

## **COUNTRY CLUB HOMES ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

May 10th, 2022

Minutes of the Board of Directors Meeting of the Country Club Homeowners Association,  
*Kansas City, MO.*

#### **I. CALL TO ORDER**

Board member Tom Grimaldi called the meeting to order at 7:00 p.m.

#### **II. ROLL CALL OF OFFICERS**

Roll call of officers at 7:00 p.m. Present:

- Tom Grimaldi, President
- Karlie Speicher, Vice President
- Kathleen Forsyth, Director – via Zoom
- Matt Watson, Secretary

Also Present: - Benita Webber – via Zoom

#### **III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

Motioned by Karlie Speicher seconded by Kathleen Forsyth to approve the minutes of the Regular Meeting of March 8th, 2022. Motion Carried at 7:20 p.m.

#### **IV. FINANCIAL REPORT**

1. Rachel Denton was absent but emailed Financial Reports prior to Board meeting. There was a total of 24 delinquencies - Two (2) w/liens. For reference, in April 2021, 16 delinquencies – Two (2) w/liens.

- A. Total assets as of (4/30/2022) \$46,973.67
  - B. Operating as of (4/30/2022) \$887.96
  - C. Reserves \$46085.71
  - D. Delinquencies \$3,664.36
  - E. Lien approved by the Board \$2,227.61
2. For reference, bank account balance in April 2021 at month end was \$45,284.56
  
  3. 2021 990-N tax postcard filed
  
  4. Snow removal costs more significant this year. Board should consider either reallocating funds from bank account to snow budget or possible re-assessment
  
  5. Now on track with Glass Bandit invoices (two months recorded in February).
  
  6. Tom has questions regarding snow removal assessments and asked that the information be carried over to the next meeting.

**V. Old BUSINESS**

The following Unfinished Business items were discussed:

1. Benita Webber provided an update on Plant Swap event
  - 8 residences attended
  - Possible event in the Fall
  - Interest expressed in creating a Garden Tour for CCHA
  
2. Discussion for reassessment of liens/late fees for unpaid CCHA dues
  - Karlie to follow up with HA-KC – how to file and update.
  - Create a criteria for how to handle liens/late fees moving forward

- Board agrees to keep late fee assessments the same as in 2021

## VI. NEW BUSINESS

1. Fall Rendezvous – Date 9/17/2022 from 4-6pm
  - Create a committee to plan Fall Rendezvous
  - Relocate event one block South – Pennsylvania Ave between 59<sup>th</sup> St and 59<sup>th</sup> Ter due to more level street and shade from trees
2. Ballots – Matt motioned to have 2022 voting conducted via mail for assessments and election of Board Members, Karlie second. Unanimous Board approval.
3. Election
  - Seats up for election - Tom Grimaldi, Rachel Denton, and Kathleen Forsyth
  - Benita to reach out to Block Captains to create a committee to find/nominate interested homeowners to serve on the Board
4. Assessments for 2023
  - Glass Recycle program - assessment amount – vs – using CCHA reserves?
  - Snow removal program - impose same assessment amount as 2019?
5. Benita Webber – Block Captain meeting scheduled for 5/12/2022
  - 2 Block Captain vacancies – 400 block of 57<sup>th</sup> Ter and 600 block of 57<sup>th</sup> St
  - Discuss the following topics.
    - A. Continue snow removal services? Vote on a new assessment?
    - B. Continue glass recycle services? and how the service will be paid for?
    - C. Block Captains to send out email blasts regarding neighborhood related events and situations
    - D. Create a Fall Rendezvous committee

6. CCHA Annual Garage sale - date of June 11th, 2022
  - Karlie to retrieve the signs from Sharon and put out the Thursday before the garage sale
  - Block Captains to send out email blast
7. Newsletter – Tom to create mid-year Newsletter and mailed with ballots to CCHA Homeowners
8. Welcome Wagon – Benita talked about creating the concept of “Welcome Wagon” in addition to the information packet mailed to new homeowners from HA-KC.
  - Block Captains to distribute “package”
  - Donations from local businesses
9. CCHA Centennial - April 28<sup>th</sup>, 1924
  - Put together a committee to begin the planning process
  - Benita to discuss putting together a committee during Block Captain meeting

## **VII. NEXT MEETING DATE**

The next Board meeting has been scheduled for 7/12/2022 at 7 pm.

The board meeting adjourned at 9:00 p.m.

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 7/12/2022