

MINUTES
CCDHA BOARD MEETING
October 8, 2020

The Board of Directors of Country Club District Homes Association met at 5:30 p.m. on October 8, 2020 in person at Christopher Mitchell's home.

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

Directors absent: none

Bev called the meeting to order at 6:00 and asked if there were any changes to the meeting minutes for the board meetings of August 12th, August 18th, September 9th and the annual meeting of September 12th. No changes noted and minutes were approved.

The first 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.

Jim Wilkinson next reviewed the financials for the year. He reviewed the balance sheet and income statement dated September 30, 2020. Jim noted that there were some budgeted items that did not get updated properly, which he will correct with HA-KC. We could finish the year with a loss of about \$6,600, primarily due to capital expenditure for the fountain project for which contributions were received in 2018 and 2019, if the entire budgeted amount of \$11,000 for the fountain was expended in 2020 Current anticipated fountain expenditures in 2020 are approximately \$8,600, which would reduce the loss to \$4,200. We received additional contributions to the fountain project of \$600 in September but are still short of our goal. We will continue to solicit donations for the fountain through the newsletter as well as through an insert in the annual assessment invoice mailed to all association members in December. The deficit balance will be made up from the association's retained earnings. 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 are at the lowest level they have been in many years. Jim and Cy will develop and propose the 2021 budget at the January, 2021 board meeting.

Jim then provided an update to the current insurance coverage of the association. We obtained a bid from another insurance provider with the help of Doug Luther of HAKC. This year we were considering the addition of property coverage insurance due to the newly installed fountain. After consideration of cost benefits, it was determined to continue with the present insurance provider, American Family, with the same coverage as prior years. It was determined the property insurance was too expensive for the amount covered (\$250 for \$8500 in coverage). It was unanimously approved.

Bev then led a discussion on the very important topic of the CCDHA HOA Restrictive Covenant language and the history of our board actions. In 2005 the board had great perspective and forethought by reviewing the CCDHA deed restriction language. The board reviewed and removed all racially restrictive language fifteen years ago. However, recent actions by the Missouri Attorney General against other nearby homes associations have caused us to review the prior actions and process of removal to make certain it is legally approved. It has been determined that although the language was reviewed and

modified it should also be filed with the Jackson County Recorder of Deeds. In order to file our present language, we will be engaging the help of an attorney to officially file the current language with the County to assure everything is proper from a legal standpoint. The board agreed to engage legal counsel to make sure everything is officially filed so no questions should arise in the future as to the action that was taken fifteen years ago.

Cyrus gave the Rooster island fountain project update. The fountain is in! There have been very positive comments from neighbors as it looks fantastic. There is some work to be done to replace the pavers and we are in the process of receiving bids for the work. The work with US Engineering and the city regarding a water supply has continued to be slow. This may be pushed to the spring since we are about 60 days from winterization. Van Liew's has some final work to complete on wires and lights. Next year we will need to find a company for the ongoing service of the cleaning and maintenance of the fountain. Water supply structure and installation will most likely be addressed at that time as well.

Chris discussed the newsletter for next year. The last newsletter was very informative and well received by the members. We will shoot for quarterly newsletters and push to obtain 100% of the HOA member emails; we are currently above 90%. However, the board feels printing and mailing will also continue as a more a more effective and lasting form of communication. Kitzi and Whit agreed to take the lead on content and Chris will take the lead on production. The board should help by soliciting stories from neighbors or submitting articles of their own. Many good ideas on content were discussed for the coming year.

Old business: none

New business:

1. Ceramic tiles on street corner replacement to be explored with the city.
2. House number on the curb- this may be mentioned in the newsletter but we do not promote specific businesses as a HOA.
3. KC Sports Commission- we agreed to endorse them for running races that could route through the HOA in 2021, after having received their assurance that appropriate safety procedures are in place.
4. HAKC annual business meeting is upcoming and Bev will forward the information to Cy for distribution.
5. Whit has offered to take over responsibility for the CCDHA contact list from Bev.
6. The committee will seek assistance from the city for an ongoing drainage issue at 57th and Belleview.

The calendar of meetings for 2021 will be determined and circulated.

The meeting adjourned at 8:00