

**Country Club Homes Association
Board of Directors Meeting
July 17, 2008, 7:20 p.m. to 10:40 p.m.**

Board Members Present:

Peg Horner, President
Zoe Warmouth, Vice President
Nancy Reicher, Treasurer

Catherine Forbes, Secretary
Mary Lu Johnston, Director
Phil Watkins, Director, Newsletter

Approval of Minutes:

Minutes from April 03, 2008 meeting were officially and unanimously approved.

Budget Review:

Nancy Reicher, Treasurer, presented the budget report.

- Interest earnings are way down this year as compared to last year.
- Snow removal bill still not yet in.

Old Business:

Dues Delinquencies

Nancy Reicher reported 11 delinquencies outstanding. (Note: one homeowner paid last week of July!) Three homes are four years in arrears and one is five years. Three owe \$100 +.

- HACCD has advised CCHA to move forward with filing liens on those most delinquent.
- Delinquent homeowners are not allowed to vote in association elections.
- Catherine Forbes submitted for board review a draft letter to send direct to delinquent homeowners requesting payment.
- Board members are to review and return corrections/ suggestions by July 27.
- Letter to be mailed the start of August, prior to receipt of next bill, to those owing.
- If the above-proposed letter does not get those homeowners to pay off balance due, we will send a second letter with a much stronger message regarding lien filing to those owing more than \$100. We may also consider organizing a team to personally contact these homeowners and discuss the issue face-to-face.
- A newsletter article outlining why it is important to pay dues and how delinquency affects you and your neighbors was published in the May 2008 newsletter.

Security Issues

Peg Horner reported that neighborhood crime watch programs require special permits and training. Will check further with John Trainor and inquire about Crime Watch signs.

- Per Peg, the Police Department's crimereports.com is now up and running and should be updated every 24 hours.
 - Most of the recent crimes listed for our area were thefts from autos (usually items left in unlocked cars), one catalytic converter stolen, and one car theft. John Trainor has confirmed these reports and noted that they most were due to a single burglar who has since been caught.
- Peg shared information regarding the Good Neighbor Patrol, a not-for-profit organization that offers mobile security patrols via Orion Security to participating homeowners.
 - This information will be shared with homeowners in the next newsletter.

- Phil Watkins attended and reported on the Block Captain 101 and Secrets of Law Enforcement workshops put on by the City and held at the Kauffman Center. Many good tips on how to help keep our neighborhood safe will be shared with homeowners in the next newsletter.
- Catherine Forbes is to contact neighbor Catherine McCalla regarding a Police Department Safety Tips brochure her husband may be able to get and donate.
 - Distribution of this brochure/information will depend on quantity donated: distributed to all homeowners via Fall Rendezvous flyer distribution or inserted in next newsletter; handed out at Fall Rendezvous; or reprinted in upcoming newsletter(s).

Block Captain Organization and Block-wide Gmail Lists/Alerts

Zoe Warmoth has agreed to be Block Captain Captain/Director and get this group organized and more active.

- First order of business is to have a Block Captain meeting to introduce all the Block Captains and the Board Members, and to discuss current needs and objectives such as developing block-wide neighbor address lists with contact phone numbers and email addresses, and filling vacant Block Captain positions.
- Mary Lu Johnston will help set up gmail for each block in the association to aid in sending out time-sensitive information regarding neighbors, neighborhood crime reports, etc., once this group is organized.
- Block Captains will be asked to manage their individual block's email list and ensure those without email receive messages/alerts.

Codes Complaint

Phil Watkins reported that he checked out the reported codes complaint with the Kansas City Codes Department. All past complaints for this home have been addressed.

- Neighbors with a codes complaint need to call 311 and make a report so the City may properly check out the issue. Or, they may call the Neighborhood Preservation Division at 816-513-9010. Board members will share this information with homeowners on an "as needed basis" when they get calls, and if appropriate; possibly print in a future newsletter.

Leaf Removal

Subject is closed. No further discussion or pursuit needed.

CCHA 2008 Annual Meeting/Fall Event

Culver's has been reserved to cater frozen custard at this year's Fall Rendezvous event: "A New-Fangled Frozen Custard Social." Custard, toppings, cups, napkins, and spoons will be provided. (It was decided not to grill hotdogs and/or Hamburgers.)

