

**COUNTRY CLUB HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING**

January 14th, 2025 – 7pm

Minutes of the Country Club Homeowners Association Board of Directors meeting.
The Board met at the home of Board President, Matt Watson.

1. The meeting was called to order at 7:05pm by Board President, Matt Watson. New members, Jen Dolson and Nancycaroline Cubine, were welcomed.

The following Board members were present:

- Matt Watson, President
- Poston Pritchett, Vice-President
- Chris Jury, Treasurer
- Jen Dolson, Director (Block Captain & Homeowner Communications)
- Nancycaroline Cubine, Secretary

2. Approval of Minutes from the Regular Board Meeting held November 12, 2024

Previous minutes were distributed and reviewed online. It was motioned by Jen and seconded by Poston to approve the minutes of the Regular Board Meeting of November 12th, 2024, as written. Motion Carried.

3. Treasurer's Report

Chris presented the 2025 Budget and provided a verbal comparison to 2024, paying specific attention to changes between the two. Some changes relevant to 2025 are:

- A 3% increase in the Administration Fee from Homes Associations of Kansas City (HAKC). Currently, CCHA pays a monthly fee of \$210 to HA-KC for administrative services. Patty Steele, Director of Operations is our representative and can be reached via psteele@ha-kc.org.
- Handling of the CCHA 100 year NTDF grant funding and expenditures.
- The planned budget for upcoming CCHA Centennial activities (\$750 for Bark for CCHA and \$1200 for the Centennial closing Ice Cream Social).

Matt moved to accept the Treasurer's Report and Poston seconded the motion. Motion carried.

4. Assignments for each board member were discussed with the following results:
 - Matt Watson will continue as President
 - Poston Pritchard will continue as Vice-President

- Chris Jury will continue as Treasurer
- Jen Dolson will take over the role of Block Captain Coordinator
- Nancy Caroline will take over the role of Secretary

5. CCHA Centennial Celebration Update

Matt and Nancy Caroline provided information about the upcoming Centennial events and discussed the challenges of getting homeowners involved. The Centennial Committee will hold a meeting in February and will share updated plans with the CCHA Board of Directors at the next meeting.

6. Block Captain Update

Jen reported that she sent a message to the existing block captains and received messages from some who would like to stop their role, as well as others who would like to become involved. Matt suggested posting a message on the Facebook page indicating that there are some open positions for Block Captains and explain the role (inform homeowners on their block about changes in trash pickup, bad weather reports, schedule of events, etc).

7. Letter Advising Homeowners of Lien Update

Tom Grimaldi sent letters to homeowners in CCHA that were delinquent (in excess of \$200) in paying the CCHA annual dues. The letters specified the amount of unpaid dues, plus accumulated late fees and interest, and advised that CCHA would file a lien against their property if the dues were not brought current by a specified date. The current board will continue to monitor the homes that continue to be delinquent and take action to ensure the lien is filed with the proper authorities.

8. Approve 2025 Budget

Poston moved to accept the 2025 budget as presented by Chris, and Matt seconded the motion. Motion carried.

9. Approve 2025 Calendar

Planned CCHA Board of Directors' meetings are planned for the following dates:

- January 14, 2025
- March 11, 2025
- May 13, 2025
- July 8, 2025 (Nancy Caroline reports that she will not be able to attend this mtg)
- September 9, 2025
- November 11, 2025

Additional Scheduled events:

- June 7, 2025 – Bark for CCHA
- June 21, 2025 – CCHA Annual Garage Sale
- July 11, 2025 – CCHA Centennial Closing Event - Ice Cream Social
- October 4, 2025 – Annual Meeting

- TBD – Plant Swap
- TBD – Dumpster Day(s)

10. Crush Glass recycle contract

Matt shared that a one-year contract has been signed for continuing curbside recycling. As of this time, the continuance of glass recycling with Crush Glass is put before the homeowners at the annual meeting. The board discussed that it may be more practical to seek a 2-year renewal, with the fees locked in at the same rate per year; or a longer period of time with a locked-in step increase for the term of the contract. Of course, if the city begins to offer curbside glass recycling, we would want to ensure the contract could be cancelled without penalty.

11. Snow Removal Procedure / Contract

The Board discussed the pros and cons of relying on the snow removal services of the City, rather than hiring an outside contractor to shovel the streets within the CCHA boundaries. Discussion focused on how effective the city's snow removal process was for all streets in the homes associations (some main roads received better clearing than others); the challenge in anticipating the quantity of snow that may require service; and how difficult it is to find and/or have a contractor 'waiting in the wings' without paying higher rates in last minute situations.

The challenge the Board faces at this time is determining what we should do with the monies collected and ear-marked for snow removal. Some options are:

- Refund the money (note: this would go to the current owner of the properties, not necessarily the owner who was originally assessed)
- Redistribute the money for a different purpose (subject to a vote of CCHA members)
- Invest the money and put the interest to the General Cash account (subject to a vote of CCHA members)
- Keep the funds in Reserve, but allow the funds to be used for any emergency need, not just snow removal (subject to a vote of CCHA members)
- Use the funds to pay for supplemental snow plowing when Kansas City has excessive snow (ie over x inches)
- Move funds to supplement a 2nd dumpster day or other benefit for all CCHA Homeowners (subject to a vote of CCHA members)

12. Dumpster Rental

In the past, Tom Grimaldi has taken on the task of coordinating the dumpster rental each year. Moving forward, one of the current Board members will need to take on this task. This is something that is very popular for CCHA homeowners, so the current Board will evaluate the possibility of having two dumpster days – one in the Spring and one in the Fall.

13. Calendar Postcards

This item will be re-evaluated once all activities and dates are known.

14. Other / New Business

None.

The Board Meeting ended at 8:48pm.

The next Regular Board Meeting is scheduled for 7pm on March 11, 2025 at Poston Pritchett's House.