

COUNTRY CLUB HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

May 9th, 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
- Benita Webber, Director
- Matt Watson, Secretary

Also Present: Chris Jury

Absent with excuse: Poston

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motioned by Tom seconded by Benita to approve the minutes of the Regular Meeting of March 14th, 2023. 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 (4/30/2023) \$45,681.83
 - B. Operating as of (4/30/2023) \$3,810.82
 - C. Reserves \$25,046.78
 - D. Delinquencies \$4,429.94
 - E. Lien approved by the Board \$2,551.16

Motioned by Matt and seconded by Karlie to approve the Financial Report.

V. Old BUSINESS

The following Unfinished Business items were discussed:

1. Board Meeting schedule
 1. May 9th
 2. August 8th
 3. September 12th
 4. November 14th

2. CCHA event schedule
 1. Garage Sale – 6/10
 2. Dumpster Day – 5/27
 3. Fall rendezvous – 9/30
 4. Block Captain meetings – May 18th and August (dates tbd)
 5. Centennial planning meetings – 4/10, 6/6, 6/26, 7/25

3. CCHA Centennial - April 28th, 1924 – Matt asked Karlie to co-chair the committee, Karlie agreed. Karlie to ask for volunteers during Block Captain meeting in May.

4. Benita agreed to send an email to Block Captains for an email blast to homeowners regarding dumpster day – time, rules, and regulations.

5. CCHA garage sale signage – Karlie to deliver signage to Matt Watson’s house for storage.

6. Plant Swap – Benita Shared that only one person showed up for the event and that she has left over plants available – located on her front porch.

7. CCHA resident paid Curbside Glass Recycle assessment without response to email – Karlie

8. Snow Removal – Tom proposed the idea of not extending the Snow Removal Assessment for 2024. CCHA did not utilize these funds for 2023

9. Karlie is seeking additional information regarding curbside leaf/yard waste removal for 2024 with subsidies like glass recycle. Discussion tabled to next Board meeting.

10. Benita shared that she may have a contact for help with publishing the CCHA newsletter on a more regular basis and with greater frequency, will also seek additional volunteers during Block Captain meeting.
11. 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 – Tabled
12. There are two more Board Meetings prior to Fall Rendezvous – September 30th. Possible additional meeting in July (Scheduled 7/11) for planning purposes. Karlie is seeking volunteers to help with the Fall Rendezvous event.

VI. NEW BUSINESS

1. 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 – Tabled pending further details.
2. Poston did not have any further updates regarding traffic and pedestrian concerns in Brookside – Tabled
3. New City Ordinances for short term rentals – Tom to send out a summary of details.
4. Jackson Country property tax reassessment notices – Chris summarizes the process and his experiences into an email for Benita to send to the Block Captain as an email blast.
5. Benita shared Wornall Homestead HOA postcard she received as possible future ideas for CCHA.

VII. NEXT MEETING DATE

The next Board meeting has been scheduled – July 11th at 7 pm, Poston's house, 621 W 58th Terr.

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

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 7/11/2023