

COUNTRY CLUB HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

September 12th, 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
- Benita Webber
- Poston Pritchett
- Matt Watson, Secretary

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motioned by Tom seconded by Karlie to approve the minutes of the Regular Meeting of August 8th, 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. November 14th
2. CCHA Centennial - July 11th, 1924 (note date change to match incorporated date) – Matt provided updates and highlights of current plans along with budget needs. Also provided brief overview of Neighborhood Tourism grant requirements. Poston moved to approve the budget request and Benita 2nd. Unanimous vote by the Board; 5-Yes, 0-No.
3. 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. Matt made a motion to not subsidize the costs, Karlie 2nd. Unanimous vote by the Board; 5-Yes, 0-No. The ballot will ask CCHA homeowners to vote "yes" or "no" to paying the full costs by the means of an assessment in 2024.
4. 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.
5. 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 – deadline September 22nd.
6. 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.
7. Dumpster Day is confirmed and scheduled for October 14th, located at Pennsylvania and Huntington.
8. Some of the CCHA Documents have been located but not turned over to Poston yet so he can digitize them.

9. Annual Meeting/Election – Reviewed the need for any special assessments. Tom has started working on the ballot – due September 22nd. Matt and Karlie’s term is ending, and their position is up for election. Matt expressed interest in continuing to serve. Karlie has decided not to run for reelection.
10. Fall Festival –Karlie shared finalized plans for September 23rd Festival along with needs for volunteers.

VI. NEW BUSINESS

1. Benita inquired about amending the bylaws to be more relevant and current. Tabled to next Board meeting.

VII. NEXT MEETING DATE

The next Board meeting has been scheduled – November 14th at 7 pm, Benita Webber’s house.

The board meeting adjourned at 8:15 p.m.

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 11/14/2023