

COUNTRY CLUB HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

March 11th, 2021

Minutes of the Board of Directors Meeting of the Country Club Homeowners Association, *Kansas City, MO*. Due to the Covid-19 pandemic, this meeting was held using ZOOM video conferencing technology.

I. CALL TO ORDER

Board member Tom Grimaldi called the meeting to order at 7:15 p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at 7:15 p.m. Present:

- Sharon McNulty, President
- Tom Grimaldi, Vice President
- Rachel Denton, Treasurer
- Kathleen Forsyth, Director
- Matt Watson, Acting Secretary

Absent: - N/A

Also Present: - N/A

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Kathleen Forsyth seconded by Tom Grimaldi, to approve the minutes of the Regular Meeting of January 7th, 2021 Motion Carried at 7:20 p.m.

IV. FINANCIAL REPORT

Rachel Denton gave the report, year end and to date, as follows at 7:25 p.m. Total of Seven (7) delinquencies - Two (2) w/liens and Five (5) late. Rachel stated that this was

the average with years past. Rachel presented the 2021 budget; Tom made motion and Matt second to approve the budget, the Board unanimously approved the new budget.

- A. Total assets as of (12/31/2020) \$44,121.40
- B. Operating as of (12/31/2020) \$3927.60
- C. Reserves \$44,438.78
- D. Delinquencies \$585.17
- E. Lien on APN <> approved by the Board. \$1,804.62

V. Old BUSINESS

Unfinished business was discussed Tom Grimaldi at 7:45 p.m.

- Tom asked Matt if he had a chance to reach out to Benita Webber if she would be interested in taking on the new role of Block Capitan Coordinator. Matt stated that he had but would do so and let the Board know via email.
- Kathleen stated that she would gather the list from Sharon to reach out to the Block Captains.

VI. NEW BUSINESS

New business was discussed by Tom Grimaldi at 8 p.m.

1. Tom proposed that the Board should have a central line of communication via email with the members of CCHA. Kathleen expressed that some Block Captains were uncomfortable with handing over email addresses to the Board that belonging to households in the CCHA. It was stated that there are no current rules or guidelines about the handling of resident's email addresses.
2. Residents of CCHA are being encouraged and asked to reach out to Kansas City 311 with regards to infractions related to city services, not the Board.
3. Matt shared that he received an email from 607 W 60th Ter. regarding CCHA guidelines for new installation on fencing. Tom volunteered to respond, via email sharing that CCHA follows codes/ordinances of Kansas City.
4. Tom asked if current liens need to be renewed or extended due to expiration and accruing additional charges. Kathleen stated that she would reach out to Patty at HAKC for further guidance.
5. Rachel proposed the need for new/additional assessments or if increase in dues are needed.

VII. NEXT MEETING DATE

The next Board meeting is scheduled for *April 29th, 2021* at 7 pm.

The board meeting adjourned at 8:22 p.m.

These minutes were approved by the Board of Directors.

M. Watson Matt Watson, Secretary

04/29/2021 Date