

CCHA Board Meeting Thursday 11-14-13

Attendance:

Peg Horner, President; Catherine Forbes, Vice Present, Treasurer; Phil Watkins, Director, Communications/Newsletter Editor; Kelly Banister, Director, Block Captain Coordinator; Rachel Denton, Secretary; Neal Colby, Director

8-15-13 Meeting Minutes:

The Board approved with three minor revisions.

Budget Report

The Board reviewed the 2013 actuals as of October 31, 2013.

- Expenses reported as typical, and on track to come in slightly under budget.
- Additional \$72 in advertising income not yet reflected in statement.
- Given excess funds in 2013, it was discussed and decided that additional garage sale signs would be purchased (see New Business for more detail).
- 2014 Draft Budget presented by Catherine.
- In summary: Original 2013 Budget of \$5,899.23, projected to end the year at \$5,747.45. The proposed 2014 Budget is \$5,899.23 (subject to change and subject to approval of the Board).
- 2014 Budget presented, with Board discussion as to how to reduce expenses moving forward, given rising cost of certain items (see New Business for more detail).

Old Business

Delinquent Dues:

- Board reviewed the delinquent dues list – seven households received delinquency letters in the third quarter and two have since paid.
- Peg Horner to continue to try and follow-up in person with Knudson and McDaniel properties, as well as the three additional

Fall Rendezvous:

- Occurred on October 5, 2013 and was a successful event.
- Approximately 90 attendees.
- Change to box lunches from Cosentino's appeared to be well-accepted, 110 meals were ordered.
- Snow Removal Assessment Vote Passed.
- Neal Colby was voted onto the Board as a Director, as were those current Board Members (Phil and Catherine) that were up for re-election.

Neighborhood Sewer Improvements:

- KC recently announced in Spring 2013 the Brookside Watershed program for sewer and storm water improvements would be occurring throughout the area, including portions of the neighborhood.
- Our neighborhood is scheduled for improvements in 2014; no additional news to report to date.

Bryant Repurposing:

- No longer listed for sale.
- A search on deed restrictions revealed that it is apparently one of the only KCMO schools that is permanently zoned for single family or educational use.
- Board will continue to monitor and send updates via emailed Weekly Updates to Block Captains for neighborhood dissemination.

New Business**Garage Sale Signs:**

- We will have a small surplus due to being under budget in 2013. Board discussed and approved the purchase of durable Garage Sale signs that can be utilized for several years.
- If additional surplus is available next year, may decide to purchase additional signage of some type.

Newsletter:

- Phil is currently working on newsletter for December distribution.
- Board discussed and determined that in 2014 would move toward a policy of solely electronic distribution, unless requested otherwise by a particular household.
- To be announced in December newsletter.
- This change will permit CCHA to be more environmentally friendly, while also reducing the-rising costs of postage and printing.
- The 2014 Budget will be adjusted accordingly.

Late Payment:

- The accrued interest collected on delinquent dues does not cover the cost of postage, which continues to increase, and processing. The Board discussed ways to move toward a reduction in cost associated with re-billing delinquent dues, and also methods to incentivize residents to pay Association dues in a timely manner.
- A variety of options were contemplated, and the Board decided to implement a policy moving forward of a late fee that will be charged after 90 days, commensurate with billing policies of other organizations and financial institutions.
- To be announced in the December newsletter.

Administrative Items:

- Fall Rendezvous date set for Saturday, September 13, 2014.
- 2014 Board Meeting Calendar established.

Next Board Meeting

The next CCHA Board meeting will be held 2-6-14 @ 7pm, Neal Colby's home.