

MINUTES
CCDHA BOARD MEETING
December 15, 2021

The Board of Directors of Country Club District Homes Association met at 5:30 p.m. on December 15, 2021 in person at Bev Elving's home.

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

Directors absent: Brad Beets

Cyrus called the meeting to order at 6:00. In Brad's absence, Bev was appointed to act as secretary of the meeting. Review of the minutes of the September 17, 2021 meeting to review CCDHA Annual Meeting preparations and the October 13, 2021 CCDHA Annual Meeting was on the meeting agenda. Christopher Mitchell, who served as secretary for those meetings, will circulate the minutes to the board as soon as possible so they may be reviewed and approved via email.

The second order of business was to elect officers for the coming year. The board unanimously approved the following: Cyrus Hund, President; Christopher Mitchell, Vice President; Jim Wilkinson, Treasurer; Brad Beets, Secretary. Additionally, Kitzi was asked to be responsible for the neighborhood newsletter, and Bev Elving agreed to serve as head of the beautification committee. In discussing officer elections, board agreed that officer emails should be removed from the HA-KC website, to be replaced with a "Contact Us" form. Cyrus agreed to be responsible for this.

Cyrus then provided an update on the project to remove the restrictive deed language from CCDHA properties. Based on the recommendation of counsel, an amendment to the declarations of restrictions affecting the Country Club District was prepared by counsel. The amendment was approved by the board. Cyrus was authorized to sign the amendment, have it notarized and filed with the Jackson County Recorder of Deeds. Upon completion of that action, Kitzi will ensure it is reported to CCDHA homeowners in the next newsletter.

Jim Wilkinson next reviewed the financials for the year. He reviewed the balance sheet and income statement dated September 30, 2021. It is anticipated that we will end the year with a slight positive variance to budget. Island maintenance continues to be the largest budgeted expense. We anticipate that reserves will show a balance of a little over one year's operations at the end of the year, which has been the goal of the board. Accounts receivable continue to be very low. Jim and Cy will develop and propose the 2022 budget in advance of the January 24, 2022 board meeting.

Bev reported that she has received Heinen's proposal for island maintenance services for 2022, and that she will solicit additional bids, not only to seek to control cost but also to ensure high quality work. The results of that project will be reported to Jim for inclusion in the proposed 2022 budget.

Cyrus gave a Rooster island fountain project update. While the fountain itself is complete, the work with US Engineering and the city regarding a water supply has continued to be slow. Bev reported that we will seek to contract with Van Liew's for monthly fountain maintenance in 2022, as the volunteer approach to fountain maintenance proved to be unsuccessful. The completion of the work to provide a

water supply continues to be critical, as we cannot rely on generous neighbors indefinitely to provide the water supply.

Kitzi and Christopher discussed the newsletter for next year. Newsletters are to be published in January, April, July/August and October. Kitzi and Whit agreed to take the lead on content and Christopher will take the lead on production.

Old business: none

New business: Cyrus led a discussion on goalsetting for 2022. The board agreed that priorities are timely production of the newsletter, completion of the water supply to the fountain and continued solid fiscal management.

Next meeting is scheduled for January 24, 2022, at Kitzi Dingley's home.

The meeting adjourned at 7:30 pm.