

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

July 1, 2025 – 7pm

Minutes of the Country Club Homeowners Association Board of Directors meeting.
The Board met at the home of Board Treasurer, Chris Jury.

The meeting was called to order at 7:06pm 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 May 13, 2025 Board meeting minutes.

Minutes from the March & May Board Meetings were distributed via email, prior to the meeting. Chris moved that the minutes be accepted and Matt seconded.

2. Treasurer's Report

Chris presented the Treasurer's Report and shared a copy of the sample Lien Letter that is sent to homeowners who owe more than \$200 with all Board members. There is only one residence that is in a position to receive the letter at this time. The Board discussed whether the lien and extra fees should be filed now or submitted later. The group agreed to wait for the June 30, 2025 report to see if the situation had been rectified. If not, action would be taken at that time.

As a follow-up to the discussion about CD/MMkt accounts, Chris explained that he is looking at different entities (Commerce Bank, Country Club Bank & EDJones) and is assessing the fluctuating rates and investment commitment before making a recommendation. It was also suggested that Chris talk with Patty at HAKC to check for any requirements/rules that we need to follow.

3. CCHA Centennial Celebration Update

Matt provided an update on the Centennial activities. The "Bark for CCHA" event was a success with just under 40 attendees and 11 dogs. Everyone who came had a good time and the vendors were well-received.

The Centennial committee is in full swing for the Ice Cream Social on July 11, 2025 (our final event of the year). The committee would welcome volunteers to help with setup, the water slide, clean up, etc.

4. Block Captain Update

Jen reported that Postcards and Flyers had been delivered to each Block Captain for delivery. Also, she is forwarding pertinent emails about trash schedule changes, etc and the Block Captains are sharing those with the homeowner's on their blocks. The Block Captains have not had any in-person meetings, but they are doing a good job of forwarding emails from Jen, and reporting issues to Jen when shared by the homeowners on their blocks, so no in-person meeting is necessary.

One suggestion received from a neighbor is to have a street-cleaning truck drive through the neighborhood to sweep up the 'helicopter droppings' (ie. seed pods dropped from trees). Chris explained that street cleaning is something that can be requested from Kansas City's 311 Action Center, not CCHA.

5. Dumpster rental supervision

Poston reported that the dumpster was a huge success. There was more participation in the past and everyone was happy. In addition to our homeowner's bringing items, several neighboring HOAs stopped to ask questions. Some suggestions for future dumpster events include having a sign that can be displayed indicating that the dumpster is being 'sponsored by CCHA'. Also, we may want to investigate different dumpster vendors to see if any take hazardous waste, so that could be included.

Matt asked if we want to continue having 2 dumpsters a year and the board members said yes. The next dumpster is paid for, but is not yet scheduled. We need to double check with Tom, to see if he will be scheduling it, or if one of us needs to take over the planning. It is planned for Saturday 25th (the 4th Saturday) and is pre-paid in the amount of \$60.

6. CCHA Facebook

Matt shared that there have been a few new requests to open the CCHA Facebook page for open posting. That is not the intent of the CCHA Facebook page, so those requests have been denied. The Board discussed the pros & cons of an 'open' Facebook page and decided that we would like to continue using the page as an 'information sharing' space rather than a place to complain, sell stuff, advertise businesses and/or activities. Also, we don't want to be in any part liable or responsible for bad products, reviews, statements that are outside our control, so for the foreseeable future, the CCHA Facebook page will remain private and closed to general postings.

7. Notice letter to Stephens

As mentioned in the Treasurer's report, a sample Lien letter was provided to all Board members.

8. Road Closure Signs

Matt explained that whenever we have a CCHA-wide event or activity, we contact Tom, who contacts his friend, who lends us signs to indicate the road closure. Matt explored to see what it would cost for CCHA to own their own set of signs that we can use. He shared

pictures of some portable signs & cones that would be a total of \$309.70 for two sets. Poston moved that we purchase 2 sets of street closure equipment to be owned & utilized by CCHA, and Jen seconded the motion. Motion passed and Matt will order the items.

9. Garage Sale Signage

Matt thanked Jen & Poston for help in placing the Garage Sale Signs.

10. Fall Festival

- Fall Festival is scheduled for the 1st Saturday in October (which is October 4, 2025)
- The general budget is \$1044 + \$450 for printing newsletters + another \$350 for postage???
- Expected attendance is 150+ neighbors
- Time was discussed as 3-5p and changed to 3:30-5:30p
- We will supply snacks, popcorn & ask people to bring a dessert dish to share
- Band options were discussed and it was decided to try a new keyboards/vocal duo that Chris is familiar with
- Jen agreed to be in charge of purchasing the beer (45-50 beers), 6 bottles of white wine + 2 bottles of red wine
- Poston will work with Cosentino's for contributions of soda, water & ice (we will do a sign indicating their donation)
- Matt will schedule the Bounce House
- Nancy Caroline will bring the Popcorn machine, oil & popcorn
- Matt will do a Facebook Post and Flyer
- The Newsletter will go out with the ballot information for Board positions and other items that need to be presented to the CCHA. The Newsletter will have contributions from Matt, Ginnie, Jen & Chris.
- Nancy Caroline will contribute individual bags of chips for guests
- Nancy Caroline will submit the Street Closure permit & get signatures from impacted residents
- Everyone is welcome to bring their own chairs to sit & enjoy the music
- Unknown – will tables and chairs be rented??

11. Yard of the Month

Residents that are awarded the Yard of the Month (during June, July, August) receive a \$50 gift card and get to have the YOTM sign in their yard for the period. The Board discussed whether this should be skipped altogether or awarded. The general consensus was that we should continue the YOTM program, with the first 2025 awardee being 405 W 59th Ter. Two other addresses were discussed, and it was decided that since we are late in starting the program this year, we would make the award for 3 weeks at a time instead of a full month. That way, we will be caught up with the expected schedule by the end of August. The July award will be to the house at Huntington & Wornall and the August award is TBD.

12. Other Business / New Business

Nancy Caroline asked about having an official Welcome Committee. Poston explained that he already does this for his block (as the Block Captain) and that HAKC sends some things to new residents. Nancy Caroline will try to get information from HAKC and draft a proposal for future implementation.

The Board Meeting ended at 8:39pm.

The next Regular Board Meeting is scheduled for 7pm on September 9, 2025 at Matt's house, followed by November's meeting at Jen's house.