

Country Club Homes Association  
**Board of Directors Meeting Minutes**

Meeting Date: May 14, 2024

These are the Minutes from the May 14, 2024 meeting of the Board of Directors of the Country Club Homes Association, in Kansas City, MO.

The Board met at the home of Board member Chris Jury.

**I. Call to Order**

The meeting was called to Order at 7:09 p.m.

Present were the following Board members:

- Matt Watson
- Chris Jury
- Poston Pritchett
- Benita Webber
- Tom Grimaldi

**II. Approval of Minutes from the Board of Directors Meeting held March 12, 2024.**

- Poston moved to approve the Minutes from the March 12, 2024 meeting; Chris seconded the motion. The Minutes were approved unanimously.

**III. Treasurer's Report**

- Chris distributed and discussed the association's financials through April 30, 2024.
- Six homeowners have overpaid and currently have a credit balance
- A total of 29 homeowners owe money to CCHA, including 7 who owe more than \$100 (liens have been filed against 2 of these 7). There are 15 homeowners who owe between \$70 and \$91, and 7 homeowners who owe a small amount (less than \$1) coupled with a \$25 Late Fee. Chris said he expects the number of late payers to go down in the coming weeks.
- Benita advised Chris that she will be seeking reimbursement for a print invoice she paid.

**IV. Budget Discussion**

- The Board discussed the budget in conjunction with the \$4900 grant CCHA received from the Kansas City Tourism Development Fund for the association's Centennial Celebration. Matt reminded everyone that the grant funds can only be used to reimburse CCHA after we have first spent our own money for acceptable Centennial-related activities.
- Matt said the Banners have been delayed while the Centennial committee seeks bids for printing them and approves the final design.
- The Board discussed the July 11 Centennial kickoff celebration, which does not qualify for use of the grant funds, and the September 14 event scheduled for the Wornall House grounds, which does qualify for use of the grant funds.

**V. Welcome Wagon for new Residents**

- Benita suggested we drop, or at least postpone, the idea of starting a Welcome Wagon type of program for new residents moving into the CCHA. With the efforts being focused on the Centennial Celebration, there are not enough people or time to get this program off the ground this year. The Board members agreed with her suggestion. The idea for such a program may be reconsidered in 2025 unless

some person or persons come forward and offer to take the idea and run with it this year.

**VI. Block Captain Update**

- Benita discussed the upcoming Block Captain meeting scheduled for May 16. Block Captains will be given the CCHA bags containing flyers announcing events for the remainder of 2024, and a flyer for the CCHA Centennial Kickoff Party scheduled for July 11. Block Captains will be asked to distribute the bags on their blocks by May 19.

**VII. Lien Letter**

- Tom distributed a simple letter he drafted advising recipients that their failure to pay their past due balances owed to CCHA will result in a lien being filed against their property.
- The Board told Tom to prepare the first set of letters for Matt's and Chris's signatures.
- Tom also reported on his discussions with Doug Luther at the Homes Associations of Kansas City office regarding the two liens CCHA has already filed. Doug told Tom that given the age of those liens and when they were originally filed, we should update them with the new total past due amount owed by those homeowners.

**VIII. Fall Festival**

- The Board discussed the Fall Festival, currently scheduled for October 5. Given the other events we are hosting this year with the Centennial Celebration, and in light of budget concerns, the Board agreed to keep this year's Fall Festival simple and smaller than previous years. The Board agreed that we would pay for a band, as well as drinks for attendees, but we would not get sandwiches this year. Instead we will ask residents to bring desserts this year, and maybe even try to have a dessert contest if we can figure out how to pull that off.
- It was suggested that we solicit price proposals for new signage for the Fall Festival. Signs we have been using still refer to the event as the "Fall Rendezvous", but the Board doesn't want to continue using that name going forward.

**IX. Facebook Membership Group**

- The Board discussed the new CCHA Facebook Membership group. The site is adding residents, but it has been slow to take off. The Board is optimistic this will change as more residents become aware of it.

**X. Trash Discussion**

- There was a brief discussion of the scheduled Dumpster Day planned for Saturday of Memorial Day Weekend, May 25. Benita offered to be the dumpster watchdog that day due to Tom being out of town.
- There was a discussion about the city buying plastic bins for all residents to put out their garbage each week. The Board received a complaint from a resident who did not like the new bins, which won't be delivered in our area for a few more weeks. That resident was directed to contact his city councilman because buying the new bins was a council decision and not a CCHA decision. Like them or not, the CCHA had no input into the city's decision to buy these bins.

**XI. Revising the By-Laws**

- The Board discussed amending the By-Laws and whether that should be a goal of this year's Board. Poston and Tom both discussed the fact that there were lots of

things that could be improved in the existing By-Laws, but it is not an easy process.

- The By-Laws can only be amended as follows: “The bylaws may be repealed or amended, or new bylaws may be adopted, at any meeting of the members by a vote of two-thirds of the members of the Association present at any such meeting, or by the board when authorized at any meeting of the members. Members must be notified in writing at least 10 days prior to a meeting that bylaws changes will be proposed.”
- After discussing the hurdles to amending the By-Laws, the Board concluded that trying to do so this year while also conducting the Centennial Celebration would be hard to accomplish. The Board agreed to table the idea for the time being and take it up in the future.

## **XII. New Business**

- Yard of the Month: Matt reminded everyone of his desire to give out a Yard of the Month award for the months of June through August. He asked the Board to send him nominations for the first Yard of the Month, which he wants to award by June 1.

With no other business pending, the Board meeting adjourned around 8:30 pm.

The next scheduled Board Meeting is set for Tuesday, August 13, 2024 at a location to be determined.

These Minutes were reviewed and approved by the Board at its meeting on August 13, 2024.

Tom Grimaldi  
Secretary, CCHA