

Countryside Valley Homeowners Association
Board Meeting
June 2026 Meeting Agenda
Countryside Community Club
9151 N. Bald Eagle Ave, Tucson, Az 85742
June 18, 2026
7:00 p.m.

1. Call to Order – Beau Wilcox
Meeting called to order at 7:00 p.m.
2. Roll Call/Establishment of Quorum
Present: Beau Wilcox President, Jerry Brown Vice President, Theresa Bolton Secretary
3. Approval of the May Board Meeting Minutes – Theresa Bolton
May 2026 Meeting Minutes were read and approved.
4. Financial Report – Beau Wilcox
May Financial Report was read and approved.
5. Vacancy on Board of Directors; treasurer / status of Property Management Company – Beau Wilcox
Treasurer position remains open. Beau Wilcox with Leo Race are jointly handling the duties.
6. Discussion of hiring a new Collections Attorney. Vote: proposed amount referred to collections. Previous Board \$250.00 or more is 6 months unpaid dues plus late fees.
The board voted to hire new collections attorney: Halk, Oetinger, and Brown. The Board voted to continue referring a delinquency amount of \$250.00 (6 months past due) to the collection's attorney. The attorney's fee schedule will be posted to the HOA website once they are on board.
7. Discussion to add CVHOA complaint form to website: Vote on adoptions of new form per AZ State Law complaints cannot be anonymous.
The Board voted to add the new complaint form to the website. To meet with State Law complaints cannot remain anonymous. Form to be up and running by the end of July 2026.
8. Status of landscaper. Vote to hire Stucco and Paint guy to repair CVHOA walls just above landscaping.
The board voted to hire a new landscaping company to maintain common areas.
9. Parking updates: problem areas, neighborhood mostly looks good.
Parking issues continue, however improvements have been noted in some areas. Parking issues also remains with homeowners parking off of the original existing driveway.
10. STATUS on filling the financial report: has not been done in over 25 years , COST to CVHOA: approx. \$1500-\$5000. Per legal counsel, this will be completed by Leo Race to meet Az State Law. Board to vote on changing the rules per legal guidance to align with Az State. Vote: add new rule or modify rules to align with Az State Law.

Leo will have the 180-day financial report ready in early July. The Board discussed and voted on having HOA attorney Wendy Erlich restate our current governing rules to meet with Az State Law.

11. Executive Meeting to follow (see separate Executive meeting agenda) to discuss specific homeowner with history of sending harassing emails to the CVHOA Board. Complaints about neighbors or the CVHOA must be legal and cannot be anonymous. All residents are welcome to attend an HOA Board meeting to discuss the complaint process.
 12. Residents Questions & Comments
- Meeting was adjourned at 7:50 p.m.

AGENDA FOR Executive Meeting

Executive Session to discuss legal advice per A.R.S. 33-1804 (1) (2) regarding harassing emails from home owner.

1. Discuss legal advice given from CVHOA attorney regarding harassing emails from homeowner.