

COUNTY CLUB VISTAS II  
BOARD OF DIRECTORS MEETING MINUTES  
OCTOBER 23, 2025, 9:30 am -  
FRIENDS IN DEED, ROOM D

Meeting was called to order at 9:35 am by President, Mike Simpson.

ROLL CALL OF OFFICERS /DIRECTORS – Attendance, all present

Mike Simpson, President/Environmental Committee  
Martha Crowell, Treasurer  
Debi Harney, Secretary  
Don *Wallenfang*, Architectural Committee  
TC Carr, Vice President, Website Manager

*SECRETARY'S REPORT* – Debi Harney read the minutes from the last Board Meeting May 22, 2025. Motion to approve Secretary's report as read by TC Carr, 2<sup>nd</sup> by Martha Crowell. Voted unanimous and approved.

*TREASURER'S REPORT* - Martha Crowell presented Treasurer's Report for 4/1/25 thru 9/30/25. Debi Harney made a motion to approve Treasurer's report as read, 2<sup>nd</sup> by Mike Simpson. Voted Unanimous and approved.

*ENVIRONMENTAL REPORT* - Alleyways, weeds and landscaping to be discussed in Old Business. There is a bank owned house on Tortuga that is vacant. Bank not willing to spend money for maintenance. Environmental committee will contact Pima County about condition of alleyways.

ARCHITECTURAL REPORT – nothing new to report

WEBSITE REPORT – 57 visitors to the website

OLD BUSINESS

Weeds, Alleyways and Landscaping – discussion about implementing fine schedule due to the amount of houses not

complying with CCVII CC&Rs. Board to develop procedures and distribution to homeowner's.

Volunteers – call was put out to get more participation from members. Lack of volunteers was discussed. John and Ann Donahoe volunteered to help on as needed basis.

## NEW BUSINESS

Election 2026 - 3 Board Member Term Expiration (TC Carr, Debi Harney, Don Wallenfang. Volunteers needed to handle the election and ballots for upcoming expirations. Secretary to send out e-mail for announcements for anyone wanting to run for upcoming board positions. Terri Baranowski volunteered to handle the mailing of ballots.

Suspension of dues for 2026 – discussion on suspension of next year's due as a way to lower bank balance. CCVII is a nonprofit and there are regulations concerning minimum and maximum balances allowed for non-profits. Other ideas were brought up – charitable contributions, redistribution to members. Treasurer to find out our minimum and maximum allowed in bank account and get back to the Board. Topic tabled until this information is received.

Increase Maintenance Line Item (Budget) – Treasurer wanted to increase this line item due to rising costs of chemicals and time spent on cleanings, flags and signage for front entrance. Motion was made by Mike Simpson to increase Maintenance Line Item by \$100, 2<sup>nd</sup> by Don Wallenfang. Voted unanimous and approved.

Debi Harney made a motion to adjourn meeting at 10:40 am and Don Wallenfang 2<sup>nd</sup>. Voted unanimous and adjourned.

Approved at 1-22-26 Board Meeting  
1<sup>st</sup> Motion to Approve Minutes as read Martha Crowell  
2<sup>nd</sup> Motion to Approve Minutes as read Mike Simpson  
Unanimously Approved