- **Date:** Sunday, September 7, 2008 from 2 to 5 p.m. (Rain date tbd if needed)
- **Location:** Pennsylvania between 59th Street and 59th Terrace
- **Catherine:** confirm details with Culver's week prior to event; help Phil with flyer, signs and newsletter needs; get safety brochures from Catherine McCalla.
- **Peg:** Permit and cones; cooler with ice; two trashcans with liners; pick up barrel from Harvesters.
- **Phil:** 287 flyers; tip jar; any signs needed such as "Recyclables" for trashcan; cooler with ice; arrange with Harvesters for a donation barrel.
- **Nancy:** water from Cosentino's (donated); one or two cartons of SUGAR-FREE frozen yogurt or ice cream; line up Fire Department (truck); eight tablecloths; deliver printed flyers to Block Captains for distribution week of August 25 at the latest.

- **Zoe:** Contract tables and chairs (including one table for serving custard and drinks); cooler with ice; line up Police Department (Crime Watch).
- **Mary Lu:** pop-up tent for serving area; two trashcans with liners; return barrel to Harvesters with donations.
 - Chuck Wilson will bring his Ukulele for a little musical entertainment. Neighbors will be invited to bring their instruments for a neighborhood jam session to be led by Chuck.

Garage Sale

Additional signs are needed for next year. Nancy Reicher to look into costs.

New Business:

CCHA By-Laws Update

Nancy Reicher brought to the board's attention that the CCHA By-Laws is in need of updates.

- All Board Members are to proof the by-laws and be ready to discuss at next meeting.
- Nancy will re-type by-laws incorporating the following revisions plus any others found by board members:
 - Snow removal fee of \$12 was raised to \$15. Approved by 52 homeowners at 2007 Fall Rendezvous (20 meets the required quorum).
 - Section 8 should be Section 7.
- Revised by-laws to be voted on by homeowners and then distributed to all homes.

Board Elections

Three board positions are up for election and must be re-elected or replaced.

- Ballots with incumbents and write-in nominations for new members by homeowners will be taken at the Fall Rendezvous event. (Phil to produce ballots.)
 - Suggestion: Also request nominations/volunteers for open Block Captain positions
- Voting Box will be monitored by a Board Member to ensure homeowners with delinquent dues do not vote.
 - Nancy to get homeowner address list. Phil to work up a checklist to go next to Ballot Box.
- Once positions are filled, the Board will decide position changes as/if needed.

Insurance Czar

The HACCD suggested that boards appoint an "Insurance Czar" to review and monitor neighborhood insurance needs administered by the HACCD. As the CCHD does not have any common areas, there is no need for this sort of insurance coverage, therefore, an Insurance Czar is also not needed.

Wornall/Meyer Pillars

Peg Horner reported that the Wornall/Myers Homes Association is requesting donations to help with repair/rebuild of the Wornall/Meyers Pillars on Ward Parkway. \$24,000 has already been awarded in PIAC funds. Bid for the work is approximately \$60,000.

- After much discussion and consideration, it was determined that CCHD does not have a line item for this sort of donation in the budget and therefore regrets that it will not be able to make a contribution.

Kessler Award

Peg Horner asked if anyone had any neighborhood nominations for this year's Kessler Award, which recognizes outstanding landscape of a home. Winner(s) are featured in the HACCD May/June newsletter.

- Nomination forms can be downloaded.
- The Kessler Award will be promoted ahead of time in next year's Spring CCHA newsletter to solicit neighborhood participation in nominations.

Jim Gary Award

No nominations from CCHA this year.

Community Meetings, Events, and Information

Peg Horner attended and reported on HACCD President's meeting.

Newsletter

Phil Watkins is currently working on the next newsletter, due to distribute week of August 4, 2008. Possible article topics to be included:

- Fall Rendezvous** – “New-Fangled Frozen Custard Social,” Sunday, September 7 with neighborhood jam session. (Rain date tbd.) Harvesters donations accepted. Fire Truck and Crime Watch presentation.
- Hazmat Centers** – follow-on to Recycling article.
 - Catherine to email Ward Pkwy Association to see if they are going to do Southside Cleanup this year.
- Codes Complaints**– call 311 or the Neighborhood Preservation Division to report codes violations.
- Delinquent association dues** – payment reminder.
- Heartland Tree Alliance:** follow-on to tree planting article.
www.heartlandtreealliance.org and Tree 101 Course.
- Neighborhood Security:**
 - **Summer Safety Tips** – As found in the July-August 2008 HACCD newsletter
 - **Block Watch 101** – What we can do to help prevent crime in our neighborhood.
 - **Crimereport.com** – Up-to-date crime reports for our area.
- List of **Block Captains** and **Homes Association of Country Club District**
website: www.haccd.org.
- Newsletter advertising** contact, fees, and requirements.
- Dump the Pump** – information about riding the metro.

Next Meeting

Next meeting date to be in October. Actual date to be determined. Location: Phil & Catherine's.

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