COUNTRYSIDE HEIGHTS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S MEETING MINTUES
Thursday July 23, 2026 @ 6:00 pm
Via Zoom

CALL TO ORDER: Meeting was called to order at 6:07 pm.
Jim Miller, President — Dan Thelen, Vice President — Dawn Bennett, Secretary/Treasurer
Algurie Wilson, Director (absent) — Holly King, CCCA, Manager

APPROVAL OF MINUTES: Thursday May 28, 2026, Board & Annual Meeting Minutes.
Dan Thelen motioned to approve the minutes from May 28, 2026, as amended, Algurie Wilson seconded the motion, motion carried unanimously.

MEMBER COMMENTS: Limit to 3 minutes.
- None.

TREASURER REPORT:

	MAY 2026	JUNE 2026
➢	Operating Balance - $14,915.31	Operating Balance – $13,522.65
➢	Reserve Balance - $54,242.03	Reserve Balance - $56,512.74
➢	Delinquent Accounts - $8,154.42	Delinquent Accounts - $9,080.17
➢	Prepaid Accounts - $6,857.34	Prepaid Accounts - $6,197.51

ARC REQUESTS:
- Lot#074, Pavers, Approved 6/4/26.
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- Lot#062, Exterior Paint, Approved 7/2/26.
- Lot#023, Solar & Landscaping, Approved 7/15/26.
- Lot#015, Exterior Paint, Approved 7/23/26.

MANAGEMENT REPORT:
- ✓ No new homeowner in Juen or July.
- ✓ Late notices for past due accounts sent on 6/9/26 & 7/3/26.
- ✓ Enforcement inspections were not performed in June or July.
- ✓ Yard sale was held on Saturday October 3rd.
- ✓ Dumpster available on Friday October 9th.
- ✓ HB2397, Changes in resale disclosure requirements.
- ✓ Zoom account was renewed in June.

UNFINISHED BUSINESS:
a. **Curbside Bulk Pickup Review –** Several homes participated.

NEW BUSINESS:
a. **CD Purchase:** Discussion held on CD rates. **Dan Thelen motioned to purchase a $20,000 CD, Algurie Wilson seconded the motion, motion carried unanimously.**
b. **2025 Taxes:** Taxes were finished, filed & compilation completed by the CPA.
c. **Community Updates & Concerns:**
   - Newsletter Items, October Community Yard Sale October 3rd, Dumpsters October 9th.

SET DATE FOR NEXT MEETING
Thursday September 24, 2026, at 6:00 pm.
Via Zoom.

ADJOURMENT: 6:45 pm
Submitted by Holly King,
Community Manager, CCCA