

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

November 11, 2025 – 7pm

Minutes of the Country Club Homeowners Association Board of Directors meeting.  
The Board met at the home of Director, Jen Dolson.

The meeting was called to order at 7:07pm 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 September 9, 2025 Board meeting minutes.

Minutes of the September Board Meeting were reviewed and discussed. Chris moved that the minutes be approved and Jen seconded the motion.

2. Treasurer's Report

Chris presented the Treasurer's Report as of the end of October, and brought the Board up to date on several items:

- a. Discussed the Delinquency Report and explained that households that are 'not in good standing' should not be able to cast a vote during annual elections, but have been allowed to vote in the past. This is being tabled for further discussion in 2026.
- b. The actual expenses for the the Fall Festival/Annual Meeting was over expectations, but the \$200 revenue received from the Poster Sales and a \$50 donation from the Weinbergs, brought us in on target.
- c. Confirmed that interest from investments and assessments are in line with expectations.

It was moved and seconded that the Treasurer's Report be accepted.

3. Block Captain Update

Jen shared that there is nothing new to report ... ie. the existing vacancies remain and the Block Captains are doing a good job communicating with homeowners and sending out reminders. It was noted that some block captains seem to send out more messages than others, and we all agree that with CCHA Facebook announcements and regular City Service announcements, the Block Captains are not responsible to 'repeat' things that are already communicated via different sources.

4. Dumpster Day Recap

Poston reported that Chris was there to help out and that everything went very well. The response from homeowners was very positive and the dumpster was  $\frac{3}{4}$  full around 11am – which is a great result. The Board discussed having one or two dumpsters annually moving forward and everyone

agreed that two a year would be preferable. Poston agreed to take the lead on applying for and scheduling the dumpsters for the coming year.

5. Fall Festival Recap

Matt reported that there was a large turnout for the Fall Festival and that everyone had a good time. The band was very well received and everyone liked the way they engaged with the audience. Jen asked about the selection of beers/wine and was assured that she made great selections. It was also confirmed that she did not overspend on the drinks and that the quantity was appropriate. The popcorn continues to be a favorite, and Poston asked that future bouncy house rentals do not include the inside punching poles. This will guide future rentals.

6. Annual Meeting Voting Results

Matt reported that all three issues were approved (renewal of a 2<sup>nd</sup> term for Matt and Chris, and the renewal of the Glass Recycling contract for 2026). Matt took an action item to get ahold of Jason to sign the new contract.

7. Other Business / New Business

- a. Minimum checking account balance/cash reserves requirements – Chris is waiting for final cash reserve amounts.
- b. Switch banks for CCHA checking account - It was confirmed that keeping our business with the current bank provides special benefits, so the Board decided to stay with Country Club Bank.
- c. Move cash reserves into a CD – after much discussion, it was decided that we will keep \$8000 in reserve for possible snow removal needs; will move \$15000 into a six-month CD. We will plan to continue re-investing the interest and renewing the 6 mth CD unless a situation arises that requires immediate attention.
- d. 2026 calendar of events – scheduled events to be added to the homeowner postcard are as follows:
  - a. May 23 Spring Dumpster Day
  - b. June 1 Yard of the Month
  - c. June 20 Annual CCHA Garage Sale
  - d. July 1 Yard of the Month
  - e. August 1 Yard of the Month
  - f. October 10 Fall Festival and Annual Homeowners Meeting
  - g. October 24 Autumn Dumpster Day
- e. 2026 Board Meeting dates are as follows:
  - a. January 13
  - b. March 10
  - c. May 12
  - d. August 11
  - e. September 8
  - f. November 10

The CCHA Board Meeting ended at 8:15pm.

The next Regular Board Meeting is scheduled for 7pm on January 13, 2026 at Poston's house