

**Country Club Homes Association
Board of Directors Meeting
November 5, 2008, 7:15 p.m. to 9:30 p.m.**

Board Members Present:

Peg Horner, President
Nancy Reicher, Treasurer

Catherine Forbes, Secretary
Phil Watkins, Director, Newsletter

Approval of Minutes:

Minutes from July 17, 2008 meeting were officially and unanimously approved with two corrections: Replace CCHD with CCHA in "Insurance Czar" and "Wornall/Meyer Pillars" topics.

Budget Review:

Nancy Reicher, Treasurer, presented the current 2008 budget report.

- Budget shows a remaining balance for 2008. However, the snow removal invoice is still not yet in.
- Less was spent on Fall Rendezvous this year than anticipated.

2009 budget was proposed based on the 2008 budget with the following changes:

- Decrease Computer Services line item.
- Increase Newsletter and Postage line items to accommodate larger newsletters and increase in postage costs.
- Increase Garage Sale line item to accommodate new signs needed for 2009 and increases in advertising costs.

Old Business:

Dues Delinquencies

Nancy Reicher reported 4 delinquencies outstanding. Three owe \$100 +.

- Final Notice letters were sent to the three homeowners owing 100+ on Sept. 02, 2008 warning of impending property lien action.
 - Per HACCD recommendation, liens were filed on October 06, 2008.
 - Lien documents were sent to each of these homeowners by HACCD.
 - Lien charges of \$100 to cover administration and filing fees have been added to these homeowners' CCHA accounts.
- One delinquent dues homeowner has been tracked to Belgium. A letter requesting dues payment has been sent to this homeowner to last known address in Belgium.
- An article in the December 2008 newsletter will inform homeowners that interest on outstanding account balances will accrue monthly starting February 2009.

Wornall/Meyer Pillars

Peg Horner reported that the Wornall/Myers Homes Association was turned down on their donation request from CCHA to help with repair/rebuild the Wornall/Meyers Pillars on Ward Parkway.

- CCHA does not have a line item to support or improve common areas.
- An article has been offered in a future newsletter to help raise awareness and funds for the project.

Security Issues

Nothing new reported.

CCHA 2008 Annual Meeting/Fall Event

The weather held for the September 7, Fall Rendezvous event: "A New-Fangled Frozen Custard Social." The event was proclaimed a neighborhood success and an update will be provided in the December newsletter.

- 197 servings of Culver's frozen custard were served.
- 54 homeowner votes were tendered for Board Member elections and appropriation of snow removal funds.
- Safety brochures were handed out and the Fire Department (truck) was on-hand for demonstrations.
- A full barrel of non-perishable food items was collected for Harvesters as well a nice cash donation.
- Chuck Wilson played his Ukulele and led a neighborhood jam session.

Garage Sale

3 to 4 additional signs are needed for next year. Nancy Reicher to look into costs.

Board Elections

54 homeowners voted at the Fall Rendezvous Annual Meeting.

- Peg Horner, President and Nancy Reicher, Treasurer were both re-elected to the Board.
- New board member nominations were submitted by the Association Membership.

New Business:

New Board Member Appointments

Three board member nominations are currently being confirmed and reviewed by the board. New members are to be announced in the December newsletter.

- Board agreed to fill three new positions provided nominees agree.

CCHA By-Laws Update

Nancy Reicher brought to the board's attention that the CCHA By-Laws need updating.

- All Board Members are to proof the by-laws, mark up any corrections/changes or amendments needed, and be ready to submit and discuss at the spring meeting.
- Nancy will re-type by-laws incorporating the following revisions plus any others found by board members:
 - Snow removal fee of \$12 was raised to \$15. Approved by 52 homeowners at 2007 Fall Rendezvous (20 meets the required quorum).
 - Section 8 should be Section 7.
- All revised by-laws must be voted on by association members/homeowners at the 2009 Annual Meeting (Fall Rendezvous) and then distributed to all homes.

Snow removal Contract

Peg Horner reported on review of 2009 snow removal contract.

- Cost has increased.
- Mix has changed – more salt, less sand.
- Provider is to call Peg Horner prior to plowing and/or sanding.
- As per last year, Peg will get one other board member's okay prior to giving the go-ahead to provider.

Block Captain Organization and Block-wide Gmail Lists/Alerts

- Zoe Warmoth has successfully organized Block Captain email address lists to help disseminate timely and important information to Block Captains. Block Captains then forward information to neighbors via group block lists.

- Pros and cons were discussed on how best to move forward with the position of Block Captain Coordinator, as Zoe Warmoth is no longer serving on the board.
 - Bring back to a board member position or establish as a committee position?
 - Board decided to re-visit once new board positions are appointed.

Community Meetings, Events, and Information

- Annual All Boards Meeting to be at the Hallbrook County Club on November 12. Phil Watkins, Nancy Reicher, and Catherine Forbes will attend.
- HACCD Annual Business meeting to be on December 3 at the Mission Hills Country Club. Nancy Reicher will attend.
- Peg Horner announced the upcoming Water Services Department public meeting to be held at Union Station. Presentation by the Green Solutions Team and discussion on the KC Overflow Plan.

Newsletter

Phil Watkins is currently working on the next newsletter, due to distribute early January 2009. Possible article topics to be included:

- **New Board Members**
- **Fall Rendezvous** – “New-Fangled Frozen Custard Social” follow-on member update on its success: how many attended; how many servings were handed out; how much money and non-perishables were collected for Harvesters, election results.
- **Call 311**– how 311 can be a helpful, useful tool.
- **Delinquent association dues** – Interest will be accrued on a monthly basis beginning February 15, 2009.
- **Dial Before You Dig**
- **Neighborhood Security:**
 - **Good Neighbor Patrol** – A not-for-profit, neighborhood security patrol organization.
 - **No Soliciting** – How to limit unwanted, door-to-door solicitation.
- List of **Block Captains** and **Homes Association of Country Club District website: www.haccd.org.**
- **Newsletter advertising** contact, fees, and requirements.

Next Meeting

Next meeting date to be in early February 2009. Actual date to be determined. Location: Nancy Reicher’s.

Thanks to all for your hard work, support, and input!