

MINUTES
CCDHA ANNUAL MEETING
SEPTEMBER 10, 2022

The annual meeting of the Country Club District Homes Association was held at 10:00 am on September 10, 2022 at the Country Club Christian Church. The meeting was called to order at 10:05 by Cyrus Hund, President.

Cyrus welcomed those in attendance and thanked our host, Carla Aday, Pastor of Country Club Christian Church. Cyrus introduced the current board member and the new nominees for the coming year.

Carla Aday was invited to say a few words and provide an update on the church and upcoming events for the neighborhood church. They have a block party scheduled for Sunday September 18th and the entire HOA membership is invited to participate. They have a big construction project planned for their 100th anniversary celebration. She answered a few questions from the attendees on the design. The new design will be a welcome enhancement to the community.

Cyrus moved to the election of board members for the coming year. There are three members with one year remaining (Brad Beets, Cyrus Hund, Jim Wilkinson) and four members requiring election for a two year term (Bev Elving, Kitzi Dingley, Keely Daly, Rachel Chrisman). Brad Beets moved for the election of the four members, Bev, Kitzi, Keely and Rachel, for a two year term ending in the fall of 2024. Christopher Mitchel seconded the motion. It was unanimously approved by all in attendance.

Bev Elving next provided an update from the beautification committee. She provided an overview of what the committee does in terms of caring for the various islands in the neighborhood. There are 12 islands the association cares for and this is the largest budget item for the association. She explained the care of the islands by both contract services and volunteers of the HOA. She explained the complexity of care in terms of coordination and weather. The fountain care on Rooster Island is also a responsibility of this committee. Increased costs of services associated with all the island and fountain care is effecting our budget due to inflation. She recognized several of the volunteers and thanked everyone for the time and effort they put into keeping our neighborhood a beautiful place.

Jim Wilkinson provided the treasurer's report. The report included a review of the income statement, budget update and balance sheet for the association. He explained the goal of keeping reserves equal to one year expenses. He explained that we have been running a deficit each year and with increased costs sees this as a potential challenge to the reserve goal. Jim explained that the board had evaluated and felt with an increase of \$10 per member we could adequately erase the annual deficit and continue to build a strong reserve for future expected expenses. Some discussion was had and several members thought a larger increase was acceptable and a motion was made to increase dues by \$20 per member. Discussion ensued and objections were raised since the \$10 had been floated previously in some email correspondence to association members. It was felt that now switching to a larger increase would not sit well with the HOA membership. The rational that smaller increase over multiple years, should it be necessary, would be a more acceptable approach. The vote to increase by \$20 was voted down. A motion was then made to increase the base fee by \$10 from \$75 to \$85 per year. It was seconded and approved by the membership in attendance.

Cyrus Hund gave an update that the Deed Covenants had been legally changed and filed with the Recorder of Deeds. The historical covenants, although previously amended to remove this discriminatory language based on religion and race, had not been properly recorded. An attorney was hired by the board to complete legal recording of the changed language. This process has now been completed and the language has been both removed and the new language properly and legally recorded.

Cyrus thanked all those in attendance and thanked everyone for the thoughtful discussion this year.

The meeting adjourned at 11:10.