

**COUNTRY CLUB HOMES ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
January 7th, 2021

Minutes of the Board of Directors Meeting of the Country Club Homeowners Association, *Kansas City, MO*. Due to the Covid-19 pandemic, this meeting was held using ZOOM video conferencing technology.

**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:

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

Absent: - N/A

Also Present: - N/A

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

Motion by Sharon McNulty, seconded by Tom Grimaldi, to approve the minutes of the Regular Meeting of December 10th, 2019, Motion Carried at 7:20 p.m.

**IV. FINANCIAL REPORT**

Rachel Denton gave the report as follows at 7:25 p.m.:

Rachel stated that she would have the formal report available for the next meeting. She believed that we currently have a surplus of roughly \$1500-2500.

- A. Total assets as of (*date*)
- B. Operating \$
- C. Reserves \$
- D. Delinquencies (\$)
- E. Lien on APN <> approved by the Board.

**V. Old BUSINESS**

Unfinished business was discussed Tom Grimaldi at 7:45 p.m.

- A. Everyone expressed their satisfaction with RC Lawn and Tree snow removal service. Tom stated that he saw them come down his street several times. Matt stated that he was contacted prior to service to confirm that we did not want the salt treatment (per the contract).
- B. Tom is currently wrapping up the newsletter for distribution at the beginning of this year.

**VI. NEW BUSINESS**

New business was discussed by Sharon McNulty at 8 p.m.

- A. Tom shared the following election results from Doug with HAKC;
- 62 ballots received (21%) of homes
  - Most voted for 3 candidates, but some only cast votes for 1 or 2
  - Rachel Denton - 59
  - Kathleen Forsyth - 58
  - Tom Grimaldi - 62
  - Write-in Whitney Arthur
  - Write-in Steve Wenberg
- B. CCHA will not be sponsoring a Garage Sale this year due to Covid-19, however, the board agreed to overlook those individual household who wish to host their own Garage Sale events.
- C. The annual Fall event may still take place in some compacity pending the Covid-19 situation.
- D. Tom and Sharon agreed to work together on updating the Block Captain list.
- E. Kathleen agreed to reach out to the current Block Captains to verify those that still want to serve.
- F. Tom proposed that we have a zoom meeting in the near future with the Board and Block Captains.
- G. Matt proposed that a new position should be created with the title of "*Block Captain coordinator.*" Sharon shared that the idea has been tossed around in previous meetings and with the prior administration; however, no one wanted to assume the role.
- H. Tom asked for approval from the Board to have HAKC make copies of the newsletter and to mail them to homeowners. Everyone agreed to the additional expense.

**VII. NEXT MEETING DATE**

The next Board meeting is scheduled for *March 11th, 2021* at 7 pm.

The board meeting adjourned at 8:32 p.m.

These minutes were approved by the Board of Directors.

**M. Watson**

---

Matt Watson, Secretary

**03/11/2021**

---

Date