

MINUTES
CCDHA BOARD MEETING
January 25, 2022

The Board of Directors of Country Club District Homes Association met in person at 5:30 p.m. on January 24, 2022 at Kitzi Dingley's home.

Directors in attendance: Bev Elving, Jim Wilkinson, Christopher Mitchell, Cyrus Hund, Whit Zweifel and Kitzi Dingley.

Directors absent: Brad Beets

Approval of Minutes: Minutes for the previous meeting were not yet available. Bev will email them to Board members, who will make any revisions and provide approvals by email.

Beautification Report: The Board is asking for bids from companies for the island maintenance contract for 2022. Bev has been collected information from Heinen Landscape & Irrigation and Galvin Lawn & Landscape. She needs to get additional information from the companies to put the bids on a comparable basis. It is likely that both companies will have a bid around the level for last year's engagement.

Treasurer's Report: Jim provided the Treasurer's report. He covered financials for 2021 and provided a proposed budget for 2022. In 2021, CCDHA realized net income of \$1,186, which was \$8,607 above budget projections. Lower than expected expenses for legal fees and postponed work on the Schmelzer Island fountain accounted for most of the improvement. CCDHA had total reserves of \$33,554 at year-end 2021.

The proposed budget for 2022 has Total Income of \$26,720 and budgeted Total Expenses of \$31,826. This would result in a net loss of \$5,106 for 2022. The budget includes a carryover of \$4,000 to bring a city water line to the Schmelzer Island fountain. Budgeted Total Reserves for 2022 are \$29,635. This is above the Board's target of one year's average expenses, which is about \$27,800.

The Board accepted the report and approved the budget for 2022, subject to changes required for the island maintenance contract.

Newsletter: Kitzi will head the newsletter production and distribution for 2022. She will be assisted by Whit, Christopher, and Cy. The group will have in-person working meetings. Christopher noted that the Country Club Christian Church wants to communicate with the neighborhood, and there may be opportunities to do so through our newsletter. The Church and the CCDHA have a good working relationship, so the Board agreed that the newsletter should contain relevant Church-related stories on items of interest to the neighborhood.

The Board meeting was adjourned at 7:30 pm. The next meeting will be at Christopher's home on Tuesday, May 17th at 5:30 pm.