

COUNTRY CLUB HOMES ASSOCIATION

Minutes of the Board of Directors Meeting Held September 11, 2024

These are the Minutes of the Board of Directors Meeting of the Country Club Homes Association held on September 11, 2024.

The Board met at the home of Board president Matt Watson

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
- Poston Pritchett
- Tom Grimaldi

II. Discussion with Resident Paul Damon

Before commencing the meeting the Board agreed to meet with Brookside CCHA resident Paul Damon. Paul wanted to discuss the growing crime in the area and possible ways to respond to it. The Board agreed to bump Paul up so he wouldn't have to sit through several other items on the agenda before addressing the Board.

Paul asked if the Board had considered hiring a private security force to drive through the area as a crime prevention tactic. This led to a discussion about a local agency called Metro Patrols. Tom Grimaldi said he remembered the neighborhood hired an agency to drive the streets many years ago. His recollection was that the agency was expensive, and while residents liked having the patrols, it was hard to prove that they added a lot of value in keeping crime down.

It was unclear whether Metro Patrols has the ability to detain or arrest suspected criminals. The Board told Paul that because of the size of our association we did not believe we could hire a patrol company by ourselves. We also discussed the fact that we are not able to assess our homeowners additional amounts to pay for something like a crime patrol without our residents approving the additional assessment.

The Board agreed to look at joining with other area homes associations if several decided to hire Metro Patrols, but our funding restrictions will make it difficult for us to make a long-term commitment.

III. Approval of the Minutes

Matt Watson moved to approve the Minutes of the Board Meeting held August 13, 2024. Poston Pritchett seconded the Motion.

The Minutes for the August 13, 2024 meeting were approved by a vote of 5-0.

COUNTRY CLUB HOMES ASSOCIATION

IV. Treasurer's Report

Treasurer Chris Jury reviewed reported that there were no unexpected numbers on his report. He said expenses attributable to the Centennial Celebration were in line with projections. (More on the Centennial will be discussed later in this meeting.)

Chris also reported that new liens had been filed against two homeowners who had liens on file against their properties for several years. The revised liens update the amounts owed by each homeowner and put them and any potential purchaser of their properties on notice of the minimum amounts owed.

V. Centennial Celebration Update

Matt reported that the banner design, which the city had originally approved, was disapproved by the city when they saw the sample banner. The banners were revised and resubmitted to the city, and the committee expects they will be approved soon. The Centennial Committee ordered 29 banners; 23 would be hung near strategic corners and streets within the CCHA boundaries, and 2 will be held as extra or replacement banners in case something happens with one or more of the original 23.

Matt proposed giving an unused banner to each of the members of the Centennial Committee in recognition of their efforts during the year-long celebration. No one on the Board objected to this proposal.

Matt told the Board that everything looked to be in place for the historical presentation scheduled by Saturday, September 14 at the John Wornall House. Local historian Patrick Salland, Ph.D., will discuss the history of this neighborhood and others over the past 100 years.

Matt and Chris advised the Board that the association had spent around \$5,800 so far on the Centennial Celebration. Matt said CCHA can now apply to the City for reimbursement of up to \$4,700; this was the amount of the grant to CCHA by the Neighborhood Tourist Development Fund.

The next event in the Centennial Celebration is for CCHA residents only. CCHA will host a turkey cookie decorating contest on November 9. It will be held in the Community Room at the Country Club United Methodist Church located at 57th and Wornall.

VI. Block Captain Update

Benita reported that only four (4) block captains attended the meeting for all block captains that she hosted.

Benita said she had found someone to be the block captain for the 600 block of West 59th St. She also said Ginny Hall agreed to take on the block captain duties for the 400 block of West 61st St. Ginny will add this block to her current duties being block captain for the 600 block of West 61st St.

Benita also said she will continue as block captain coordinator until she can find a replacement.

COUNTRY CLUB HOMES ASSOCIATION

VII. Past Due Amounts Owed to CCHA

Tom Grimaldi said he could quickly complete a letter warning individual homeowners of their past due balances owed to CCHA, and advising them that a lien would be filed against their properties if the past due balances were not paid.

The Board discussed a home that was on the market to be sold where the selling homeowner had not paid his dues for the current year. Filing a lien against the property is the only way to insure we collect any past due amounts owed to CCHA.

The Board also discussed whether we could prevent a homeowner who owes us money from voting in a homes association election. Poston and Tom both said they didn't believe the issue was addressed in the By-Laws, and they cautioned against trying to limit homeowners from voting without support in the By-Laws.

VIII. Fall Festival Planning

The Board completed plans for the upcoming Fall Festival scheduled for Saturday, October 5 from 3-5 p.m. Matt distributed a checklist for the event and the Board reviewed it and assigned specific tasks to different Board members.

IX. Dumpster Day

Tom reported that he had not heard back from the city employee who manages the dumpster rental program for neighborhoods where residents want to dispose of large trash items. Tom said he had requested a Dumpster for use by CCHA residents for the 4th Saturday of the month, but as of this Board meeting Tom's check to pay for the dumpster rental had still not been cashed. Tom agreed to check with the city the next day.

X. Other Business / New Business

There being no other items on the agenda or before the Board to discuss, the meeting was adjourned a few minutes before 8:30 p.m.

The Board's next meeting is set for Tuesday, November 12. The location is to be determined.

Tom Grimaldi
CCHA Secretary