

COUNTRY CLUB HOMES ASSOCIATION
BOARD OF DIRECTOR'S MEETING

May 12, 2026 – 7pm

Minutes of the Country Club Homeowner's Association Board of Directors meeting. The Board met at the home of Director Poston Pritchett.

The meeting was called to order by Board President, Matt Watson.

The following Board members were present:

- Matt Watson, President`
- Poston Pritchett, Vice-President
- Chris Jury, Treasurer
- Nancycaroline Cubine was excused.
- Jen Dolson, Director (Block Captain & Homeowner Communications)

1. Review and approve March 10, 2026 Board meeting minutes.

The minutes were not available as Nancycaroline was unable to attend the meeting and she didn't send them in email. Reviewing and approving the minutes will be postponed to a future date.

2. Treasurer's Report

Chris distributed the updated statements & accounts via email. He shared that we have charged close to \$1000 on interest due from homeowner's who have not paid their dues on time, which can help cover increases in postage we incur by sending out those late notices. Chris also shared that our projected revenue and expenses are in line with expectations. There was also some general discussion that the property at 5815 Summit is coming close to owing over \$200 (our limit before filing a lien). The general consensus is that we might want to send a 'pre-notice' so we can try and get the situation resolved before next year's dues and glass recycling are billed (officially putting them over the limit). Possibly a follow-up note in January, reminding homeowners that the payment is due by the end of January. We'll look at this further as we near the end of this year.

3. Block Captain Update

The CCHA postcard have gone to all the blocks with a Block Captain, and Jen is working to get the postcards distributed to the blocks that don't have a Block Captain. Jen shared that she is still waiting to get the list of resident email addresses that were captured during the Centennial Celebration and Matt confirmed that Nancycaroline has the information she captured during check-in and should be getting that to Jen. He will remind Nancycaroline. Jen also shared that Tom has copied her on some emails that he sends out to his block, as well as some information about the Homes Association that he sends to new residents on his block. He mentioned to Jen that there had been some discussion about the board starting a Welcome Committee or Welcome Wagon, but he didn't think it had started yet.

Additional discussion brought out the fact that HA-KC sends out a flyer/brochure with a lot of that information.

4. Other Business/New Business

a. Dumpster Day updates

Discussion arose regarding who all will be helping, the location, time line, signage, etc. Feedback from homeowners about having Dumpster Day is always positive, but this year we also received some feedback asking that we have a consistent location for the dumpster, that the dumpster be on flat ground as much as possible, and that we have good signage (both regarding location and sponsorship (CCHA vs neighboring HOAs).

b. Bryant School updates

No new updates.

c. Fall Festival updates

Discussed things we'll want to organize for the Fall Festival in October:
Music, Bounce House (without the punching bag (basketball hoop is OK), tables and chairs, closed street signage, drinks, BYO desserts, popcorn, recycling bin, ice.
More details as we get closer to the event.

d. Remaining Schedule of Events.

June: HoA Garage Sale

August: next Board Meeting

October: Fall Festival

Motion was made to adjourn the meeting.

The next regular Board Meeting is scheduled for August 11, 2026.

Nancy Caroline will be out of town.