

# COUNTRY CLUB HOMES ASSOCIATION

## BOARD OF DIRECTORS MEETING

March 14th, 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 elected Board Members at 7:10 p.m. Present:

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

Also Present: - Chris Jury

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

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

### IV. FINANCIAL REPORT

1. Chris presented the Budget report and noted that delinquencies are running high due to the timing of the report.
  - A. Total assets as of (3/14/2023) \$ - unavailable
  - B. Operating as of (3/14/2023) \$ - unavailable
  - C. Reserves \$ - unavailable
  - D. Delinquencies \$ - unavailable
  - E. Lien approved by the Board \$ - unavailable

Chris to email delinquency report (to include current liens), financial worksheets and bank statements.

## **V. Old BUSINESS**

The following Unfinished Business items were discussed:

1. Tom shared that he has not received the COI from RC Lawn & Tree snow removal.
2. CCHA Centennial - April 28<sup>th</sup>, 1924 – Matt asked Karlie to co-chair the committee, Karlie agreed. The Board discussed the possibility of a one-time assessment to fund events throughout the year. Further discussion regarding adding street name tiles to CCHA sidewalks.
3. Karlie is seeking additional information regarding curbside leaf/yard waste removal for 2024 with subsidies like glass recycle. Discussion tabled to next Board meeting.
4. Tom to draft a letter advising homeowners of the Board's intent of filing a lien(s) for past due HOA fees and assessments. Tom wants to review prior letters sent from the Board.
5. Benita shared that she may have a contact for help with publishing the CCHA newsletter on a more regular basis and with greater frequency.
6. Discuss whether By-Laws support making non-elected Treasurer a member of the Board with authority to vote with other Board members on the management of the Association (Chris Jury). After further review, Tom shared that is not possible to do so without an election.
7. Plant Swap scheduled for April 22<sup>nd</sup> for 1-1/2 hours at Benita's House. 420 W 59<sup>th</sup> Ter.
8. Dumpster Day – Date TBD, location to take place at 59<sup>th</sup> St. and Pennsylvania. Karlie to seek approval of Homeowners. Will need volunteers to monitor the event.

9. CCHA garage sale signage – Benita to seek volunteers to put out and remove signage.
10. Benita provided Block Captain updates – looking to put together a committee for creating and distributing “welcome packets” as well as a Fall Rendezvous planning committee. Benita also shared that she may want to change the traditional scavenger hunt in years past to one where the scavenger hunt takes place during the Fall Rendezvous.

## **VI. NEW BUSINESS**

1. Board Meeting schedule
  - A. May 9<sup>th</sup>
  - B. August 8<sup>th</sup>
  - C. September 12<sup>th</sup>
  - D. November 14<sup>th</sup>
2. CCHA event schedule
  - A. Garage Sale – 6/10
  - B. Dumpster Day – tbd
  - C. Fall rendezvous – 9/30
  - D. Block Captain meetings – May 18<sup>th</sup> and August (dates tbd)
  - E. Centennial planning meetings - tbd
3. Tom provided a brief update regarding the Bryant School vacancy. See attached email dated 01/26/2023 and letter sent to KCPS Board of Education on 02/28/2023.
4. Poston did not have any further updates regarding traffic and pedestrian concerns in Brookside.
5. Addressed the concerns of Homeowner(s) who do not want to pay the assessment fee for curbside glass recycle pickup. Poston to present draft letter to the Board.
6. Discussion took place surrounding the use of CCHA email list or CCHA Block Captain email list for the purpose of distributing information regarding nonprofit organizations information/events. The Board expressed that the use of email addresses should only be used for CCHA related purposes.

**VII. NEXT MEETING DATE**

The next Board meeting has been scheduled – May 9<sup>th</sup> at 7 pm,  
Tom Grimaldi's house, 414 Huntington Rd.

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

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 5/09/2023