

**Countryside Villas Homeowners Association**  
**Board of Directors Meeting Agenda – All homeowners welcome!**

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**Date:** Thursday, February 5, 2026

**Time:** 9:00 AM

**Location:** Countryside Community Center, 9151 N Bald Eagle Ave, Tucson, AZ 85742

**I. CALL TO ORDER**

**II. ROLL CALL**

Board:

- Monica Alponete – President
- Erika Mitchell – VP/Treasurer
- Penny Scott – Secretary/Treasurer

**III. QUORUM**

Requirement: Two (2) directors

**IV. APPROVAL OF MEETING MINUTES**

- MOTION: To approve February 22, 2025 Board of Directors Meeting minutes

**V. REPORTS**

- Treasurer Report (Nov 2025 financials)
- President Report
- Committee Reports:
  - ARC/CC&R Committee Report
  - Landscape Committee Report
  - Welcome Committee Report

**VI. OLD BUSINESS**

- Fines from last year's Annual Walkaround (2025) – repairs not in compliance
- Lighting resolution; solar lighting in parking lots, common areas
- Paint B&W alley bollards
- Install boulders to prevent 3-wheelers
- Replace breaker at NW Doria entrance
- Longer locks for backwash covers

**VII. NEW BUSINESS**

- Discuss and set date/time for 2026 Annual Walkaround for Feb 2026
- Set dates for 2026 Board meetings; and 2026 Annual Meeting to be held in May
- Provide status of new management (Pride Community Management, Feb 1, 2026)

**VIII. HOMEOWNER INPUT**

- 2 minutes per lot

**IX. ADJOURNMENT**

**X. EXECUTIVE SESSION**