

## COUNTRY CLUB HOMES ASSOCIATION

### BOARD OF DIRECTORS MEETING

July 12th, 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
- Matt Watson, Secretary

Also Present: - Benita Webber

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

Motioned by Tom Grimaldi seconded by Kathleen Forsyth to approve the minutes of the Regular Meeting of May 10th, 2022. Motion Carried at 7:20 p.m.

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

1. Rachel Denton was absent, financials carried over from May 10th 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

## **V. Old BUSINESS**

The following Unfinished Business items were discussed:

1. Discussion for reassessment of liens/late fees for unpaid CCHA dues
  - Karlie to follow up with HA-KC – how to file and update.
  - Cost to file Lien - \$100-125, fee added to Lien when satisfied
  - Liens accrue 8% interest - monthly
  - Liens need to be refiled/renewed every 10 years
  - Karlie made motion to set lien threshold at \$300.00, Matt second. Board unanimously approved the motion
  - Board agrees to mail final notice letter to homeowners prior to filing Lien

## **VI. NEW BUSINESS**

1. Fall Rendezvous – Date 9/17/2022 from 4-6pm
  - Benita to create a new version of Scavenger Hunt
  - 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
  - Karlie to seek sign off from homeowners on Pennsylvania Ave between 59<sup>th</sup> St and 59<sup>th</sup> Ter.
  - Karlie to apply for and pick up permit
  - Benita to gather information on food truck – Taco Republic
  - Invite Jason w/Crushed Glass or J.T. from snow removal to attend
  - Discussion around budget – further conversations at next meeting
  - Various other duties/task to be assigned at next meeting

2. Ballots – To be finalized by September 15<sup>th</sup>, 2022 and mailed by October 1<sup>st</sup>, 2022
3. Election
  - Seats up for election - Tom Grimaldi, Rachel Denton, and Kathleen Forsyth. Rachel and Kathleen are not seeking reelection.
4. Assessments for 2023
  - Matt to put together a survey via SurveyMonkey that will ask various questions regarding assessments for Crushed Glass and Snow removal services. After approval from the Board, Tom will send the Survey along with an explanation for the purpose of the survey to Block Captains asking that it be emailed to CCHA homeowners. Paper copies will be available as requested.
5. Newsletter – Tom to create mid-year Newsletter and mailed with ballots to CCHA Homeowners
6. Kate – Proposed idea of bringing in a neighborhood dumpster. Tom to do further research
7. CCHA Centennial - April 28<sup>th</sup>, 1924
  - Put together a committee to begin the planning process

## **VII. NEXT MEETING DATE**

The next Board meeting has been scheduled for 8/9/2022 at 7 pm.

The board meeting adjourned at 8:30 p.m.

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 8/9/2022