

**Country Club Homes Association
Board of Directors Meeting
Thursday, December 10, 2020, 7:00 pm**

Because of the Covid-19 pandemic, this meeting was held using ZOOM video conferencing technology. Board members and others attending the Zoom call were:

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

New Business

- Tom presented current bids for snow removal for the 2020-2021 season. Requests for bids were sent to the following companies;
 - Envision Lawn
 - Beautiful Outdoors
 - RC Lawn and Tree
 - Beerman Lawn
 - Heinen Landscape

Only three responses were received, Envision Lawn, RC Lawn and Tree, and Beautiful Outdoors. The other two either did not respond or stated that they did not have capacity to take on additional accounts. The respective bids;

1. RC Lawn and Tree 816-352-7990 [RCLawnandTree@yahoo.com]. Matched their bid proposal from last winter, \$400 cost per push starting at 3" of snow.
2. Envision Lawn and Tree 816-200-9757 [EnvisionKC@gmail.com]. Submitted a proposal with a variable per-event charge that changes depending on the snow accumulation. The charges break out as follows:
 - 1-4" = \$315
 - 4-6" = \$615
 - 6-8" = \$815
 - 8-10" = \$1,000The application of salt, either before the storm or after plowing, will be \$500 per application
3. Beautiful Outdoors 913-406-8557 [BeautifulOutdoors@gmail.com]. Submitted a flat-rate proposal instead of a per-event charge as we had requested. They are offering to plow our streets for the entire winter for a flat fee of \$4,000, payable in 4 equal monthly installments of \$1,000. The Beautiful Outdoors bid included a separate per-event charge of \$300 per application to apply salt.

The board voted and approved using RC Lawn and Tree again this year. Rachel requested that billing take place on a monthly basis this year. Subsequently, Tom

proposed looking into lowering the amount of snow removal threshold from 3" to 2", thus hoping the costs of snow removal would be proportionally reduced as well. Tom volunteered and the board agreed to again contact Envision Lawn and Tree and RC Lawn and Tree to inquire about the reduction in snow push amount and possible new rates. The board agreed we do not want salt treatment without prior approval. Although the previous board administration requested prior authorization of the contracted company for snow removal, the current board agreed that snow removal authorization would be automatically determined by local weather reports (without prior authorization). Weather data/reports from KSHB41 news station (located on the Kansas City Country Club Plaza) will be utilized.

- Kathleen received inquiry from 817 W 61st Ter, regarding the use of the boulevard located at Belleview Ave and W. 60th Ter. It was determined this area is not within CCHA boundaries. The specific use was not stated. Kathleen and/or Tom to reach out to 817 W 61st Ter to direct them to the proper HOA.
- Tom made mention of creating a newsletter, to be reviewed by the board. He is planning to distribute the newsletter "by hand" with the help of his children to avoid incurring additional postage expenses.

Old Business

- Tom announced that The State of Missouri has dismissed its lawsuit against the Country Club Homes Association. Tom emailed a copy of the Dismissal to the board members, which was filed Monday, Nov. 23.
- Tom inquired if anyone had received the year end newsletter, mail-in ballots along with the HOA dues statement. No one on the board had received the mailing. Tom stated that he would check-in with Doug Luther at the Homes Association office and report back to the board via email.

Budget Review

- Rachel stated she would have the budget report for the next meeting.

Next Meeting

The meeting was adjourned with the Board agreeing to meet again, Thursday, January 7th, 2021 at 7:00 pm via Zoom. The primary goal of the next meeting will be discussion of the budget and block captain meetings.

M. Watson

01/07/2021