

## CCDHA Board Meeting Minutes

February 5, 2019

The Board of Directors of Country Club District Homes Association met at 5:30 p.m. on February 5, 2019 at the home of Bev Elving.

Directors in attendance: Bev Elving, Cyrus Hund, Joanne Kane, Christopher Mitchell, Madeleine Rau and Jim Wilkinson.

Directors absent: Randy Irey.

The minutes of the October 16, 2018 meeting were approved as circulated in advance by Randy Irey, Secretary, with the correction of a typographical error in the Secretary's title.

Jim Wilkinson, Treasurer, presented the Treasurer's Report. Jim reviewed the December 31, 2018 financial statements of the CCDHA, which showed the CCDHA to be in a \$9,908 positive cash position to same date in 2017. The positive position resulted from reduced cost of the annual meeting due to reduced attendance, the early payment of 2019 assessment by some homeowners as well as \$3,850 in donations for renovation of the Schmelzer Island fountain. The total financial assets of the CCDHA at December 31, 2018 were \$42,906, of which \$36,782 was held in reserves. The Income Statement showed that the CCDHA was substantially within its budget as of December 31, 2018.

Jim Wilkinson, Treasurer, presented the 2019 budget, which was compiled by Jim and Bev Elving, President. Several items were discussed:

1. Revenue of \$4,650 and expenses of \$8,500 were included for replacement of the Schmelzer Island fountain. The budget assumes that \$4,650 in 2019 contributions, combined with the \$3,850 in donations received in 2019 for a total of \$8,500, will equal the cost of fountain replacement, with no negative impact to the CCDHA's financial position.
2. Island maintenance was budgeted at \$17,000, a slight increase from 2018 budget and a \$947 decrease from 2018 expense. Based on the bid received from maintenance provider, we expect a slight increase in maintenance cost which will be more than offset by a reduction in major island projects due to significant investment in those projects in 2017 and 2018.
3. Annual meeting income and expense was discussed, with an increase of \$300 of net expense. The Board discussed the current format of the annual meeting and potential measures to increase attendance and member engagement through a less formal, family-friendly event, with a separate annual business meeting.

Having reviewed reasonableness of budget assumptions and upcoming near-term expenses, a motion to approve the budget was seconded and approved by the Board. Board member Joanne Kane abstained from the vote due to the proximity of her home to Schmelzer Island.

Madeleine Rau presented the results of competitive bidding for island maintenance in 2019. Bids were requested from our current provider, Heinen Landscape and Irrigation, and another established service provider. The bid received from Heinen was significantly less than the other bid, and reflected slight increases in labor and materials, consistent with actual costs experienced in 2018. The Board seconded and approved the contract with Heinen Landscape and Irrigation. Madeleine also discussed participation in and timing of the spring walk-through of the neighborhood islands with Heinen to determine specific scope of work for 2019 beautification.

Christopher Mitchell reviewed the draft of the Q1 2019 newsletter, which he is scheduling to distribute approximately March 1. Subsequent newsletters are scheduled for June 1, August 15 and December 1.

Cyrus Hund led a discussion of the Schmelzer Island fountain project, including the action plan for completing fundraising of the budgeted revenue. In order to remain on schedule for replacement of the fountain in spring 2019, Cyrus requested approval to proceed with obtaining mechanical drawings for the plumbing, which request was seconded and approved by the Board. Joanne Kane abstained from the vote due to the proximity of her home to Schmelzer Island.

The Board discussed the results of the 2018 annual meeting and dinner and necessary planning for the 2019 event. The Board agreed that participation would increase with a less formal, more family-friendly event in early summer, providing members an opportunity to meet neighbors and celebrate the beauty of the neighborhood, including the new Schmelzer Island fountain. As such an event would not be conducive to a business meeting for election of board members and discussion of CCDHA business with members, it was proposed to hold a separate, shorter business meeting in a neighborhood location.

The meeting adjourned at 8:00 p.m.