

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

January 13, 2026 – 7pm

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

The meeting was called to order at 7:02pm 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 November 11, 2025 Board meeting minutes.

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

2. Treasurer's Report

Chris presented the Treasurer's Report as of October 31, 2025, and brought the Board up to date on several items:

- a. Two accounts that were designated for Centennial activities were updated and closed. With in-kind and financial donations, we came in close to budget.
- b. We weren't able to take action on the CD investment because of vacations, but it should be happening in December. Discussion ensued regarding bank relationship (since we are not closing our main checking account, there will be no changes); duration and interest (initially planning to do a 4 month CD at 3.9%); and what signatures should be on the account (Doug from HA-KC and Chris from CCHA Board).
- c. Nancy Caroline moved that the Treasurer's Report be approved and Matt seconded the motion.

3. Block Captain Update

Jen shared that we have the same Block Captain vacancies. She asked whether there was a list of homeowner email addresses that she could use to communicate with the homeowners that do not have a Block Captain. Unfortunately, we don't have access to a list of email addresses for all residents, but Nancy Caroline and Matt shared that during some of the early Centennial activities, we collected email addresses from residents who were willing to share. Matt is going to pull the sign-in sheets from those activities and Nancy Caroline will work to transcribe the email addresses from the sign-in sheets, then provide that information to Jen.

4. Other Business / New Business

- a. Update re: see notes in Treasurer's Report above.

- b. Assign Board Positions: All board members discussed the positions and agreed to stay in their present roles for the upcoming year.
- c. Bryant School Update: Matt has received several emails from Suzanne Fox (Board President for a neighboring homes association) - regarding Kansas City Public School's attempt to repurpose the vacant Bryant School into housing for teachers and other lower income residents. Even though Bryant School is not in CCHA district, it is directly adjacent to our northern border (to the East, across Wornall Road), thus there is some potential for impact to CCHA residents. Suzanne has communicated with several 'neighborhood' HOAs that are also adjacent to Bryant School and Suzanne's latest email was to inform us of a re-zoning meeting scheduled for February 25; and also a solicitation for our CCHA to contribute up to \$5000 toward legal fees to assist in requesting KCPS to be more open with their plans for this re-zoning effort. After much discussion, some of the CCHA Board members said they might attend the meeting, but giving \$5000 to their legal fund was not a decision they were prepared to do at this time (and could potentially require a vote of all residents). This topic is tabled until the March meeting.
- d. Review 2026 Calendar of Events postcard: After much discussion, it was decided to remove the 'Yard of the Month', and add a QRCode that will direct residents to the glass recycling schedule. Other minor changes were made and the postcard format was approved. The postcards will be printed and delivered to residents by the Block Captains.
- e. Crushed Glass Contract Renewal: Matt reported that the 2026 contract has been completed and the liability insurance has been updated.
- f. Board Meeting Updates for 2026:
 - a. January 13
 - b. March 10
 - c. May 12
 - d. August 11
 - e. September 15 (moved from September 8)
 - f. November 10

The CCHA Board Meeting ended at 8:18pm.

The next Regular Board Meeting is scheduled for 7pm on March 10, 2026, at Matt's house.