

## **COUNTRY CLUB HOMES ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

January 10th, 2023

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 and newly elected Board Members at 7:10 p.m. Present:

- Tom Grimaldi, President
- Karlie Speicher, Vice President
- Poston Pritchett, Director
- Benita Webber, Director
- Matt Watson, Secretary

Also Present: - Chris Jury

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

Motioned by Tom seconded by Poston to approve the minutes of the Regular Meeting of November 29th, 2022. Motion Carried at 7:15 p.m.

#### **IV. FINANCIAL REPORT**

1. Rachel Denton emailed year-end financials via email prior to Board meeting. There was a total of 11 delinquencies - Two (2) w/liens.

- A. Total assets as of (12/31/2023) \$36,858.69
- B. Operating as of (12/31/2023) \$16,523.01
- C. Reserves \$20,335.68
- D. Delinquencies \$3,144.51
- E. Lien approved by the Board \$2,444.64

Rachel noted that year-end delinquencies are trending up

Year	Total Delinquent As Of Years End	Of Those, How Many Liens
2022	11	2
2021	9	2
2020	7	2
2019	7	2

Rachel noted bank trend, seems appropriate given new capital programs

Year	Year End Bank Balance	Percent Change YOY	Overall Percent Change 2019-2022
2022	\$34,134.13	-11.2%	-11.2%
2021	\$38,426.85	-13.5%	
2020	\$44,438.78	15.6%	
2019	\$38,426.85		

Matt motioned to approve Financial Report, Karlie seconded.

**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. Applications open later this month. Tom will fill out the application and gather additional information for location and date of event.
2. CCHA Centennial - April 28<sup>th</sup>, 1924 – tabled to next Board meeting

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 – tabled to future Board meeting.
4. 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. Tom is working on the letter with verbiage to include a deadline for paying outstanding balance(s) between date of letter to the next Board meeting before a lien is filed.

## **VI. NEW BUSINESS**

1. Welcomed new Board members and assigned 2023 Board roster
  - A. President – Tom Grimaldi
  - B. Vice President – Karlie Speicher
  - C. Director – Benita Webber
  - D. Director – Poston Pritchett
  - E. Secretary – Matt Watson
  - F. Treasurer – Chris Jury (CCHA homeowner – not a current Board member)
2. 2023 Budget tabled to next Board meeting.
3. Board Meeting schedule
  - A. January 10<sup>th</sup>
  - B. March 14<sup>th</sup>
  - C. May 9<sup>th</sup>
  - D. August 8<sup>th</sup>
  - E. September 12<sup>th</sup>
  - F. November 14<sup>th</sup>
4. CCHA event schedule
  - A. Plant Swap – 4/22
  - B. Garage Sale – 6/10
  - C. Dumpster Day – tbd
  - D. Fall rendezvous – 9/30
  - E. Block Captain meetings – May and August (dates tbd)
  - F. Centennial planning meetings - tbd

5. Tom provided updates on subcontractors – Crushed Glass contract has been signed and COI collected. RC Lawn & Tree snow removal contract has been signed, awaiting COI.
6. Benita provided Block Captain updates – looking to create a committee for creating and distributing “welcome packets”.
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. Benita shared that neighbors (new/current) are reporting missing glass recycle bins and the process for reporting to Crushed Glass. Matt stated that he would reach out to Jason with Crushed Glass to request replacement on missing bin(s) and how future communication can be distributed to the entire CCHA.
9. Benita asked that Board meetings be limited to 90 minutes or less. Although the Board agreed that the meetings can run long, was not sure how to implement such an option but will try to honor the request moving forward.
10. Newsletter – looking at the option(s) of making changes with CCHA Newsletter. Looking at change in frequency, how the newsletter will be delivered to homeowners, type of information, and possible advertising. Karlie volunteered to spearhead the program.

## **VII. NEXT MEETING DATE**

The next Board meeting has been scheduled – March 14<sup>th</sup> at 7 pm, location 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: 3/14/2023