COUNTRY HOLLOW CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES

Date: Friday, July 31, 2026
Time: 6:00 PM
Location: Clubhouse

1. Attendance

- Aisley Stevens - Office Manager

Board Members Present

- Barbara Billingsley – President
- Nathan Sparrow – Vice President
- Lyle Jackson – Secretary

(Board members William Clarkson could not attend due to illness, Board member Tyler Wilcox could not attend due to work trip)

Homeowners Present

Unit 501 – Juan Cienfuegos, Unit 503 – Evelyn Kusek, Unit 207 – Pura Martinez, Unit 1012 – Lance Swonson, Unit 803 – Andres Mulet, Unit 1013 – David Lawton, Unit 419 – Armando Pearson, Unit 421 – Santiago Pedraza, Unit 204 – Lillian Galdeano, Unit 506 – Marcos G. Ortiz, Unit 422 – Olan Clayborne, Unit 508 – Nirupama Jena, Unit 1002 – Premila Allauddin, Unit 1021 – Steve Nichols, Unit 1001 – Connie Parsons

2. Presentation by Armstrong & Vaughn Auditor

The meeting began with a presentation regarding the **2025 Annual Audit**. The auditor reviewed the annual audit with the Board and homeowners and provided an opportunity for questions and discussion.

3. Call to Order

Following the auditor's presentation, the Board meeting was called to order. A quorum was established, and homeowners in attendance were welcomed.

4. Unit 915 Assessment Discussion

The Board discussed the circumstances surrounding **Unit 915** and explained the reason the Association is collecting the previously approved **$213 per-unit assessment**.

The Board explained that following the passing of **Mr. Casanova**, the Board made multiple attempts to have the unit released but was unsuccessful. The unit was ultimately **foreclosed upon by the first mortgage holder**.

The Board further explained how the foreclosure affected the unpaid assessments owed to the Association and the reason those funds are now being collected from the membership.

Homeowners were directed to **pages 11 and 12 of the Association's Bylaws** for additional information regarding the provisions that the Association's attorney previously reviewed and explained to the Board concerning this matter.

5. Homeowner Suggested Discussion Topics

Short-Term Rentals

The topic of short-term rentals within the community was discussed. No final decision was made during the meeting. The Board plans to obtain additional homeowner feedback before making a determination.

Community-Wide Garage Sale

The possibility of holding a community-wide garage sale was discussed and received positive feedback from those in attendance.

The Board plans to include a question regarding interest in a community garage sale in an upcoming homeowner survey.

Replacement of Beige Unit Numbers

The proposal to replace the community's current beige unit numbers with black unit numbers was discussed and **voted against**. The current unit numbers will remain in place.

Recycling Bins

The possibility of adding recycling bins to the property was discussed and **voted against**. Concerns were raised regarding the ability to ensure that recycling rules would be followed properly by residents.

During this discussion, residents were informed that anyone who currently has difficulty disposing of their trash due to heavy bags, difficulty opening dumpster lids, or similar issues may contact the office. Maintenance staff will be available to assist residents who need help disposing of their trash.

6. Homeowner Survey

The Board discussed using **SurveyMonkey** to gather additional feedback from homeowners on community matters.

The planned survey will include questions regarding:

- Short-term rentals
- Interest in a community-wide garage sale

The survey will provide homeowners who were unable to attend the meeting an opportunity to provide feedback on these topics.

7. Project Updates

Xeriscaping Project

Work is continuing throughout the property, with the current phase involving Buildings 10 through 8.

Carport Painting Project

The carport painting project is continuing, with Carport 7 scheduled as the next area of work.

8. Upcoming Projects

The Board discussed upcoming Association projects and priorities, including:

- Continued xeriscaping improvements throughout the community
- Completion of the remaining carport painting
- Reserve Study

9. Homeowner Forum and Additional Suggestions

Homeowners were provided an opportunity to address the Board and discuss additional community concerns and suggestions.

Online HOA Payment Option

A suggestion was made to investigate the possibility of providing homeowners with an online payment method, potentially through the Country Hollow Condominiums website. The Association will look into available options to determine whether an appropriate online payment system can be implemented.

Community Crime and Safety Updates

A suggestion was made to provide community updates when criminal activity or other safety-related incidents occur on the property, whether the incident is minor or significant. The

Association will consider ways to keep homeowners informed of relevant incidents occurring within the community.

10. Adjournment

With no further business to discuss, the meeting was adjourned.

Secretary Approval

Lyle R Jackson

Lyle Jackson, Secretary

Date: 2/21/26