

Countryside Villas Homeowners Association
AGENDA: Board of Directors Meeting (Thurs 8-20-2026 @9am)

Date: Thursday, August 20, 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, Treasurer
- Erika Mitchell – Vice President
- Penny Scott – Director/Secretary

III. QUORUM: Requirement: Two (2) directors

IV. APPROVAL OF MEETING MINUTES

- MOTION: To approve April 16, 2026 Board of Directors Meeting minutes

V. REPORTS

- Treasurer Report (financials)

Financial Report prepared by Pride Mgt (period ending June 30, 2026):

Operating Acct	\$ 10,524.23
Reserve Acct.....	\$ 7,492.06
Debit Card	\$ 1,156.88
Edward Jones/CDs.....	\$ <u>37,614.11</u>
TOTAL ASSETTS.....	\$ 56,787.28

Total Dues Income	\$ 4,496.94
Expenses	\$ <u>3,656.62</u>
Net Income	\$ 840.32

- President Report, Manager Report, and Committee Reports (DCC&R, Landscape, & Welcome)

VI. OLD BUSINESS

- 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

- Santa Rita Landscaping Service Review
- Status Annual Walkaround violations
- Status, Resolution & Directive for Homeowner accounts

VIII. HOMEOWNER INPUT

- 2 minutes per lot

IX. ADJOURNMENT

X. EXECUTIVE SESSION