

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

September 9, 2025 – 7pm

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

The meeting was called to order at 7:01pm 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 July 1, 2025 Board meeting minutes.

Minutes from the July Board Meeting were reviewed and a slight modification was made to the expected accounting for the Fall Festival. Poston moved that the minutes be accepted as amended and Jen/Matt both seconded the motion.

2. Treasurer's Report

Chris presented the Treasurer's Report as of the end of August and discussed that the Lien against the Stevens was filed. Nancy Caroline asked how that process worked and Chris & Matt confirmed that the Stevens will be responsible for paying the fee for both the filing and the lien removal (in addition to the outstanding amount). Matt moved that the Treasurer's Report be approved and Nancy Caroline seconded the motion.

3. CCHA Centennial Celebration Update

Matt provided an update on Centennial activities.

- a. The Ice Cream Social was a big hit. Over 178 folks attended. We planned a budget of \$2,500, and actual expenses came to \$2,882 (using \$382 surplus from other events).
- b. Matt distributed the CCHA Centennial Celebration Event Budget Summary and we discussed how the events went, as well as the final budget and attendee figures (total budgeted 16,800, total actual expenditures 10,775.23 including 4,600 in grant money, and a total attendance of 460).
- c. Some Lessons Learned throughout the year include: we get better attendance if we keep the events within the CCHA boundary, and we need to have Knowledge Transfer prepared for future events related to street closure permits, renting bounce house/tables, etc.

4. Block Captain Updates

Jen reported that there was nothing new to report. She posted signage about blocks that need a block captain at the Ice Cream Social, but had no responses.

5. Dumpster Day for October

Tom forwarded an email to Poston about the planned Dumpster scheduled for 10/25/2025. Poston agreed to be the 'point' person for event and Chris indicated that he might be available to help. We discussed having a sign or using the CCHA Event Banner so that people passing by or dropping things off would know who was sponsoring the dumpster. The subject of 'prohibited items' was brought up and Poston explained that the city tells us what the various dumpster vendors are approved to collect. It was suggested that we have a flyer or poster telling what cannot be put in the dumpster and it was agreed that the information would be made available.

In general, it was also agreed that Dumpster Day is something our homeowners appreciate, so maintaining two a year is a good idea.

6. CCHA Facebook Update

Chris continues to verify and approve members asking to join the Facebook page. A question was raised about handling homes that are rented and we determined that we would have to get ahold of Patty at HA-KC to see if that extra information (renter names) would be available. NOTE: In general, the homes in CCHA are not to be rented out, but some folks have a 'renter' living with them and/or have 'rented' the house to family members. Like houses owned by Trusts, the names of renters or trustees don't show on ownership papers for the property, so in general they would not be allowed to join the Facebook page. A modification to this process could be handled on a case-by-case basis, if/when needed.

7. Fall Festival

The Fall Festival is scheduled for Saturday, October 4, 2025. This is an Annual Meeting of all CCHA homeowners and allows members to cast their ballot regarding updates/changes for the coming year (2026). In addition to casting their ballot at the Annual Meeting, homeowners will also receive a copy of the Annual Ballot in the September newsletter and can choose to mail their ballot in to HA-KC by October 3, 2025.

It is planned that a list of official CCHA homeowners – along with the status of mail-in ballots will be made available to Nancy Caroline by 5pm on October 3, 2025. Nancy Caroline will prepare the documents for Check-In at the Fall Festival and will identify which ballots have been mailed in, ensuring that no address casts more than one ballot. At the end of the Fall Festival, Nancy Caroline and Poston will tally the ballots submitted in person, adding it to the mail-in count to establish the 'Total Ballots' count. The completed sign-in sheets and in-person ballots will be given to the Board President at the end of the Fall Festival on October 4, 2025.

8. Other Business / New Business

The Board circled back to discuss the consideration of putting some funds into a CD or money market account, which was initiated at the May 13, 2025 Board Meeting. Chris contacted HA-KC and reported that we do not have to stay with Country Club Bank (CCB), but we receive preferential benefits with CCB, such as reimbursement of fees, etc.

We began discussing rates and lengths of CDs, as well as minimum balance requirements etc. It was decided by the Board that putting 10,000 or 15,000 into a 6-month CD, would be beneficial to increasing value as well as providing a reasonable cash cushion for any emergency needs that might arise. Chris will continue to gather information about rates and get back to the Board.

The Board Meeting ended at 8:20pm.

The next Regular Board Meeting is scheduled for 7pm on November 11, 2025 at Jen's house