

**COUNTRY CLUB HOMES ASSOCIATION
BOARD OF DIRECTOR'S MEETING**

March 11, 2025 – 7pm

Minutes of the Country Club Homeowners Association Board of Directors meeting.
The Board met at the home of Jen Dolson, Board Member & Block Captain.

The meeting was called to order at 7:05pm by Board President, Matt Watson.

The following Board members were present:

- Matt Watson, President
- Chris Jury, Treasurer
- Jen Dolson, Director (Block Captain & Homeowner Communications)
- Nancy Caroline Cubine, Secretary

1. Approval of Minutes from the Regular Board Meeting held January 14, 2025.

A few corrections were made and the minutes were approved.

2. Treasurer's Report

Chris reported that homeowner Stephens was late in paying their HOA dues/fees. Typically, when a homeowner owes more than \$200, we send a letter of intent that we will file a lien against their property. When they owe over \$300, we ask HAKC to file the lien, which adds \$13 filing charge (which is also passed through to the homeowner). Discussion ensued regarding whether we should file immediately or give the homeowner a bit more time. Matt moved to wait until May to request the filing and Nancy Caroline seconded the motion. Motion passed.

3. CCHA Centennial Celebration Update

Matt shared with the group that Bark for CCHA was the next centennial event (planned for June 7, 2025). The committee is working to try and get samples of dog food and treats to distribute at the event. Chris shared some semi-local manufacturers and the committee will reach out to them.

The final centennial event will be the Ice Cream Social on July 11, 2025. The budget currently earmarked for the event is \$2750. If any funds are left over from the Bark for CCHA event, it may be utilized on the final event.

4. Block Captain Update

Jen shared that she has a new volunteer (Amanda) to replace a Captain who doesn't wish to continue. She has also received several questions about the upcoming garage sale

(scheduled for June 21, 2025); about what neighbors can do regarding 'annoying dogs' (contact the KC 311 Action Center); about coyote (fox?) sightings (contact KC 311 Action Center or Animal Control); and questions about building restrictions (homeowners can contact KC Zoning Dept).

Discussion ensued that CCHA follows the rules and guidelines of Kansas City and its Zoning Commission, and while some neighbors would like the Homes Association to take on their personal interest and issues (concrete, sidewalks, etc) that is not the role of the CCHA. If a member of the CCHA would like to attend a board meeting, they are welcome to all open meetings (March, May, July, September & November).

5. Dumpster rental

Tom Grimaldi (past board member) is coordinating the event because he is familiar with the deposit that was paid and rolled over to the current year. Poston was volunteered to manage the process on behalf of CCHA. The current dumpster is scheduled for 5/31/2025 and we plan to have another scheduled dumpster in the Fall (October or November). Usually, the dumpsters are dropped off at 7a and picked up at noon.

6. HOA Garage Sale

The Annual CCHA Garage Sale is scheduled for the 3rd Saturday in June (6/21/2025).

7. Calendar Postcards

The board discussed the postcards that outline the CCHA Board Members, along with Board Mtg dates and other significant events occurring during the year. The cost is \$135 for 500 postcards, which is considered reasonable. We discussed mailing the postcards to the home-owners or asking the Block Captains to assist in distributing the postcards to their neighbors. Nancy Caroline moved to ask the Block Captains to help with distribution and Jen seconded. Motion passed.

8. Plant Swap

We discussed the Plant Swap and Matt asked Jen to talk with Benita to confirm the date of April 19, 2025 or another date. We also discussed the expected level of participation and whether we should solicit interest via the Block Captains or Facebook. It was decided that those who wanted to participate would, and the notifications on the postcards & word of mouth would be good.

9. Baker Lien removal update

It was reported that home-owner Baker paid the fee and the lien is being removed.

10. Other Business / New Business

Topics of discussion included:

- updating information for Kansas City Neighborhood Direct Program. It was decided that HAKC should be listed, not our Board Members directly.

- CCHA coordination of regular Leaf & Brush pickup and whether there would be interest in making this available to all CCHA home-owners via a special assessment. It was decided that additional information (schedules, fees, etc) would be needed before determining if this should be presented to home-owners.
- Yard of the Month and whether this is something to continue this year. It is listed on Facebook, but there haven't been any nominations yet. We'll consider this at a future meeting.

The Board Meeting adjourned at 8:31pm.

The next Regular Board Meeting is scheduled for 7pm on May 13, 2025 at Poston Pritchett's House.