

MINUTES
CCDHA ANNUAL MEETING
September 23, 2023

The Board of Directors of Country Club District Homes Association invited all homeowners in the association to attend the annual meeting at the Country Club Christian Church on Saturday, September 23, 2023 at 10:00 am. Invitations were delivered via email.

Directors in attendance: Brad Beets, Keely Daly, Bev Elving, Jim Wilkinson.
Members absent due to travel: Rachel Chrisman and Kitzi Dingley
Approximately 12 homeowners in attendance.

The meeting was called to order at 10:04 am.

President's Update - Brad Beets:

"Leave things better than you found them" is his motto for his term on the board and he hopes we have achieved this. Brad highlighted the work on the centerpiece of our neighborhood, the fountain at Rooster island and thanked our neighbors for their contributions to this. Brad updated the group on our presentation and proposal to the PIAC. The decision timeline is lengthy and we expect a decision in the Spring of 2024.

The names and addresses of new neighbors were read aloud and we were encouraged to welcome them to the neighborhood.

Election of Board members:

Matt Dodge and Chris Bannister introduced themselves, shared about their family and what they love about this neighborhood. Brad moved that they be elected to serve for 2-year term expiring in Fall of 2025. They were unanimously approved.

Beautification Report - Bev Elving:

Bev shared photos of urns in the neighborhood. Thank you to David Epstein and Wade Tajerin for donating the urns now on display at the south end of Rooster Island. Bev shared the HOA map of the islands and greenspaces we care for. There are 13 that the city owns and we choose to maintain. Budget for these is \$23,600 which is a substantial portion of our budget. The amount would be higher if not for the generosity of neighbors. We contract with Heinen for care and maintenance and watering. VanLiew's Home and Garden manages the fountain maintenance. Recognized neighbors who helped plant, water and maintain urns as well as the neighbors who help with the Rooster Island fountain. Any neighbor can sign up to be a Watering Angel – look for emails from the homes association or in the Spring Newsletter. Eric Elving reminded us to not put any chemicals in the fountain as they can be a danger to wildlife and children and the fountain structure. The HOA will handle the upkeep of the fountain. We are working with the city to continue electric service to the decorative lights at McGee (AKA Flagpole Island).

Treasurer Report - Jim Wilkinson:

Jim shared the latest financials with the group. Income is almost exclusively from assessments on properties. Main expenditures are taking care of the islands. Hoping PIAC grant comes through for us for the water supply to the fountain. Costs are increasing and we need reserves equal to one year of

expenditure. We are meeting our objective on this but with raising costs we will start to fall short of this goal. We have 244 homes in the association plus the church which is equal to four plots. At last year's annual meeting we asked for a \$10 increase and it was approved. As costs continue to increase we are asking for \$20 more per home this year which would bring us to a \$138 assessment fee. A question was asked about a collection of dues and Jim responded that almost all homeowners have paid their assessments. Because we have covenants on the home you are not allowed to sell your house without paying off any outstanding balance. Brad motioned to raise the assessment, Jim seconded and it was approved by the group.

Communications Report - Keely Daly:

We have a new logo so neighbors can easily recognize communication from the homes association. Newsletters arrive via mail and to the email address we have on file. Make sure you are receiving these. We welcome your ideas for features and articles. Our new Instagram account celebrates our neighborhood and promotes community events. Follow us @countryclubdistrictkc and look for some posts celebrating our homes over the holidays.

New business from homeowners in attendance:

- It was asked if we could create a directory of names that is shared among the neighbors. We discussed pros and cons and tabled it for the next board meeting.
- The tiles displaying the names of the streets on our corners are a unique and charming addition to the neighborhood. A neighbor pointed out that when a new sidewalk is installed that they don't always keep the tile names. How do we make sure they remain? Bev answered that the city is supposed to restore the tiles in the condition they were in before the repair (i.e. if there were tiles, they will be replaced).
- A neighbor asked about bringing back the annual trash event where neighbors could dump oversized items, and brush and electronics, etc. Can we partner with the church on this? Or can we promote existing city events which happen every few weeks? Perhaps more discussion at the next board meeting.