

COUNTRY CLUB HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

November 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 7:05 p.m. Present:

- Tom Grimaldi, President
- Karlie Speicher, Vice President
- Benita Webber
- Poston Pritchett
- Matt Watson, Secretary

Also present – Chris Jury (Treasurer)

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motioned by Poston seconded by Benita to approve the minutes of the Regular Meeting of September 12th, 2023. Motion Carried at 7:15 p.m.

IV. FINANCIAL REPORT

1. Chris Jury presented the Budget report and noted that delinquencies had greatly been reduced.
 - A. Total assets as of (10/31/2023) \$38,633.02
 - B. Operating as of (10/31/2023) \$11,674.60
 - C. Reserves \$26,958.42
 - D. Delinquencies \$3,889.75 (11 households)
 - E. Lien approved by the Board \$2,656.29 (2 households)

V. Old BUSINESS

The following Unfinished Business items were discussed:

1. CCHA Centennial - July 11th, 1924 (note date change to match incorporated date) – Matt provided updates regarding a new CCHA logo along with the grant process. Matt also shared that the committee hoped to have a list of events ready in time for the newsletter.
2. 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. Currently, the Board has agreed to close this item.
3. 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.
4. Dumpster Day was a huge success and was full by 11 am. Tom suggested that the Board approve 2 collections for next year.
5. Some of the CCHA Documents have been located and Tom plans to drop off the bins at Poston's house soon.
6. Fall Festival –Karlie shared that the Fall Festival was very successful. She along with other Board members heard a lot of positive feedback. The band and bounce house were a hit. Attendance was estimated around 74, not including children.
7. Benita inquired about amending the bylaws to be more relevant and current. Tabled to next Board meeting.
8. Newsletter – Tom alerted Ginnie Hall to the deadline of December 11th because of Dues being mailed earlier this year. The newsletter will include a short article about Kate Forsyth, election results, Centennial Kickoff, and calendar of events.
9. Welcome Basket – Benita did not have any updates.

10. Snow Removal – Tom is going to reach out to current provider and report back to the Board if costs have changed.

VI. NEW BUSINESS

1. Annual Meeting/Election results – 113 Ballots received (Compares to 122 in 2022) Chris Jury received 100 votes; Matt Watson received 95 votes. Write-in votes: 1 vote each to Mike Treas, Cara Treas, Adam Lock, John Hoey, Neal Thurman, and Steve Weinburg.
2. Curbside Glass Recycle – Tom provided update on the results for the vote on a special assessment to support Curbside Glass Recycling. Yes – 81, No – 29. Tom shared the results with Jason at Crush Glass, and he agreed to sign a new contract for 2024.
3. Calendar of events – Benita agreed to gather estimates for postcards and postage. The postcards would be mailed to CCHA residents with key 2024 dates for the following events;
 - a. Board Meetings
 - b. Fall Festival
 - c. Block Captain Meetings
 - d. Plant Swap
 - e. Garage Sale
 - f. Dumpster collection
 - g. Centennial Events

Dates and calendar of events to be discussed and decided during next Board Meeting.

VII. NEXT MEETING DATE

The next Board meeting has been scheduled – January 9th at 7 pm, Matt Watson’s house.

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

These minutes were approved by the Board of Directors.

Matt Watson, Secretary

Date: 01/09/2024