

COUNTRY CLUB HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

November 29th, 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 7:10 p.m. Present:

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

Also Present: - Benita Webber and Poston Pritchett

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motioned by Kathleen Forsyth seconded by Karlie Speicher to approve the minutes of the Regular Meeting of September 13th, 2022. Motion Carried at 7:15 p.m.

IV. FINANCIAL REPORT

1. Rachel Denton was absent, financials via email prior to Board meeting. There was a total of 12 delinquencies - Two (2) w/liens.

A. Total assets as of (10/31/2022) \$40,090.90

- B. Operating as of (10/31/2022) \$13,905.76
- C. Reserves \$26,185.14
- D. Delinquencies \$3,153.46
- E. Lien approved by the Board \$2,315.43

V. Old BUSINESS

The following Unfinished Business items were discussed:

1. Tom provided additional information for Neighborhood Cleanup Assistance Programs (NCAP) - "Dumpster Program" event for 2023. Dumpster requests start 3/3/2023. Discussion on placement of the dumpster and need for a couple of volunteers. Discussion to carry over to next Board meeting.
2. CCHA Centennial - April 28th, 1924
 - Put together a committee to begin the planning process after the first of the year.
 - Budget for the CCHA Centennial
 - Who will lead the committee
3. Karlie reintroduced the idea of curbside leaf/yard waste removal for 2024 with possible subsidies much like glass recycle. Discussion table for future conversations.

VI. NEW BUSINESS

1. Board positions: new directors start their terms in January.
2. Matt motioned for \$5 snow removal assessment; Karlie seconded. Unanimous Board approval.
3. Matt motioned for \$15 glass recycle pick up, Karlie seconded. Unanimous Board approval.

4. 2023 Budget to be voted on at January meeting
5. Board meetings scheduled for the second Tuesday of the following months; January, March, May August, September, and November.
6. Benita provided Block Captain updates, including the idea of putting together a committee to create and distribute “Welcome Packets” for new neighbors.
7. Tom to draft a letter advising homeowner the Board’s intent of filing a lien for past due HOA fees and assessments, including late fees and interest – 644 Huntington. Per the Minutes from the Board Meeting on 7/12/2022; the Board voted to assess Liens for outstanding accounts more than \$300.
8. Tom reviewed election results; Tom Grimaldi — 113 votes, Benita Webber — 109 votes, Poston Pritchett — 106 votes, and 4 Write-In Candidates — 1 vote each. CCHA received 122 completed ballots from its 289 homeowners (42%). A total of 117 votes were cast on the curbside glass recycling issue, with 95 homeowners (81%) voting in favor of the measure, and 22 voting against it. There were 120 CCHA residents who voted on whether to add a \$5 assessment for snow clearance to their 2023 HOA Dues, with 114 (95%) voting for the measure and 6 opposing it.

VII. NEXT MEETING DATE

The next Board meeting has been scheduled - TBD (information will be posted online)

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

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 1/10/2023