

**COUNTRY CLUB HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 9th, 2024**

Minutes of the Board of Directors Meeting of the Country Club Homeowners Association,
Kansas City, MO.

I. CALL TO ORDER

Board member Tom Grimaldi called the meeting to order at 7:00 p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers and elected Board Members at 7:05 p.m.

Present:

- Tom Grimaldi, President (via Zoom)
- Benita Webber
- Poston Pritchett
- Matt Watson, Secretary
- Chris Jury, Treasurer

Also present – Nancy Caroline Cubine and Ginnie Hall

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motioned by Poston seconded by Benita to approve the minutes of the Regular Meeting of November 14th, 2023.

Motion Carried at 7:10 p.m.

IV. FINANCIAL REPORT

1. Chris Jury presented the Budget report and noted that delinquencies had greatly been reduced.

- A. Total assets as of (12/31/2023) \$39,476.95
- B. Operating as of (12/31/2023) \$12,918.71
- C. Reserves \$26,558.24
- D. Delinquencies \$3,786.29 (10 households)
- E. Lien approved by the Board \$2,673.18 (2 households)

V. OLD BUSINESS

The following Unfinished Business items were discussed:

1. CCHA Centennial - July 11, 1924 (note date change to match incorporated date) – Matt provided updates regarding a new CCHA logo along with the grant process. Matt also shared that the committee hoped to have a list of dates for events ready in time for the next Board meeting.

2. No progress in drafting a form letter advising homeowners of the Board's intent of filing a lien(s) for past due HOA fees and assessments.

3. Benita inquired about amending the bylaws to be more relevant and current. Tabled to next Board meeting.

4. Welcome Basket – Benita did not have any updates.

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5. Snow Removal – Tom is going to reach out to gather a signed contract.
6. Glass Recycle - a contract has been signed for 2024.
7. Block Captains – Benita reports that we are missing block captains for 2-3 blocks.

VI. NEW BUSINESS

1. Welcome new Board member, Chris Jury and returning Board member, Matt Watson, who were just elected/re-elected to 2-year terms.

2. Elections of Officers for 2024
- President – Matt Watson
 - Vice President – Poston Pritchett
 - Secretary – Tom Grimaldi
 - Director - Benita Webber
 - Treasurer – Chris Jury

3. 2024 Budget – Tabled to next meeting.

4. Board meeting schedule – 2024
- January 9
 - March 12
 - May 14
 - August 13
 - September 10
 - November 12

5. Calendar of events – Benita agreed to gather estimates for postcards and postage. The postcards would be mailed to CCHA residents with key 2024 dates for the following events:

- Fall Festival - tbd
- Block Captain Meetings - tbd
- Plant Swap – April 27 th
- Garage Sale – June 15 th
- Dumpster collection - May/October
- Centennial Events - tbd

Dates and calendar of events to be further discussed and decided during the next Board Meeting.

VII. NEXT MEETING DATE

The next Board meeting has been scheduled – March 12 at 7 pm, Chris Jury's house, 637 West 59th Terrace.

The board meeting adjourned at 8:30 p.m.

These minutes were approved by the Board of Directors.

Tom Grimaldi, Secretary

March 12, 2024