MINUTES
CCDHA BOARD MEETING
April 29, 2026

The Board of Directors of Country Club District Homes Association met at 7:00pm on April 29th at the home of Matt Dodge.

Directors in attendance: Matt Dodge, Chris Bannister, Kitzi Dingley, Keely Daly, David Epstein, Lindsay Johnson. Directors absent: Ann Abercrombie.

The meeting was called to order by Matt Dodge at 7:35pm. Minutes from the prior meeting were approved.

Treasurer's report:

The HOA is in improved financial health, projecting a $600 net income. However, 30 residents have past-due balances, with six households accounting for half the total. Despite rising city service costs and insurance hikes, cost-saving measures have created flexibility for future projects. Moving from State Farm to Cincinnati Insurance saves $3,700 annually, with nearly identical coverage. $700 saved from a revised security contract (no 4% escalation). Total savings of $4,400.

Beautification:

- Urn Planting: Volunteers are managing most urns, but two remain unassigned-located at 59th Street and Ward Parkway and 60th Terrace and Huntington. Potential caretakers were identified and will be contacted.
- Fountain and Water Line: The fountain opened, but the water line project-now under city contract-faces delays, likely post-World Cup.
- Island Maintenance:
    - Island 10 (Wishing Well Island): Deteriorating stonework and fallen limbs require attention. Options include DIY trimming with battery tools or hiring services.
    - Island 5: A new tree has been planted after stump removal, but its health is uncertain. The city or Heinen may be contracted for stump grinding

- Dove Urn Issue: The urn is damaged and leaning. Complete repair is cost-prohibitive due to crumbling columns (not original, post-accident). A cost-effective solution-removing columns and placing the urn on a raised stone base-was favored. Greenway Terrace residents will be notified of the plan.
- Lighting on "flagpole" island: "Corn cob" LED bulbs ($100 each) were installed with difficulty. One light remains on due to a faulty sensor; Capital Electric may be hired for repair. Landscape lighting upgrades (uplighting, solar options) are considered using savings from insurance and security contracts.

- Sidewalk Repairs: City quotes are prohibitively high and reported issues are often marked "resolved" without action. The board will continue to submit issues through 311.

Governance and Enforcement:

- HOA Bylaws: Current rules are weak and unenforceable. The group plans to strengthen them, possibly adding minor penalties without forming an Architectural Review Board (ARB). General consensus is that oversight is needed to prevent construction that doesn't align with the original design and style of the neighborhood and to protect property values and community aesthetic.
- New welcome letter was proposed to set expectations for new residents on upkeep
- Special Meeting proposed for June: Focused on updating bylaws, reviewing neighborhood standards, and researching other HOAs' models

Communications:

- Newsletter content plans/ideas:
    - Repost bike safety op-ed
- New pieces on neighborly upkeep
- Feature on capital improvements and beautification efforts
- Potential island tour / house spotlight
- New construction / new resident features

Meeting adjourned at 9:11pm.