

COUNTRY CLUB DISTRICT HOMES ASSOCIATION
Minutes of the Board Meeting
February 8, 2018

The Board of Directors of the CCDHA held a meeting on the evening of Wednesday, February 8, 2018 at the home of Randy Irey. The meeting was called to order by Board President, Randy Irey. In attendance were Jenny Beerman, Bev Elving, Randy Irey, Joanne Kane, Don McFarland, Jim Wilkinson and Cyrus Hund. Having all board members in attendance, the meeting proceeded with a quorum present.

- 1.) **MINUTES** The minutes of the October 11, 2017 meeting, which had been circulated in advance, were approved by the Board.
- 2.) **TREASURER'S REPORT** Don McFarland gave the Treasurer's Report. He walked the Board through the CCDHA's current balance sheet and income statement. Don noted there were still seven (7) delinquencies carried over from 2017 and thirty (30) unpaid dues as of January 31, 2018 that were billed in 2018. Randy Irey noted that the high number of unpaid dues was common early in the year, and that the board should expect to receive most member payments over the next several weeks. The motion to approve the Treasurer's Report was seconded and approved by the Board.
- 3.) **BUDGET** The budget report was delivered by Randy Irey. Several items were discussed:
 - a. A variance from 2017 budget was recorded in 2017 attributable to island maintenance. Randy explained that the late grass growing season created the need for lawn maintenance later in the season than expected. Don expressed satisfaction with current lawn company.
 - b. Randy reported that Island fountain expenses had been reduced for 2018 following the decision to discontinue maintaining the Smeltzer Island garden as an operable water feature. The group seemed to agree that flowers planted in the former fountain looked attractive.
 - c. Some stone masonry work was budgeted for 2018 to help restore Urns on Valley & Meyer and other miscellaneous repairs.
 - d. The budget for landscape maintenance was discussed. Several members of the board expressed satisfaction with the value of the current landscaper. The incumbent landscaper provided a bid that showed an increase of about \$1000 for the upcoming mowing season based on an increase in labor rates. A motion to approve the incumbent lawn company Heinen Landscape Bid was seconded and approved by the board. Randy to sign & send in.

Having reviewed reasonableness of budget assumptions, upcoming near-term expenses, a motion to approve the Budget was seconded and approved by the board.

- 4.) **OTHER BUSINESS** Several other topics were discussed by the board:
 - a. The annual dinner party at the Carriage Club was discussed. There were reports of some neighbors who would prefer the traditional outdoor tent party. Overall, most reports seemed to be very positive regarding the move from a tent party to an indoor event. Some board members reviewed the benefits of hosting the

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neighborhood indoors: 1.) Weather is no longer much of an issue. In September, storms, insects and/or high temperatures can be threaten a good time; 2.) Setting up the tent, tables, and coordinating catered food requires a lot of volunteers for time and physical labor; 3.) The outdoor party is usually no cheaper than having the event at the Carriage Club 4.) The audio/visual equipment at the Carriage Club accommodates speakers and special guests probably better. Board members generally agreed that the Carriage Club offered an excellent value considering the location and the quality of the food/drinks. A proposal to increase the meal charge from \$20 to \$30 was discussed and generally accepted as a fair increase by board members.

- b. MEYER AND VALLEY Bev Elving gave an update on the state of historic Urns that sit near the sidewalks on the intersection of Meyer and Valley streets.
 - i. Eric Austin, who lives on SW corner of Valley & Meyer reported that the Urns need some maintenance. It appeared that the bases that support Urns and columns need to be reinforced.
 - ii. A plan was developed to remove Yews covering up the base of the Urns. The size of the yews seem to be a safety hazard for traffic. Neighbors Eric and Cara were consulted with the idea to remove the Yews. Cara and Eric agreed removing the plants was a good idea and agreed to plant and maintain decorative plants in the absence of the Yews. It was also noted that the local neighbors have installed automatic watering systems in the Urns at their own expense.
 - iii. One note was made regarding the amount of pedestrian traffic crossing Meyer near Valley.
 - 1. Bev contacted the city to discuss the potential to install a formal crosswalk in this area. The city explained that they could not install crosswalks unless there are curb cuts and handicap accessible concrete installed. The city also said the volume of traffic did not support a formal crosswalk.
- c. OTHER STONE MASONRY WORK: Stone missing on Rock wall on Schmeltzer Island.

5.) NEWSLETTER

- a. The recent newsletter has been well received. The board discussed potential topics for future publication. Specifically, the board was looking for houses to feature in the newsletter. One suggestion: MaryAnne McCue 819 58th Street.
- b. The board discussed the possibility of moving the newsletter to some kind of electronic communication. Several logistical problems were brought up:
 - i. How should we capture email addresses?
 - ii. There are some neighbors who do not use email.
 - iii. For people who don't want an email, a website could be added to CCDHA

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1. An additional benefit would be that the HOA could receive electronic payment for the annual dues.
 - iv. JoAnne provided the board a sample of the email communication.
 - v. Note that the newsletter could be posted to Nextdoor
- 6.) **SPEAKER** Randy asked the board to consider speakers for the annual meeting in the fall.
Some ideas included:
- a. Battle of Westport
 - b. Jackson County Historical Society
 - c. Bike Trails – Someone from the city / Trolley Trail
 - d. History of the Stone Fence.
 - e. Wornall Home?

Randy agreed to investigate the possibility of having a member of a local historical society give an overview of the Battle of Westport.

Having discussed all urgent and upcoming business, the board adjourned.