

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

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 Alponte – 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