

MINUTES
CCDHA BOARD MEETING
July 26, 2021

The Board of Directors of Country Club District Homes Association met at 5:30 p.m. on July 26, 2021 by zoom with some members at Bev's home

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

Directors absent: none

The meeting was called to order at 5:30.

Minutes from the May meeting are being circulated for review and approval by email.

The first order of business was to discuss the details of the summer social even planned for August 22nd from 5-8 pm on Schmelzer Island. Jim had prepared spreadsheet of tasks and a timeline for completion. A number of the items have been completed and board members volunteered for the open items. Details were discussed and everyone should update Jim as items are completed.

The event will be promoted in the newsletter going out soon, invitations that board members will distribute on foot to the neighborhood, email to go out to association members and signs to go up throughout the CCDHA.

The annual CCDHA meeting will need to be scheduled in September. Cy will contact Country Club Christian Church about holding the meeting in person this year. Same format as prior years targeting a Saturday morning with coffee and rolls for members to enjoy during the presentation and update of the homes association business from the prior year.

Agenda items will be discussed and determined for the annual meeting in the coming weeks and should include: details of annual assessment and how this is calculated, financial update, fountain update, status of restrictive covenant language project among others to be determined.

Jim provided financial update by email outlined as:

- Our financial performance remains consistent with our projections for the year.
- Our net income for the year is almost \$17,000. But almost all income has been accounted for, and expenses will continue to reduce your net income. We anticipate a deficit for the year, but year-end total reserves should be adequate.
- Our largest expenses are for island maintenance. The good news is that we have spent less this year (\$7,017) than we did at this point last year (\$9,204). But past performance is no guarantee of future results.
- There are seven names on the delinquency list with total past dues equal to \$1,361.

We will need to schedule an October meeting to discuss potential board member changes for the coming year. There are three board member rolling off this year so we will need to consider candidates for openings should anyone decide not to renew for another two years.

The meeting was adjourned at 6:45