

AGENDA: Country Club Heights HOA Board of Directors Meeting
January 27, 2026 6:30 PM

1. Call to Order & determination of quorum: Kyle
2. Reading of Minutes from last meeting 5
 - a. Vote to Approve the minutes: _____
3. Reports of Committees:
 - a. Architectural Control Committee:
 - b. Irrigation and Pump Committee:
4. Reports of Officers:
 - a. President:
 - b. Vice President:
 - c. Treasurer:
 - i. Finance Report – Cathy
 1. Presentation of 2025 End-Of-Year Financial Statement
 2. Comparison of planned budget to actual income and expenses
 - d. Secretary:
5. Old and Unfinished Business:
 - a.
 - b.
6. New Business:
 - a. Initiate Annual Financial Review - Kyle
 1. Ask Ed Wieland and Susan Dickson to perform a review of the 2024 financial statement and bank records.
 2. 2025 Financial Statement
 - a. 2025 Budget review
 - b. Financial performance
 3. Develop 2026 Budget proposal
 - a. Key considerations include:
 - i. GVWUA new User Access Fee (\$50/lot = \$1600 billed to HOA)
 1. How to fund and pay
 - ii. Pump expenses – Mike D.
 - iii. Fence upkeep: power wash & preservative (paint?) selected sections?
 - b. Review “President’s Request Budgets”:
 - c. Choose Board recommended budget
 4. Required Annual Disclosures:
 - b. Plan Annual Meeting
 - i. Date, time and place proposal. April 8, 6:30 PM at the Daniel’s home (2692 G ½ Rd)
 - ii. Plan agenda
 1. Election of Officers
 - i. Any vacancies?
 2. 2026 Budget – Approval VOTE
 3. Annual Required Disclosures to members – by Dolly
 - a. Plan “Disclosures” presentation for Annual Meeting – by Dolly
 - b. Plan “Notice” of Annual Meeting
 - i. Mail and/or Hand Delivery
 - ii. Content:

AGENDA: Country Club Heights HOA Board of Directors Meeting
January 27, 2026 6:30 PM

1. Hard copies:
 - a. Cover letter
 - b. Reference to Website
 - i. Proposed budget
 - ii. Annual disclosures
 - iii. Board & Committee vacancies
2. Disclosure information
3. Copy of ballots
4. Voting Proxy Form
7. For the good of the subdivision:
8. Remarks:
9. Adjournment