

**Country Club Homes Association
Board of Directors Meeting
April 03, 2008, 7:00 p.m.**

Board Members Present:

Peg Horner, President
Catherine Forbes, Secretary
Mary Lu Johnston, Director
Kevin Karst, Director
Phil Watkins, Director, Newsletter

Approval of Minutes:

Minutes from November 12, 2007 meeting were officially approved by all.

Budget Review:

Peg Horner, President, presented the budget report.

- Comparison review of actual 2007 budget to proposed 2008. Overall 2008 looks to be properly aligned and was board approved.
- Snow removal bill not yet in.
- Total 2007 Interest on Investments was reported.
- Of note: The CCHA fiscal year follows the calendar year--January 01 through December 31.

Old Business:

Dues Delinquencies

- 18 outstanding. Three outstanding more than 4 years.
- Discussion on what to do to encourage payment--
 - Rather than listing names/addresses of delinquents, run a newsletter article outlining why it is important to pay dues and how it affects you and your neighbors when dues are not paid. Also add a reminder that when the mortgage is signed, you have agreed to the terms and fees of the homeowners association.
 - For those at \$55 and less, we will give until August before taking action. These folks are receiving a monthly bill from HACCD and many will presumably have paid by that time.
 - For those at \$100 and more, we will consider sending a letter to encourage payment. The letter will serve as a reminder that terms and fees of the homeowners association were agreed to when the mortgage was signed. It will also detail the benefits of paying dues and the negatives of not (including potential lien action).
- Nancy Reicher will contact Clarence Foxworthy to find out if HACCD has a standard letter that can be used; if this is an approved method of contact by individual homes associations; and whose signature it should go out under. **We will decide to proceed or not, based on information collected.** If we need to prepare our own letter, all members will review and approve it before sending it out.
 - If the above-proposed letter does not get those homeowners to pay off balance due, we will organize a team to personally contact homeowners and discuss the issue face-to-face.

- At this time, proceeding with lien filing is not being considered.

Pet Waste

- Peg Horner reported that she has received calls and been approached by several homeowners regarding their interest in, and appreciation of, the pet waste article which ran in the last newsletter.

Security Issues

- Discussion continued about neighborhood crime issues and what can and might be done to help prevent/reduce incidences in our area.
- Nancy Reicher sent in a list of the police officers that currently patrol our area as provided by John Trainor.
- Peg Horner reported learning that in neighborhoods that have active crime watch programs, crime is reduced.
- A neighborhood security patrol is, at this time, too costly and will be too difficult to get all homeowners to fund given the current number of association dues delinquencies. We can solicit interest via the newsletter and see how many responses we get.
- KCPD is working on posting local area crime reports online and hopes to keep them updated every 24 hours. Tentative launch date is May.
- Nancy Reicher provided information on an automated phone service used by Country Side to send out alerts to neighbors. All agreed the cost of \$20 per activation was a little steep for CCHA at this time.
- All agreed that organizing Block Captains and setting up gmail would be a good start. (See below)

Block Captain Organization and Block-wide Gmail Lists/Alerts

- Mary Lu Johnston has agreed to help organize block captains and to look into setting up gmail for each block in the association to aid in sending out time-sensitive information regarding neighbors, neighborhood crime reports, etc.
- Block Captains will be asked to manage their individual block's email list and ensure those without email receive messages/alerts.
- Free Block Contact Training is being offered at the Kauffman Foundation on May 3. Board members are all encouraged to attend. (Peg Horner emailed all members information on March 30.) This may be a helpful starting point for organizing Block Captains.

Leaf Removal:

- No report.

New Business:

CCHA 2008 Annual Meeting/Fall Event

- Discussion regarding this year's Neighborhood Fall Rendezvous has begun. In keeping with last year's success, the board would again like to do the event on a Sunday – and would like to offer something new for the residents to look forward to. An old-fashioned ice cream social has been recommended including ice cream,

hotdogs, and entertainment. Phil Watkins will contact Bel Fonte and Catherine Forbes will contact Sheridan's regarding interest, capabilities, and cost.

