

MINUTES
CCDHA BOARD MEETING
August 18, 2022

The Board of Directors of Country Club District Homes Association met at 6:30 p.m. on August 18, 2022 at the home of Bev Elving.

Directors in attendance: Bev Elving, Jim Wilkinson, Cyrus Hund, Kitzi Dingley, Whit Zweifel, Brad Beets

Directors absent: Christopher Mitchell

The meeting was called to order at 7:00.

Minutes from the May meeting were approved as previously submitted.

The first order of business was to discuss the summer social even to be held this coming Sunday the 21st at Rooster Island. We have a good number of RSVPs (50 adults and 27 kinds) so it looks to be a big turnout. The event planning document was reviewed and all items have been accounted for as completed. The board will arrive for setup at 4:00 and the event will start at 5:00. Weather looks to be mild and dry this year. Food and drink will be provided for the HOA guests: hot dogs, chips, soda, water, beer, wine and a snow cone machine. There will be a bouncy house for the kids and corn hole game.

We then reviewed the date and planning for the annual meeting. The meeting will be held on September 10th at 10:00 at the Country Club Christian Church. Agenda will be put together but generally we will cover: ongoing projects, beautification of the HOA, Financials. We will also need to present and resolution for Board member for the coming year and a resolution to increase the assessment to home owners by \$10 for the coming year. The HOA has not raised assessments for at least 10 years. We are taking a proactive approach to addressing a slight budget deficit due to increased costs. These will be presented and voted on at the annual meeting. We will be holding the meeting in person with no virtual component this year.

There are seven board members and four of their terms expire this year: Bev Elving, Kitzi Dingley, Whit Zweifel, and Christopher Mitchell. Whit and Christopher have chosen to roll off the board while Bev and Kitzi will continue for another term. We discussed five potential candidates to replace the two vacant seats and chose those to approach for consideration. Board members will be contacting the candidates for possible board positions.

Jim Wilkinson gave the financial report. Net income for the year is at 16,183 at the end of July which is in line with last year. Almost all of our income is realized at the beginning of the year and expenses will accrue throughout the year. We are on track to meet the annual budget, which shows a loss of 5,106 for the year. Current reserves are 50,923 with expected expenses leaving us with an estimated 29,635 at year-end. We like to keep a reserve of one year's expenses, which presently run around 27,800. Because we have been running an annual deficit and expect expenses to increase, we are proposing the increase in special assessment of \$10 per household. This would provide an additional 2,400 in income annually.

Bev gave a beautification report. This has been a tough year weather wise so it has taken a bit of a toll on the plants. The lack of water and heat has stressed some of our bushes and trees so there could be some losses. We are not 100% happy with the company hired for maintenance this year so we anticipate putting it out for bid for the coming year.

Old Business:

Fountain Water Supply: not discussed but continued expectation of completion

New Business: None

Next meeting is scheduled for August 18th, 5:30 at Brad Beets home

The meeting was adjourned at 8:15