

Country Club District Homes Association

Annual All-Resident Meeting Summary | September 7, 2025

Welcome & Introductions

Matt Dodge (President) welcomed attendees, emphasizing community spirit and personal connection to the neighborhood. Outlined agenda: board updates, introduction of new board member, committee updates, guest speakers, Q&A, socializing.

Board Membership Update

Jim Wilkinson stepped down after eight years of service. Ann Abercrombie, a retired Senior VP and U.S. General Counsel for Lockton Companies with legal and insurance expertise, was approved to fill Jim's board spot.

Board Member Introductions

Matt Dodge (President)
David Epstein (Vice President)
Jim Wilkinson (former member)
Chris Bannister (Treasurer)
Lindsay Johnson (Secretary)
Keely Daly (Communications)
Kitzi Dingley (Beautification, absent)

Beautification Committee Update

Thanks to volunteers for maintaining urns, plantings, and the island. Ongoing projects: Awaiting city PIAC grant work to connect the fountain to the city water line.

Communications Update

Reminders to add the HOA Gmail to contacts and to follow Country Club District on Instagram. Residents encouraged to participate as or identify their block captains. Newsletter contributions welcomed from community.

Financial Report

Finances are stable; ended last year with ~\$1,000 deficit due to variable island maintenance and increased watering costs. Main income from assessments; recent vote enabled funding for security services. Quarterly financials published online; accessible via HA-KC website.

Insurance: Switch from American Family to State Farm increased annual premium from \$1,000 to \$4,000. Seeking neighbors in insurance business to assist in future bids.

Security Update

Prompted by survey and town hall, transitioned to Metro Public Safety (MPS) for security. MPS provides daily patrols (one daytime, two overnight), visible presence, incident reporting to board. Services: patrols, house watch for vacationers, gate/door lockups, alarm response, basic roadside assistance. Best

practices: identify as resident, give precise address when contacting dispatch. Security subcommittee: Ann Abercrombie and Dave Casey review incident reports. Residents can contact board or email with security feedback.

City & District Updates (Councilman Duncan)

Announced streetcar line extension opening Oct 24 and Wornall Streetscapes (\$14M project) nearing completion. Sixth (6th) District covers Stale Line Road to Troost Ave, 43rd St. to Martin City with approximately 85,000 people. Encouraged residents to subscribe to newsletter, use 311 app for city issues (e.g., blockages, potholes, noise), and contact him/his office for help. Specifics on developments (new Plaza zoning for Nordstrom site, neighborhood comparisons).

Community Q&A

Construction congestion on Greenway Terrace: advised to file 311 reports and follow up with council office for enforcement due to blocked streets. Ongoing issues with excessive street/truck parking and large builds in the area (Drake Development referenced).

Noise and speeding from motorcycles/ATVs: enforcement limited; red light and potential noise camera ordinance passed but pending police board approval; police need specialty motorcycle officers for traffic noise enforcement.

Fountain repairs: Meyer Circle Fountain will be repaired, but not this season.

Reiteration to use 311 app, non-emergency police line for pressing local issues.

Closing & Social

Final gratitude expressed to all participants and volunteers. Board members available for conversations and support. Encouragement to maintain neighborhood cleanliness and respect shared spaces (especially the fountain).

Meeting adjourned into a social gathering.