

COUNTRY CLUB HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

July 11th, 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 7:10 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
- Matt Watson, Secretary

Also Present: Chris Jury - Treasurer

Absent with excuse: Benita Webber

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motioned by Tom seconded by Poston to approve the minutes of the Regular Meeting of May 9th, 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 (6/30/2023) \$43,961.02

B. Operating as of (6/30/2023) \$5,796.99

C. Reserves \$25,046.78

D. Delinquencies \$4,296.17

E. Lien approved by the Board \$2,585.30

Motioned by Poston and seconded by Tom to approve the Financial Report.

V. Old BUSINESS

The following Unfinished Business items were discussed:

1. Board Meeting schedule
 1. August 8th
 2. September 12th
 3. November 14th
2. CCHA event schedule
 1. Fall rendezvous – 9/23 (note change in date) 4-6 pm.
 2. Block Captain meetings – August (dates tbd)
 3. Centennial planning meetings – September (dates tbd)
3. CCHA Centennial - April 28th, 1924 – Matt and Karlie provided brief update and highlights of current plans. Next meeting scheduled for July 25th at 6:30. Still looking for volunteers.
4. Curbside Glass Recycle – Tom is still waiting to hear back from Jason, per his email requesting an update on the success of the program along with any anticipated changes in pricing. The Board briefly discussed renewing the assessment for 2024 and how much the assessment should be.
5. Karlie is seeking additional information regarding curbside leaf/yard waste removal for 2024 with subsidies like glass recycle. Discussion tabled to next Board meeting.
6. CCHA Newsletter – Karlie stated she would reach out to Ginnie Hall for interest in taking over the CCHA newsletter.
7. 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
8. Fall Rendezvous – Karlie motioned to change the event name from Fall Rendezvous to Fall Festival. The Board approved unanimously. Karlie is gathering estimates for table and chair rentals. Karlie is also gathering information regarding insurance for Bounce House rentals. The committee is still seeking volunteers to help with the Fall Festival event. 2023 Budget - \$1044.20, Spent \$1147.28 – 2022, Spent \$1669.20 – 2021.

VI. NEW BUSINESS

1. Dumpster Day – Tom shared that Dumpster was “very successful” and that the dumpster was filled by noon. Tom scheduled another Dumpster Day for this Fall, October 14th located at Pennsylvania and Huntington.
2. Document Storage/Access – Poston incurred about the location of CCHA documents and being able to access those documents for reference. Poston said he would investigate scanning the documents after Tom locates the boxes/totes of papers.
3. HA-KC Board of Directors Nominations – Tom shared information sent from HA-KC regarding the upcoming election along with the application. Tom is going to send information to Benita asking her to send it to Block Captains for an email blast to CCHA residents.
4. Annual Meeting – Matt and Karlie term is ending, and their position is up for election. Matt and Karlie expressed interest in continuing to serve. Tom is going to ask Benita to send an email to Block Captains as an email blast seeking interest to serve on the Board.
5. The Board discussed waiving the late fee and interest for a homeowner who paid the annual dues late. This homeowner has paid late in previous years, and the Board agreed to the waiver again this year. But the Board president sent a letter to the homeowner stating that late payment of the annual dues drives up the association's costs, and in the future, we may not be willing to again waive the late fees and interest.

VII. NEXT MEETING DATE

The next Board meeting has been scheduled – August 8th at 7 pm, Location TBD

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

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 08/08/2023