

MINUTES
CCDHA BOARD MEETING
July 11, 2023

The Board of Directors of Country Club District Homes Association met at 5:30 pm on July 11, 2023 at the home of Kitzi Dingley.

Directors in attendance: Brad Beets (via conference), Rachel Chrisman, Keely Daly, Kitzi Dingley, Bev Elving, Jim Wilkinson

The meeting was called to order at 5:56pm.

Minutes from the April meeting were approved as revised and will be sent to HA-KC for posting on the website. Motion by Kitzi, second by Jim.

Beautification Report: Bev Elving

Neighbors are watering the wishing well basket at 61st terrace. They asked if we could exhort the neighbors to put their recyclables on the side of their home out of site. What is the policy on this? The Homes Association does not police on behalf of the city's regulation. It was suggested that CCDHA include tips in the fall newsletter on how to be a good neighbor.

The Sign-Up Genius as well as personal pleas have worked to get people involved and help track who has volunteered to help with greenspaces. All the urns have "owners" now in addition to the landscape company watering once a week. The people who planted are invested in their urns and it looks beautiful. People donate or use existing plants to save the association money. Kitzi and Bev did their walk through with the landscape company and hired them to do a third of the work that was recommended, then the Elvings did the rest such as trimming and replanting. Pentas have been planted under the trees at McGee/Flagpole island – Katie Mohajir, friend of the Elders, bought \$500 worth of these blooming flowers to plant for the Elders to view. It is our understanding that a crew from Visitation will plant and care for the flowers. Roses were pulled out around flagpole in favor of perennials that take the heat and dry conditions.

Treasurer's Report: Jim Wilkinson

There was a discussion of plans for presenting financials at the upcoming CCDHA Annual Meeting. One topic is whether to ask for approval for an increase in annual assessments, and if so, by how much. To facilitate this part of the discussion, Jim shared projections that show summary financial information for 2023 – 2026. A key financial goal is to have Total Reserves at least equal to one year's Expenses. Total Reserves equal Retained Earnings plus Net Income. In the projections, our goal is satisfied in years where the Reserves/Expense ratio is at least 100.

The projections include three factors: whether we pay for putting in the water line for the fountain (we've applied for a grant to do this), whether expenses continue to increase, and whether we increase assessments. In the Base Case (no expense inflation, no assessment increase) we do not have enough reserves to cover a year's expenses if we have to pay to install the water line. If we receive a grant for the water line, our reserves are sufficient until 2025, when the Reserves/Expense ratio falls below 100. Jim shared five other scenarios which show the effects of higher costs and higher assessments.

A suggested increased fee of \$15 to \$20 per home will be voted on at the annual meeting. It was asked by a member of how our fees compare to neighboring associations. We need to keep a year's reserve and to keep that we need to have an increase in fees.

What other costs should we be paying for? Do we help cover the cost of the band for the 4th of July parade? What do we want the discretion to cover? Paseks have donated water to the fountain for years and they have been over taxed. We need to take this off them.

Summer Social Planning

Bev – hot dogs, buns, chips, condiments, name tags, grills

Jim – liquor, soda, water, ice and snow cone machine from Brookside Liquor

Brad – permit for block closure

Kitzi – portable toilet, bounce house

Keely – chairs and tables from church, signs for neighborhood, face painting, games

Rachel – e-vite, games

All - Bring coolers and trash cans. Arrive an hour early for set up. Stay for cleanup.

Communication channels:

E-vite with RSVP, Instagram, newsletter, yard signs, email from CCDHA, word of mouth/text

Event will be held the evening of August 20, 2023 at Rooster Island. Brad and Jim will send a sign up for who is handling which task. We will secure permits, bounce house, port-a-potty, food and beverage, chairs and tables. Signs and invites to be distributed well in advance.

Church Renovation:

Jim, Rachel, Bev attended the planning meeting for the Country Club Christian Church renovation and this information is being shared in the upcoming newsletter.

Water Line to Rooster Island Fountain:

On March 21, 2023 Brad submitted a request to the PIAC (Public Improvement Advisory Committee) to request having the city directly route water to the fountain. Rachel is seeking other options as well. Keely suggested creating a digital petition to solicit signatures in support.

Communication:

Summer Newsletter target completion date is July 20. The newsletter will feature an invite for the Summer Social, the PIAC grant applications, Tips on welcoming fireflies, the Annual meeting and more. The Instagram account has over 50 followers and growing.

New business:

Next meeting will be in October and the final date will be determined once we have the new board members.

Annual Neighborhood meeting:

Scheduled for Saturday, September 23, 10:00 am at Country Club Christian Church. Action to be taken includes election of two new board members, approval of dues increase to cover increasing expenses, social media and communication.

Old business

- Water fountain (see above)
- Neighborhood security – Brad investigated costs for having a nightly patrol. He came to the conclusion that it could double the association fees and that residents may not want to see that big of an increase. He is not convinced of the effectiveness of such patrol. Possibly address safety in an email or newsletter.
- City took care of slope on “duck pond” 57 st and 57th Terr and Belleview. They cut the electric to flagpole island. Brad spoke to Tim Hudson with the city – they agreed that the city is to cover the cost.

Newsletter distribution

- We email and mail the newsletter
- What is cost effective with the most reach?
- How much is a newsletter with HA KC?

Meeting adjourned 7:50 pm