

MINUTES
CCDHA BOARD MEETING
April 22, 2025

The Board of Directors of Country Club District Homes Association met at 7:30 pm on April 22nd, 2025 at the home of Matt Dodge.

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

Treasurer's Report

Year-to-date through March 31, 2025, the Association recognized income of \$56,417. This is \$22,363 higher than the \$34,053 recognized in same period of the prior year. This is due to the \$22,050 assessment that was enacted for security services. The total past due assessment balance owed by residents is \$10,020 of which security accounts for \$3,915 and "regular" assessments accounts for \$6,105, which is slightly higher than the \$5,223 owed by residents at the same point in time last year. Treasurer will work with HA-KC to send reminders to residents with past due assessments.

The Association has realized most of this year's income, while expenses continue to grow. Year-to-date expenses were \$8,564. The main expenses paid year-to-date pertain to beautification (\$3,849) and security services (\$2,900). Treasurer will be monitoring beautification and fountain expenses to ensure they are in line with budget.

As a result, net income year-to-date is \$47,852 with total reserves of \$71,827. Total reserves are the sum of retained earnings (\$23,975) and current earnings (\$47,852). Interest paid year-to-date was \$193 which will continue to provide a boost to net income in the coming months.

Treasurer will engage accountant to file Form 990-N. Treasurer is exploring new options for liability and D&O insurance coverage: we recently received notice from America Family that they will not be renewing the Association's insurance policy which expires on 6/1/2025. American Family is getting out of the HOA insurance business.

Safety & Security Report:

A safety & security sub-committee was formed in February with responsibilities to: obtain access to MPS reporting dashboard, review incident reports that are filed, communicate with MPS if there are heightened needs, questions, feedback, and provide updates to the Board. YTD there have been three incident reports filed and one service complaint raised by a neighbor. The sub-committee has investigated the complaint which resulted in a number of best practices that will be published in the upcoming newsletter, email and social media post.

Treasurer will speak to MPS to address any pending questions and to follow up on signage order for the district.

Beautification:

The urn at the intersection of Greenway Terrace and Ward Parkway is damaged and leaning, and needs to be repaired or replaced. A CCDHA resident is looking into options and will report back with cost and options.

Communication:

Spring newsletter content is needed. Board members to send content to include. Security best practices to be included.