

**COUNTRY CLUB DISTRICT HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 14, 2014

Present: Nina Hollabaugh, President
Hannah Fenley, Secretary
Mary Edwards
Molly McGee

Absent: Doug Moskowitz, Treasurer
Jonathan Kemper
Willie Luening

The meeting opened with a treasurer's report presented by President Nina Hollabaugh. With association dues the primary source of association income, it was noted that a high percentage of homes has paid its dues in timely fashion. Of 247 homes in the association only eleven are delinquent at this time. Delinquent homeowners receive monthly reminders through the Homes Association of Kansas City (HAKC) office until they are current. It was noted that there is a policy in place which allows for a lien to be placed against properties delinquent on dues.

The status of the 2014 budget was then discussed, with Nina sharing information obtained through a meeting with staff at HAKC. Nina reported that money from association reserves was used to cover some 2013 expenses. Dues income for 2014 appears to be inadequate to cover all of our annual expenses, which would further jeopardize our reserves. Discussion ensued around ways to increase income and/or cut expenses. It was observed that the main expenses of the association are the annual dinner and meeting and island maintenance, with island maintenance the most substantial. Raising dues is the only means available to increase revenue. Although the Base Assessment cannot be changed, the Other Services Assessment can be increased with the approval of the homes association membership. The board voted to recommend an increase in the Other Services Assessment from \$46 to \$75. The Other Services Assessment has not been increased

since 2003. The recommended increase would allow the association to meet current budget expenses now and well into the future. The dues increase will be addressed at the upcoming annual meeting.

This year's annual dinner and meeting, scheduled for Wednesday, September 17, were then discussed and plans made. Hannah Fenley had gathered information on several caterers, and there was consensus among those present to utilize Stroud's. With regard to the meeting, an agenda will be included with the dinner invitation and will include the above-mentioned dues increase. The meeting will also include the election of new board directors. Nina and Mary Edwards, whose terms are ending, agreed to new terms. Nina announced that our Treasurer, Doug Moskowitz, would be unable to complete the second year of his term due to work commitments. The board accepted his resignation with gratitude for his commitment to the neighborhood. The names of neighbors who might serve on the board, replacing Doug and Willie Luening, were suggested, and Nina, with the support of other board members, will pursue nominees.

The care and maintenance of our islands was then addressed. Considerable credit is due Molly McGee for the work she has put into caring for our neighborhood's islands. Much of the labor is hired, but the idea of an "Adopt an Island" program was discussed. Having neighbors assist in the watering and maintenance of the islands might help build community among neighbors and support these lovely spaces which enhance our neighborhood. Molly shared several bids she had obtained for significant tree work on the islands. The board approved the use of Urban Tree Specialists, as bid, not to exceed \$3,500. Molly will follow up on the tree work and will choose an urn to replace the one destroyed by a car and oversee the replacement of the base on the island at 59th and Ward Parkway.

Mary Edwards reported the Nextdoor app is going to be used by the city of KCMO to improve communication between the city and residents. She will include information about this in the upcoming newsletter.

Mary also reported that the 2014 Dumpster Day will be held on the morning of Saturday, September 27th. The dumpster will be placed in the parking lot at Country Club Christian Church. Details regarding Dumpster Day will be reported in the upcoming newsletter, and a sign up for volunteers to staff the event will be circulated at the annual dinner and meeting. Thanks go out to

Mary for the helpful communication she provides and for organizing our annual Dumpster Day.

Nina provided an update on the board's ongoing attention to the statuary that enhances our neighborhood islands. She reported that she has obtained two bids for repair of the "Dove Statue" on the island at Greenway Terrace and Ward Parkway. She awaits an additional bid from a restoration company in Omaha. The board intends to review these bids at its next meeting. Very special thanks go to Nina for all her work as President, including a substantial amount of attention to our island statuary.

In closing, one item of new business was discussed. It was noted we are pleased with the work of Heinen Landscaping, the current provider of our island care and maintenance. Given that it has been several years since we have reviewed our agreement with them in depth and in light of our commitment to controlling expenses, we will secure bids from Heinen and additional potential providers.

The Country Club District Homes Association Annual Dinner and Meeting will be held on Wednesday, September 17. The next meeting of the board is scheduled for Monday, October 13, 2014.

Respectfully submitted,
Hannah Fenley, Secretary