

# COUNTRY CLUB HOMES ASSOCIATION

## BOARD OF DIRECTORS MEETING

November 9th, 2021

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 7:15 p.m.

### II. ROLL CALL OF OFFICERS

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

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

Absent: - Sharon McNulty, President

Also Present: - Benita Webber and Karlie Speicher

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

Motioned by Tom Grimaldi seconded by Kate Forsyth, to approve the minutes of the Regular Meeting of July 29th, 2021. Motion Carried at 7:20 p.m.

### IV. FINANCIAL REPORT

1. Rachel Denton gave the report, year end and to date. Regarding payment of the Annual Dues owed to CCHA, there were a total of nine (9) delinquencies - Two (2) w/liens.

- A. Total assets as of (11/9/2021) \$43,856.06
- B. Operating as of (11/9/2021) \$3,847.46
- C. Reserves \$40,008.60
- D. Delinquencies \$684.63
- E. Lien approved by the Board. \$2,045.40

1. We saw a big shift in expenses this year resulting in our spending less on the Fall Rendezvous/Annual Meeting and more on mailing and HAKC-provided administrative expenses than we budgeted for.
2. There are still a few Fall Rendezvous/Annual meeting outstanding expenses.
3. Matt Watson motioned that 30% of annual dues be moved into a separate line item in the budget for discretionary use. Kate Forsyth seconded the motion. Motion was passed by majority vote 4-0.

## **V. Old BUSINESS**

The following Unfinished Business items were discussed.

1. Fall Rendezvous was a great success with a better-than-expected turnout with residents attending from 87 CCHA homes. The live music was well received along with ice cream from Golden Scoop. Many email addresses were collected. The main request to the Board when using the email address, "Bcc" the addresses when sending out emails. Benita Webber and Karlie Speicher to work on creating a master list of email address for the Board.

## **VI. NEW BUSINESS**

1. Tom Grimaldi shared the following election results, 122 ballots were cast, representing 42% of the association's members.

### **Board Member Election**

- Poston Pritchett – 54 Votes
- Karlie Spelcher-Clay – 83 Votes
- Matt Watson – 89 Votes
- John Gordon – 1 write-in vote
- Tom Grimaldi – 1 write-in vote

## **Glass Recycling Question**

- Yes – 101 Votes
- No – 18 Votes

Tom Grimaldi motioned that new board member positions start 1st of calendar year. Rachel Denton second. Motion was passed by majority vote 4-0. Board member roles to be assigned during next Board Meeting.

2. Tom Grimaldi discussed establishing a Board Meeting Schedule for 2022 that will be posted on HA-KC website. Rachel Denton motioned that Board Meetings to be conducted the 2nd Tuesday of the following months: January, March, May, August and November. Matt Watson second. Motion was passed by majority vote 4-0.
3. Tom Grimaldi to reach out JT with RC Tree services to establish new snow removal contract. Board agreed to same terms as last year, plow at 2" snow increments and Matt Watson to approve salt/sand treatment.
4. Post-election The Glass Bandit retracted their pricing structure due to increase cost of operation and pending merger. After several email correspondents the new price for glass recycle pickup services per household is \$2.50 per month per household (increase of \$0.50), for a grand total expense of \$8,670.00. Matt Watson made motion to move forward with the additional expense given the overwhelming approval of the program during the election. Tom Grimaldi second. Motion was passed by majority vote 4-0.
5. Adopt-A-Street program reached out to CCHA regarding interest. Tom Grimaldi to present information in the Annual Newsletter for those that maybe interested in participating.
6. Tom Grimaldi to work on creating the Annual Newsletter and email to the Board for review. The newsletter deadline is December 1st and will be included with the annual invoices.
7. Benita Webber to work on job description for the new role of Block Captain Coordinator and present to the Board for review. Benita is also working on dates for the Block Captain meetings for 2022.

**VII. NEXT MEETING DATE**

The next Board meeting has been scheduled for 1/11/2022 at 7 pm, via Zoom due to uptick in Covid-19 cases.

The board meeting adjourned at 9:22 p.m.

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 1/11/2022