

COUNTRY CLUB HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

April 29th, 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: - Benita Webber of 420 W. 59th Ter.

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Sharon McNulty seconded by Rachel Denton, to approve the minutes of the Regular Meeting of March 11th, 2021 Motion Carried.

IV. FINANCIAL REPORT

Rachel Denton gave the report, including 2020 year-end and 2021 to date. Regarding payment of the Annual Dues owed to CCHA there were a total of thirty-four (34)

delinquencies - Two (2) w/liens and Five (5) late. Rachel stated that this was the average with years past.

- A. Total assets as of (03/31/2021) \$49,009.12
- B. Operating as of (03/31/2021) \$1,338.10
- C. Reserves \$43,116.58
- D. Delinquencies \$3,831.13
- E. Lien on APN <> approved by the Board. \$1,870.75

Matt inquired about the increase in delinquencies. Rachel shared that accounts are not delinquent until March for prior year and tends to taper off quite dramatically by end of May. Rachel also shared that the list is almost a month old.

Tom asked if there were any outstanding bills from RC Lawn and Tree service for snow removal. Rachel said she would check with HAKC to see if they had received any more bills for snow removal and Tom offered to reach out to RC Lawn and Tree service.

V. Old BUSINESS

The following Unfinished Business were discussed.

- Kathleen spoke with several Block Captains but not all. Block Captains agreed to provide contact information for their respective blocks. Kathleen is working on a list of Block Captains, their response and any feedback/comments they wish to provide.
- Tom to follow up with HAKC on several questions he has about liens for unpaid Annual Dues.

VI. NEW BUSINESS

The following New Business were discussed.

With recent reduction of COVID-19 cases, the Board voted and approved moving forward with the *Fall Rendezvous*. Sharon to obtain necessary permit(s). Residents will be encouraged to bring their own chairs. Possibility of having live music. Sharon to check on Betty Rae and Tom to check on Golden Scoop for ice cream. Tom offered to provide a few tables he has. Event to take place either the 11th or 18th of September from 5-7 p.m. - to be confirmed at next meeting in June.

- Sharon, Kathleen and Benita to meet in the coming weeks to plan a Block Captain meeting and provide report for the next Board Meeting.
- Matt inquired about adding glass recycle collection services onto the ballot
- Rachel proposed the need for new/additional assessments or if increase in dues are needed for glass recycle collection.

VII. NEXT MEETING DATE

The next Board meeting is scheduled for *June 22nd, 2021 at 7:30 pm.*

The board meeting adjourned at 8:05 p.m.

These minutes were approved by the Board of Directors.

M. Watson Matt Watson, Secretary

06/22/2021 Date