

COUNTRY CLUB HOMES ASSOCIATION

Minutes of the Board of Directors Meeting Held August 13, 2024

These are the Minutes of the Board of Directors Meeting of the Country Club Homes Association held on August 13, 2024. (This version of the Minutes reflects changes made and approved by the Board at its meeting on September 11, 2024.)

The Board met at the home of Board member Benita Webber.

I. Call to Order

The meeting was called to Order shortly after 7 p.m.

Present were the following Board members:

- Matt Watson
- Chris Jury
- Benita Webber

Board member Boston Pritchett was excused from attending due to having surgery earlier that day.

Board member Tom Grimaldi had previously announced he would be late to the meeting due to a conflict. He arrived at the meeting around 7:45 p.m. during the discussion about conducting the annual election as part of the Fall Festival.

Since a majority of the Board members were in attendance, there was a quorum for the transaction of business per Article II, Section 1 of the By-Laws.

II. Approval of Minutes from the Board of Directors Meetings held March 12 and June 25, 2024.

- A motion was made and seconded to approve the Minutes from the March 12, 2024 meeting. Those Minutes were approved by the Board unanimously.
- Regarding the Minutes from the June 25 Special Meeting of the Board, Matt had a couple of corrections to the Draft version of those Minutes. He asked that the Minutes be amended to change the name of the CCHA annual fall party from "Fall Spectacular" to "Fall Festival." Matt further suggested amending the Minutes to reflect that the Board decided on a formal procedure for communicating with the neighborhood block captains. On or about the first Wednesday of each month, the block captain coordinator will send an email to all of the block captains with information for them to share with the homeowners on their block. The Board also decided to allow immediate communication with the block captains for any time sensitive matters, or to communicate about a major event.
- After hearing a motion and second to approve the Minutes of the June 25, 2024 Board Meeting, the Board members present unanimously approved the edited version of these Minutes. Board Secretary Tom Grimaldi will revise the Minutes as directed by the Board and will send the corrected version to the HA-KC office for posting on the HA-KC website.

III. Treasurer's Report

- Chris distributed and discussed the association's financials through July 2024.
- Chris noted that the financials reflect money that was spent on the Centennial kickoff celebration (roughly \$3,000). He also attached the page showing expenses related to the Centennial so far. He noted that the budget will turn negative by the

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end of the year because of the Centennial, but we have enough of a cushion in the bank to cover this.

- Matt noted that a house on his block was recently sold, and Matt later noticed that the previous homeowner had not paid his dues. He believes HA-KC will communicate to the closing agent what is owed for HOA dues so the fees can be accounted for on the real estate closing documents.
- The financials show that in addition to the two homeowners with filed liens, there are four other homeowners who owe more than \$100 in unpaid dues. Another 8 homeowners owe more than \$25 and less than \$100 in dues.

IV. Centennial Update

- Matt took bids on getting the banners made, and he reported that he hoped to have them soon. There are 23 poles where the banners will be placed, but he ordered 28 banners in case one or two of them get damaged or torn. There was a discussion about how long we want to leave them up, and a lot of that will depend on how well they age when exposed to the elements 24/7. The plan is to sell the banners when they are taken down.
- Matt reported that they counted over 200 attendees at the Centennial kickoff street party back in July. The post-party discussion noted that they could have used more tables, and there was a lot of leftover chips and salsa from the taco bar. The band was a big hit too.
- The next Centennial event is the speaker appearing from 3-5 p.m. on Saturday Sept. 14 on the lawn at the Wornall House. The committee is hoping for a good turnout.

V. Welcome Basket for New CCHA Residents

- The Board discussed the fact that with the Centennial Celebration occurring this year, there was both a money shortage and a manpower shortage in trying to roll out a Welcome Basket program for new residents. It was noted that the Board doesn't have any idea how many new residents move into the CCHA per year. Not knowing how many people are moving into the area makes it difficult to devise and implement a budget for this program. Benita noted that rolling out a program for all new residents could take a lot of time, and with everything else going on this year, it might make sense to push this off to next year. The Board tabled the issue until the November 12 Board meeting.

VI. Block Captain Update

- The Board discussed the Block Captains and Benita pointed out which blocks currently don't have a Block Captain. The search for new Block Captains will be the focus of a story in the September Newsletter.

VII. Fall Festival Planning

- The Board started discussing plans for the Fall Festival on October 5. Matt hired the local band "The Young and the Rest of Us" to play again at this year's Fall Festival.

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- The Board decided to conduct the annual election at the Fall Festival instead of sending out a mail ballot. This will save CCHA an estimated \$300 in postage. The glass recycling proposal was previously approved only for 2024, so we need another member vote to continue the program through the end of 2025. You could do a vote that allows for a special assessment that goes out longer than just 1 year, but the problem with that is trying to get the vendor to commit to keeping his rates the same for longer than just the upcoming year.
- Matt asked if one method of voting versus another (i.e., in person versus a mail-in Absentee Ballot) would affect how homeowners vote on whether to continue the special assessment for curbside glass recycling.
- Tom reported that the owner of Crush Glass KC, Jason Jantz, had agreed to keep the charge to homeowners the same for 2025, namely \$30 per year (\$2.50 per home per month).
- Matt also told the Board he was soliciting bids to make some new yard signs to replace the old "Fall Rendezvous" signs from previous years.
- Tom said he would try to borrow the street signs needed to block Pennsylvania at 59th and 59th Terrace.
- Attendees will be asked to bring desserts to share plus their own camp chairs. CCHA will provide liquid refreshments (beer, wine, soda and water) for attendees.

VIII. Liens Filed by CCHA

- Tom reported that he was working on updating the two existing liens CCHA has on file against two of its residents. Tom said a demand letter had been drafted and once it was signed by Matt and Chris it would be sent to a third homeowner. (This demand letter was mailed the day after this meeting — August 14, 2024.)

IX. City Trash Cart Complaint

- Matt reported receiving a complaint from a resident about the new city purchased trash bins. The neighbor felt they were a huge waste of money, they will slow down the pickup process. One Board member said that once the new bins are fully distributed the workers picking up the trash will be able to pick up the new bins very quickly. Unfortunately there is little our HOA Board can do to change the city's mind now that the city has invested millions of dollars to roll out these new bins.

X. City Dumpster

- Tom reported that he had heard nothing from the person in the city's waste management department who reviews requests to rent a city dumpster. If the request is granted the dumpster will be placed in our neighborhood on the 4th Saturday of October, namely Oct. 26, 2024.

XI. Amending the By-Laws

- Tom said he had talked with Poston about amending the By-Laws and they both felt the project was going to take a lot of time. The general feeling they both had was that this was big project and trying to tackle it now may not make a lot of sense given the extra work the Board is looking at completing because of the Centennial activities planned for throughout the year.

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XII Other Business / New Business

- There was no new business discussed.

Next Meeting Date

The next Board meeting will be held on Wednesday, September 11, beginning at 7 p.m. at the home of Matt Watson, 423 West 59th St. This is one day later than originally announced because the Board wanted to watch the Presidential debate between Kamala Harris and Donald Trump.

The Board adjourned at 8:30 p.m.

Tom Grimaldi
Secretary

September 11, 2024