

## COUNTRY CLUB HOMES ASSOCIATION MEETING AGENDA – 11/03/2011-7:00PM

### ATTENDANCE:

- Ms. Peg Horner, President
- Ms. Catherine Forbes, Vice President
- Mr. Phil Watkins, Newsletter Director
- Mr. Kevin Karst, Secretary
- Ms. Katrina Vaught, Director
- Mr. Matt Kelly, Director

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### ISSUES REVIEWED:

### ACTION REQUIRED:

#### ■ APPROVAL OF MEETING MINUTES FROM AUGUST 4<sup>TH</sup>, 2011:

Mr. Karst motioned to accept the August 4<sup>th</sup>, 2011 meeting minutes as submitted. Ms. Horner 2<sup>nd</sup> the motion. The motion passed unanimously.

#### ■ OLD BUSINESS:

- 8/4 11 – Motion was made to appoint Board Positions. The motion was declined as all Board Members should be represented. Revisit at the next Board Meeting. .... Revisit

Ms. Horner stated we have delayed appointing Board Positions in an attempt to have all members present during the calendar year. All Board members were not present but according to the Bylaws full attendance is not required, so the process moved forward. 5 votes to move forward with position assignments, 1 abstained.

- **President Position:** **Ms. Peg Horner**

Mr. Watkins nominated Ms. Horner, and the nomination was second by Mr. Kelly. No additional nominations were received. Ms. Horner was appointed unanimously.

- **Vice President Position:** **Ms. Forbes**

Mr. Kelly nominated Ms. Forbes, and the nomination was second by Ms. Vaught. No additional nominations were received. Ms. Forbes was appointed unanimously.

- **Treasurer Position:** **Mr. Kevin Karst.**

Mr. Karst nominated Ms. Reicher, and the nomination was second by Mr. Watkins. Ms. Vaught nominated Ms. Forbes, which was declined by Ms. Forbes, with stated desire to retain the Interim Block Captain Coordinators' position. Mr. Kelly nominated Mr. Karst, and the nomination was second by Ms. Horner. ....Vote: Ms. Reicher – 2, Mr. Karst – 4

Ms. Horner stated she would notify HA-KC and Ms. Reicher of the change.

- **Secretary Position:** **Mr. Kevin Karst & Ms. Peg Horner**

Mr. Karst nominated Ms. Vaught, which was respectfully declined by Ms. Vaught, with stated desire to continue her role as Special Events Coordinator. Ms. Vaught nominated Mr. Kelly, which was respectfully declined due to other commitments at this time. No other nominations were received. Ms. Horner will take over as Interim Secretary.

- **Director Communications/Newsletter Position:** **Mr. Phil Watkins**

Mr. Karst nominated Mr. Watkins, and the nomination was second by Ms. Forbes. No additional nominations were received. Mr. Watkins was appointed unanimously.

Election of Board Members – Continued:

- **Interim Block Captain Coordinator Position** –Ms. Forbes agreed to continue serving in this position and to further develop the Block Captain network.
- Ms. Forbes provided an overview of the Bryant School status, stating one particular group is very interested in purchasing the school. They plan to convert the facility to a private-health club and upscale condominiums. CCHA will keep an eye on Bryant progress and will provide information when/as available.

■ TREASURY REPORT:

- Ms. Reicher provided via e-mail the Budget with suggested changes. Changes were reviewed, with several items bearing additional attention to detail. Ms. Horner will speak to HA-KC about differences represented in insurance cost, and the \$25 deviation which is not represented in any line item. (Reference attached Budget Report) ..... **Ms. Horner**
- Mr. Karst will send out second letter to delinquencies, with exception of the two that have liens against them. Mr. Karst will verify the residences with HA-KC prior to distribution of the letters. .... **Mr. Karst.**
- Ms. Forbes stated our NASB CD is coming due and we need to consider options. Ms. Horner stated the first issue to address will be to place Mr. Karst’s name on the account, and remove Ms. Reicher. Ms. Horner will schedule date for transfer with NASB Bank and Mr. Karst. ... **Ms. Horner**

■ NEW BUSINESS:

- Ms. Horner provided the December 8<sup>th</sup>, 2010 HA-KC’s Annual Business Meeting Minutes obtained at the September 28<sup>th</sup>, 2011 meeting for those who may be interested
- Mr. Horner stated she has reviewed rental rules for the association. They do not provide enough regulations to prevent properties from being rented at this time. However, they do restrict some forms of management organizations from being involved. Many other Associations are struggling with the same conditions, as was made apparent at the HA-KC Annual Business Meeting. While, some States are passing specific laws to address these issues for homeowners, Missouri still relies on the City codes and Home Association Deed Restrictions. Unfortunately, we are not in a position change the Deed Restrictions at this time.
- Mr. Watkins stated our only valid approach is to maintain a diligent watch in the neighborhood, and ask residents to notify us of unacceptable conditions as they occur, then address them to whatever degree we’re able.
- Ms. Horner stated HA-KC will be sending “Notification Letters” to two homeowners who were unaware they were in our Association. The letter notifies the homeowner that they are obligated to pay homeowners dues according to the deed on file with Jackson County, MO.
- Ms. Horner stated that despite less than optimum weather conditions the event was well attended, and under budget by approximately \$400.00.

ISSUES REVIEWED:

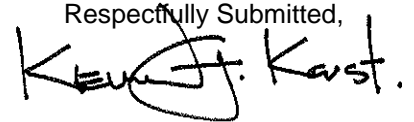
ACTION REQUIRED:

■ NEWSLETTER ISSUES:

- Mr. Watkins requested no additional assistance, but stated he would cover the Fall Event, new neighbors, board positions, and the standard items. Mr. Watkins to request assistance if required.

Next Meeting scheduled at Mr. Karst Residence on February 2<sup>nd</sup>, 2012 @ 7:00pm. Location, date, and time to be confirmed one week prior to reference date.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kevin G. Karst." The signature is written in a cursive style with a large, stylized initial "K".

Kevin G. Karst.  
Secretary