Garage Sale

- Saturday, June 7
- Peg Horner to get signs from Nancy Reicher. Board agreed to place signs along Wornall Road again this year beginning on the Monday prior to the sale date. New this year, signs will also be placed on Ward Parkway (if/as allowed). Old yard signs will be donated by Mary Lu Johnston and re-made for this use.
- Nancy Reicher will be in charge of the Kansas Star advertisement – copy and placement.

Change in Bulky Trash Pick Up

- Due to budget cuts, as of May 1, 2008, the city will no longer pick up bulky trash items on a regular schedule. Solid Waste will now fall under Public Works. Individuals wanting bulky item trash pick up will have to call to schedule pick ups as needed.
 - All agreed we, as a neighborhood, should schedule at least two pick ups during the year. One right after the neighborhood garage sale in June (June 9 – 13) and one later (tbd). In the past we have also called the Ozanam Home and they have picked up unsold/unwanted items within the week after the garage sale.
 - Mary Lu Johnston will call Public Works to determine how to arrange scheduled pick ups.
 - Mary Lu will also list guidelines for these pick ups such as 1) for residents only, 2) items to be placed out by the curb no earlier than XX and by XX, 3) any items not picked up must be removed from the curb by XX.
 - Mary Lu will also gather information on local hazardous waste centers and if we could arrange a neighborhood pick up and what that might entail. Also if we could/should coordinate with another neighborhood.
 - Kevin Karst to gather information on local recycling centers, computer/tv recycling centers (such as Surplus Exchange), and the Johnson County Dump on Holiday Drive off I-435. Costs to take items to these locations will be needed as well.

Codes Complaint

- There has been a complaint regarding the condition of one of our neighbor's homes and inquiry as to whether or not it is in violation of code. Phil Watkins will check with the Kansas City Codes Department and find out what if anything can or should be done.

Community Meetings, Events, and Information

- Peg Horner, Phil Watkins, and Catherine Forbes reported on Mayor's Neighborhood Leaders Public Meeting regarding city budget and light rail concept. Catherine sent notes from that meeting to all members on February 12/13, 2008.
- Catherine Forbes reported on HACCD President's Luncheon on March 26, 2008 held at the EBT restaurant. Guest speaker was Mr. Lewis Leonard, K-State Johnson

County Extension Master Gardener. Topic: Quality and Underused Trees and Shrubs for the Johnson County Area.

- Nancy Reicher provided notes from the February 29, 2008 CCROW Advisory Committee meeting. Of special note is the 2010 construction start date for the Brush Creek/Volker to 54th Street section. We'll continue to keep tabs on this project.

Newsletter & Newsletter Advertising

- Phil Watkins is currently working on the next newsletter due to distribute in May 2008. Possible article topics to be included:
 - **Garage Sale** – Saturday, June 7. (In the past we have called the Ozanam Home and they have picked up our unsold items within the week after the garage sale.)
 - Publish **CCHA parameters**, north, south, east, and west and number of homes in our association.
 - There is a very neat, historic photo display of old Kansas City at the Plaza Library. You can also see historic photos of our area at www.oldkc.com. 1910 is the year our neighborhood area was approved. The CCHA began in 1924.
 - **Changes to bulky item trash pick up**. Scheduled dates and guidelines, plus addresses, information, and fees for: recycling centers, Johnson County dump, and hazardous waste centers.
 - **Delinquent association dues** – how neglecting to pay affects the homeowner and their neighbors. Reminder of legal agreement to pay when the mortgage was signed.
 - **Tree and shrub planting guidelines** and suggestions for this area.
 - **Neighborhood Security Patrol** – Your Input Needed (Peg Horner to check into and confirm fees)
 - Crime preventions tips for helping to make your home and neighborhood safer.
 - List of **Block Captains**
 - **HACCD website**
 - New **newsletter advertising** contact, fees, and requirements (see below)
 - Phil Watkins is now the contact for placing advertisements in the CCHA newsletter. New requirements were approved in November 2007 to help eliminate obsolete ads and generate funds for the CCHA as follows:
 - Ads are free to residents. However, residents must call to renew their ad for each upcoming issue.
 - Non-residents may place an ad in a single issue for \$10, two contiguous issues for \$15, or three contiguous issues for \$18.

Next Meeting

Next meeting date to be determined. Tentative: August

Thanks to all for your hard work, support, and input!