

COUNTRY CLUB HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

March 12th, 2024

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

I. **CALL TO ORDER**

Board member Matt Watson 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:

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

Benita Weber was absent with excuse.

III. **APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

Motioned by Tom seconded by Poston to approve the minutes of the Regular Meeting of January 9th, 2024. Motion Carried at 7:10 p.m.

IV. **FINANCIAL REPORT**

1. Chris Jury - Tabled
1. Total assets as of (12/31/2023) \$39,476.95
2. Operating as of (12/31/2023) \$12,918.71
3. Reserves \$26,558.24
4. Delinquencies \$3,786.29 (10 households)
5. Lien approved by the Board \$2,673.18 (2 households)

V. **Old BUSINESS**

The following Unfinished Business items were discussed:

1. CCHA Centennial - July 11th, 1924 (note date change to match incorporated date) – Matt provided updates that the grant approval has been delayed but hopes to have an answer soon. Matt also shared that the committee continues to meet monthly and making great strides in planning events for 2024 into 2025. He also shared that the swag bags with centennial information will be delivered to homeowners sometime next month, May.

2. Tom presented a draft copy of the proposed letter of the Board's intent of filing a lien(s) for past due HOA fees and assessments that the Board intends to send out to past due homeowners.
3. Bylaws – Tom stated that he will begin to look at options for amending the current bylaws to reflect changes with technology and possibly allowing for the option to increase the number of Board members. Also looking at changing the annual meeting and increasing the HOA dues.
4. Welcome Basket – Tabled
5. Snow Removal – Tom is going to reach out to gather a signed contract.
6. Block Captains – Tabled
7. Board meeting schedule – 2024 (2nd Tuesday of the following months)
 - May 14th
 - August 13th
 - September 10th
 - November 12th

VI. NEW BUSINESS

1. 2024 Budget – Chris presented the 2024 budget. Motioned by Matt seconded by Poston. The Board approved the new budget for 2024.
2. Doug with HA-KC notified Tom and Matt via email that the 2022 and 2023 990-N were missing and needed to be filed. Chris stated that he would investigate the situation and file the appropriate forms for 2022 and 2023.
3. Matt shared that he would like to continue the momentum of increased communication with CCHA homeowners. Matt proposed quarterly CCHA newsletters, the first edition would be a hardcopy. The subsequent editions would be digital copies. Homeowners would still have the option to request hard copies. Matt also proposed setting up a Facebook group that would allow homeowners to join and obtain up to date information about the happenings of CCHA as well as pertinent information related to Kansas City. All Board members would have access to the Facebook group to manage content. CCHA homeowners would be asked to answer a few questions to verify their resident status when they ask to join the Facebook group. Admin rules will be in place and comments turned off. The Board voted and approved the Facebook group and the quarterly newsletter.
4. Yard of the Month Program – Matt presented the Board with the idea of relaunching the YOTM program to help drive neighborhood engagement. Neighbors would submit their nominees no later than the 15th of the prior month in accordance with the guidelines. Board members would judge the homes of those submissions and vote for the winner. The homeowner would receive a gift card to a local establishment and a yard sign to be displayed for the month (to be returned to CCHA) announcing they have won YOTM. Matt also provided a flyer with all the rules and guidelines.

5. Calendar of events –

- Fall Festival – October 5th
- Block Captain Meetings – May 16th and August 22nd
- Plant Swap – April 27th
- Garage Sale – June 15th
- Dumpster collection – May 25th
- Centennial Celebration – July 11th

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 – May 14th at 7 pm, Chris Jury's house.

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

These minutes were approved by the Board of Directors.

Tom Grimaldi, Secretary

Date: 05/14/2024