

COUNTRY CLUB HOMES ASSOCIATION MEETING MINUTES—8-4-2011 @ 7P

Attendance:

- Peg Horner- President & Community Liaison
- Catherine Forbes- Vice President & Interim Block Captain Coordinator
- Nancy Reicher- Treasurer
- Phil Watkins- Director of Communications
- Matt Kelly-Director

Issues Reviewed

Action Required

Approval of Meeting Minutes from 05-02-2011: Mr. Kelly motioned to accept the minutes as submitted and Mrs. Reicher seconded the motion. Motion passed.

- Noted 5-2-11 minutes not posted on HA-KC site.....**Mr. Karst**

Budget Report:

Mrs. Reicher presented Budget & Expenses for January thru July 2011.

- Twelve homeowners are delinquent in paying the annual dues. The list was given to Mr. Watkins for publication in the next newsletter.
- Concerns re: which homeowners have received delinquency letters..... **Mr. Karst**

Old Business:

Issues carried over from 5-2-11 meeting

- Board positions- Agreement that the vote for President and Treasurer be conducted at a Board meeting with full attendance. Vote postponed--Missing two Board members.
- Additional Board member recommendations- Bylaws indicate max number is nine, currently have 7. Agreement that seven Board members are working well at this time.
- Block captain vacancy- 1 new block captain recruited. 3 vacancies identified, two are short blocks with few homes. Ask other block captains in close proximity to adopt the short blocks.....**Ms. Forbes**
- Block captain email distribution issues and suggested resolutions- Few block captains actively participate in distributing emails. Agreement to centralize email distribution to Block Captain Coordinator.....**Ms. Forbes**
- New neighbor identification and welcome letter- Ongoing concerns re: HA-KC inconsistently notifies Board of new neighbors.....**Mr. Watkins**
- Garage sale- Discussed issues affecting low participation & response, i.e. number of days, timing. Agreement to collect opinions and advice of others and discuss again at 11-3-11 meeting.

New Business:

Homeowner Deed Restrictions. Ms. Horner's report was placed in the CCHA archives and is available upon request. No action was taken at this time.

Excluded Homes. Two residences are not on the current CCHA list of homes: 427 W. 59th St and 428 W. 60th Ter. Mrs. Reicher and Ms. Horner obtained/analyzed the current deeds for these properties and it appears they should be paying homeowners dues. HA-KC was presented with this concern. Agreement reached that HA-KC analyze the situation and, if it concurs, send a letter to the homeowner re: oversight and start billing for annual homeowner's dues January 2012.....**Mrs. Reicher**

Group Homes. Ms. Horner's report was placed in the CCHA archives and is available upon request. Responding to a complaint the City inspected two homes: 441 W. 58th Ter and 440 W. 59th St. The City reported that there are 5 adult residents living in each home and this does not violate City code. The home at 440 W. 59th St is currently being used as a rental property with "Home Rental Services, Inc" managing the property. After discussion the Board agreed: 1) If we receive complaints re: 440 W. 59th St. they will be addressed to Home Rental Services, Inc @ 913-469-6633, "Paul" is the property manager; 2) If the complaint(s) goes unresolved then the homeowner will be contacted and the issue regarding violation of the deed will be addressed; and 3) an article will be placed in the next newsletter cautioning homeowners who are considering leasing should first check their deed.....**Ms. Forbes**

Urban Garden on 61st St. On 6-14-11 the City registered complaint against 427 W. 61st St. for violation of ordinance 88-312-02-A. Urban Agriculture- Home Garden. The homeowners are growing large zucchini plants beyond 5 ft. of the principal building and growing these plants in the City easement, along 61st St. The homeowners also have chickens in their backyard. On 7-20-11 the City was contacted re: status of complaint and the inspector reported that they are "...still working on it." Ms. Horner will continue ongoing efforts to get the City to address the code violation.....**Ms. Horner**

A courtesy form letter will be drafted to send to neighbors regarding conditions or circumstances that may be in violation of City codes or ordinances.....**Ms. Horner & Ms. Forbes**

Bryant Repurposing Project. Ms. Forbes, Mr. Watkins, Mr. & Mrs. Reicher and Ms. Horner attended meeting held on 6-12-11 re: Repurposing Bryant School @ 57th and Wornall Rd. Two other homeowners associations were also represented at the proceedings. Another meeting will be held on 8-7-11 at the Waldo Library.....**Ms. Horner**

Fall Rendezvous. The annual fall event will be held 9-18-11 from 11-3P on the 600 Block of Huntington.

A checklist was completed. Please contact Ms. Katrina Vaught, Special Events Coordinator, with questions or concerns and updates.....Mrs. Vaught

Newsletter:

Items for the next newsletter were discussed. Along with the usual vital entries were Fall event, Board elections, and an article titled "Look Before You Lease".....Ms. Forbes & Mr. Watkins

Next Board meeting: November 3, 2011 -7P @ Peg Horner's

Respectfully submitted
P.Horner, President
8-5-11