

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

May 13th, 2025 – 7pm

Minutes of the Country Club Homeowners Association Board of Directors meeting.
The Board met at the home of Board Vice-President, Poston Pritchett.

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

The following Board members were present:

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

1. Review and approve March 11, 2025 Board meeting minutes.

Minutes from the March meeting were not available because of a technical issue with the computer's hard drive. It was 'moved' and agreed that the review and approval of the minutes from March would be postponed until the next meeting.

2. Treasurer's Report

Chris presented the Treasurer's Report and shared updates regarding an email he received from an investment firm. We discussed general options that may be available at different banks for a CD and/or the benefit of having funds in a money market account (so funds would be more accessible). Matt suggested that an evaluation of CD vs MMkt accounts would be informative (length of CD, earnings percentages, etc) be completed and Poston suggested we discuss the results at a future meeting for possible future implementation. It was also suggested that we check with HAKC about minimum balances at Country Club Bank, for general knowledge. We then discussed the snow removal assessment and decided that we would table further action related to snow removal funds until we are able to ensure that city services would be sufficient; and we discussed Liens successfully completed and/or due to be filed for Home Owners who have a balance of \$200 due on their CCHA dues balance.

3. CCHA Centennial Celebration Update

Matt provided an update on the "Bark for CCHA" event scheduled for June 7, 2025. We discussed estimated costs and confirmed treats, giveaways, beverages, vendors & artists. Discussion then moved on the plans for the Centennial Ice Cream Social, which is the final Centennial event scheduled for July 11, 2025. We discussed possible location changes and

the Board expressed a preference for CCHA events to be held in a consistent location, so all remaining CCHA & Board events will continue to be held on Pennsylvania between 59th St and 59th Terrace, providing the requisite 60% of residents agree.

Matt also explained that there had been a request from the CCHA Centennial Committee for additional funds to cover the cost of the ice cream truck. A motion was made by Poston to increase the budget for the Ice Cream Social and was seconded by Jen. The motion passed with Nancycaroline abstaining.

4. Block Captain Update

Jen reported that the Postcards and Flyers had been delivered to each Block Captain and that Jen delivered the materials to the 3 blocks without a Block Captain as well as the spattering of houses on the cross streets (Wornall & Pennsylvania). Matt and Nancycaroline 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.

Discussion then circled back to the possibility that if we put some funds into a CD, the income earned could be used for mailing materials to home-owners instead of Block Captains needing to hand deliver them.

5. Dumpster rental supervision

The Dumpster is scheduled for delivery at 7am on May 24th. Tom Grimaldi handled the permitting process for this instance, but the responsibility will rotate to another Board member for the future. The dumpster will be located on Huntington, near the corner of Pennsylvania. Poston had been volunteered as the supervisor of the event, and he agreed.

6. HOA Garage Sale Signage

The CCHA Garage Sale is scheduled for June 21st. We discussed whether signs should be posted around the neighborhood and it was decided that signs would be placed strategically by June 17th.

7. Calendar Postcards

The sample postcards were reviewed and questions asked/answered.

8. Plant Swap

Jen shared that the Plant Swap was scheduled for May 17th, in Benita's driveway.

9. CCHA Facebook Update

Matt indicated that he would update the CCHA Facebook page with Centennial Celebration Milestones and activities.

10. Outstanding Dues activity

We discussed the Stephen's outstanding HOA dues. It was decided to send a notice to the home-owner to bring their dues current.

11. Change date of next Board Meeting

Nancy Caroline explained that she had a conflict for the July 8th meeting and asked if it was possible to move the meeting forward. Several dates were discussed and it was determined that the July 2025 Board Meeting would be held at 7pm on July 1, 2025.

14. Other Business / New Business

General discussion ensued about the upcoming Centennial events and Fall Festival – and the possibility of CCHA purchasing Street Closure signs instead of borrowing them from Tom's friend. Chris mentioned he may know where we can get some signs to use and Poston suggested someone do a cost assessment and present it to the Board for review.

The Board Meeting ended at 8:11pm.

The next Regular Board Meeting is scheduled for 7pm on July 1, 2025 at Chris Jury's house.