

MINUTES
CCDHA BOARD MEETING
Jan 29, 2025

The Board of Directors of Country Club District Homes Association met at 6:00 pm on Jan 29th, 2025 at the home of Keely Daly. The meeting was called to order at 6:10pm.

Directors in attendance: Jim Wilkinson, Matt Dodge, Chris Bannister, Kitzi Dingley, Keely Daly, Lindsay Johnson. Directors absent: David Epstein

Meeting minutes from October were approved.

Beautification:

Heinen contract review; 2 treatments were cut resulting in savings. Heinen will prune less and Bev will do a walk-around with them to discuss what they're maintaining and to establish a pruning baseline to see if they're really reducing. Jim moved to approve the contract, Keely second, unanimously approved.

It was decided to table the garden tour for now due to scheduling and level of effort. The possibility of an island tour was discussed, as was publishing something in the newsletter about it to gauge interest. It's time to start recruiting neighbors to tend to the urns (planting and watering). Notify Kitzi if things are looking sub-par in April and beyond.

Treasurer's Report:

Thank you to Jim for making everything seamless and easy to transition to Chris. In 2024, the total income was \$34,377 which was up ~\$5K YOY. Expenses were \$36K which was \$4K higher than budgeted because of more frequent waterings and fountain maintenance. The budget anticipated a surplus of \$2K for the year. However, the result was a deficit of \$2K. The net loss lowered total reserves to \$24K. Traditionally, the Board's objective is to maintain reserves sufficient to cover a full year's expenses. Excluding new security service expenses, annual expenses in 2025 are expected to be approximately \$34K. The goal for next year is to build the reserve back up.

The 2025 budget was discussed. The budget anticipates income of \$57K and expenses of \$51K, resulting in a \$6K buffer to account for price escalators over the next few years. It was proposed to combine the annual meeting and to have a sound system due to difficulty to hear for some. Beautification has a budget and people can expense what they buy. Kitzi to negotiate a callout, logo or ad space in our newsletter. Chris to make updates to the budget and then it will be circulated to the Board via email for approval.

Security Update:

The contract with Metro Public Safety & Investigation (MPS) was signed. They will start 2/1 and will patrol 1x per day, 2x per night. The contract is fluid, and they can adjust (increase) hours if there are any issues. MPS needs a representative to receive incident reports. The representatives need to maintain privacy/sensitivity and provide updates to the Board. The representatives could be non-Board Members who want to serve on a committee. Board Members to reach out to potential representatives and report back to the Board.

Communication plan for security: Welcome letter and tips for security to go out. There will be a number for their dispatch, and QR code creation was discussed to track.

The yellow security signs are on order. MPS wants our input on where they go. It was proposed that we invite them to our annual meeting.

Communication Update

Mailchimp (email platform) is working well. Keely created a list of block captains. Waiting to reach out until we have action for them. Next newsletter to come out March or April. New neighbor and remodel content was discussed.

The meeting adjourned at 7:48.