

# COUNTRY CLUB HOMES ASSOCIATION

## BOARD OF DIRECTORS MEETING

August 8th, 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 7:15 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
- Matt Watson, Secretary

Absent: Benita Webber and Poston Pritchett

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

Motioned by Tom seconded by Karlie to approve the minutes of the Regular Meeting of July 11th, 2023. Motion Carried at 7:20 p.m.

### IV. FINANCIAL REPORT

1. Chris Jury was absent, financials carried over from July 11th Board meeting.

- 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

### V. Old BUSINESS

The following Unfinished Business items were discussed:

1. Board Meeting schedule
  1. September 12<sup>th</sup>
  2. November 14<sup>th</sup>
  
2. CCHA event schedule
  1. Block Captain meetings – August (to be held via email)
  2. Centennial planning meetings – September (dates tbd)
  3. Fall rendezvous – 9/23 (note change in date) 4-6 pm.
  4. Dumpster Day – 10/14
  
3. CCHA Centennial - July 11<sup>th</sup>, 1924 (note date change to match incorporated date) – Matt and Karlie provided updates and highlights of current plans along with budget needs. Also provided brief overview of Neighborhood Tourism grant requirements. Tabled to next Board meeting.
  
4. Curbside Glass Recycle – Tom provided updates on correspondence with Jason Jantz. There is no intention to raise prices next year. CCHA pays Crush Glass \$2.50 per home per month for biweekly curbside glass recycling. CCHA's 289 homeowners pay half this cost (\$1.25 per home per month, or \$15 for the year) and CCHA pays the other half out of surplus funds. Do we continue the program and if yes, how do we pay for it? Tabled to next Board meeting.
  
5. Karlie reached out to Compost Connections for a quote on curbside leaf/yard waste pickup for 2024 and if all 289 homes participate – monthly rate of \$6 per household for 5 bag max weekly pickup (\$72 per household per year). Homeowners that already have accounts with Compost Connections and have prepaid will NOT receive a refund if CCHA launches this new program. Does CCHA subsidize the program and if yes, how do we pay for it? Tabled to next Board meeting.
  
6. CCHA Newsletter – Tom has reached out to Ginnie Hall to discuss interest in taking over the CCHA newsletter. The newsletter should ideally be included with the ballots.
  
7. No progress in drafting a form letter advising homeowners of the Board's intent of filing a lien(s) for past due HOA fees and assessments.

8. Dumpster Day is scheduled for October 14<sup>th</sup>, located at Pennsylvania and Huntington.
9. Some of the CCHA Documents have been located but not turned over to Poston yet so he can digitize them.
10. Annual Meeting/Election – Matt and Karlie’s term is ending, and their position is up for election. Matt expressed interest in continuing to serve. Karlie will let the Board know her intentions soon.
11. Fall Festival –Karlie shared plans for September 23<sup>rd</sup> Festival along with budget request. Motion by Karlie to approve \$1800 budget, Tom 2<sup>nd</sup>. Funds beyond the budgeted amount for 2023 to be pulled from surplus. Additional details and requests to be covered at the next Board meeting. Karlie to work with Ginnie on creating a flyer and ask Benita to send it out to Block Captains.

## **VI. NEW BUSINESS**

1. Rumor of Airbnb house on West 59<sup>th</sup> Terr. Need to check new city ordinance on Short Term Rentals. No additional information at this time, the Board will track as more information becomes available.
2. The Trolley Track Trail Meeting was held on August 3<sup>rd</sup>. Poston to provide updates – Tabled.

## **VII. NEXT MEETING DATE**

The next Board meeting has been scheduled – September 12<sup>th</sup> at 7 pm, Location TBD

The board meeting adjourned at 8:50 p.m.

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 09/12/2023