

## **Countryside Valley HOA Board Meeting**

### **April 2026 Meeting Agenda**

**April 16,2026**

**7:00 p.m.**

Countryside Community Center

9151 N. Bald Eagle Ave, Tucson, Az 85742

1. Call to Order – Beau Wilcox  
Meeting called to order at 7 p.m.
2. Roll Call/Establishment of Quorum  
Present: Beau Wilcox President, Jerry Brown VP, Theresa Bolton Secretary, Julie Simons Member at Large
3. Approval of the March Board Meeting Minutes – Theresa Bolton  
March Meeting Minutes were read and approved.
4. Financial Report – Beau Wilcox  
February & March Financial Reports were presented as prepared by Leo Race.
5. Vacancy on Board of Directors (Treasurer)  
The remaining open position on the Board of Treasurer was discussed. The board will continue to solicit interest from residents. Beau Wilcox will continue to fill this open position with former board member Leo Race managing the books until a more permanent solution is achieved.
6. Upcoming info session on Property Management  
The Board approved scheduling informational sessions over the next couple of months with potential Property Management company representatives.
7. Common Area upkeep/landscaper  
The common area's are in need of immediate attention, Beau Wilcox to discuss this with HOA attorney due to potential litigation that remains as pending.
8. Roll Off Dumpster  
Community Rec Center has an upcoming date with a roll off dumpster. The Board voted to provide a roll off dumpster for the neighborhood in August 2026.
9. Mailboxes  
All resident mailboxes must have a lock. It is each homeowner's responsibility to insure mailboxes are in proper working order. A private

locksmith will have to be contacted by the homeowner for lost/broken keys and non-working locks. The HOA does not maintain keys or locks.

10. Parking

Parking has looked good with exceptions. The board will contact residents that continue to violate parking practices.

11. Neighborhood Walk

The board discussed the need for a neighborhood walk, no date was set at this time. "Friendly reminder letters" have been sent out to all homeowners. These letters included items for all homeowners to be looking at addressing (if needed) prior to the neighborhood walk.

12. Resident Questions & Comments (limit 3 minutes per topic)

Meeting was adjourned at 7:45 pm

13. Executive Session to discuss legal advice and contemplated litigation per A.R.S. 33-1804, (1) (2)