes the 120 certified notice prior to account being sent to collections as required by AZ State Statues. **Dan Thelen motioned to approve the updated collection policy as submitted, Jim Miller seconded the motion, motion carried unanimously.**
c. **Enforcement Policy:** Updated enforcement policy was reviewed new policy includes fine structure as fines will not be applied to account directly after inspections instead of after Board Meetings. **Jim Miller motioned to approve the updated enforcement policy as submitted, Dawn Bennett seconded the motion, motion carried unanimously.**
d. **Community Updates & Concerns:** No Discussion.

SET DATE FOR NEXT MEETING
Thursday July 23, 2026, at 6:00 pm.
Via Zoom.

ADJOURMENT: 6:30 pm
Submitted by Holly King,
Community Manager, CCCA