

MINUTES  
CCDHA BOARD MEETING  
Oct 25, 2024

The Board of Directors of Country Club District Homes Association met at 8:45am on October 25th, 2024 at the home of Chris Bannister.

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

Matt called the meeting to order at 9:00.

The first order of business was to elect officers for the coming year. The board unanimously approved David Epstein as Vice President and Lindsay Johnson as Secretary. The July 10th board meeting minutes were approved. It was decided that moving forward, meeting minutes will be approved via email prior to the next board meeting.

**Beautification:**

Kitzi circulated the landscape contract we have with Heinen. Landscaping is our largest expense. The board discussed exploring other landscaping companies to reduce cost. General consensus is that the board has been happy with Heinen. Kitzi to reach out to see if we can reduce applications to save on cost with Heinen and to reach out to Bev Elving to compare past bids received. Easement trees were discussed - the city owns removing fallen easement trees, trunk grinding and tree replacement.

**Treasurers report:**

Jim shared that through Sept, our year-to-date income is a little over \$4K. We get all our funding up front and spend down over the year. The current plan had us netting out with \$2K but we received a bill from Heinen for \$1,800 (5 mowings and 5 waterings) that will hit October financials so now we're on track to hit the budget. The possibility of an increase in dues to support the increase in waterings was discussed.

**Board member transitions:**

Jim will work on transitioning duties to Chris and will help with the budget for this year. It was noted that financials come from HA-KC. HA-KC sends all the bills. We have 244 plots in our HOA with 4 plots belonging to Country Club Christian Church. Lindsay will take over Secretary duties including distributing the agenda, taking minutes, distributing minutes for board approval, and posting on HA-KC.org. It was also discussed that Lindsay will manage the CCDHA Google drive and will reconcile emails provided at the annual picnic with what we have on file.

**Old Business:**

Block captains: There weren't many signups at the picnic. The signup sheet will be at the security town hall meeting.

**New Business:**

- Kitzi proposed a neighborhood garden tour to raise funds to plant native plants around the islands. The proposed time is 5-8pm in June when gardens are looking nice. Kitzi to develop and present a formal plan to the board.

- Matt attended the HA-KC meeting with the 92 HOAs that they oversee. Revenue was up and so was spend. They provide a lot of support for us. There's a new ordinance next year, requiring board members of an HOA to submit a state issued license. There have been instances of abuse of funds. Most other area HOA expenses are 3-4x ours. Many of them have private security. Almost all of them require changes/updates to houses submitted to the board. There's an upcoming meeting to discuss the possibility of Bryant School being turned into housing for KC public school teachers. The debate is; nobody wants a vacant building, but should it be used for housing? There's concern over noise and crowd control. Matt Dodge will attend the meeting
- Crime town hall meeting: Around 45 people have responded to the survey. In summary, 1-5, with 5 being security being a big issue. Avg is 3.7. 40% said "need more information". 40% said "yes to paid security". 10% were neutral. It is mostly car-related. No assaults were mentioned in the survey.
  - Agenda for meeting:
    - Board member introductions & other housekeeping items
    - KCPD liaisons (CIOs) will present information and take questions
    - Chris to present data on crime, talent shortage, information on the 3 bids for security we have received, crime prevention best practices
    - Q&A
  - Next steps after the meeting is to put it to a HOA-wide member vote. Consider signing a 12-month contract and reassess after 12 months if the measure is approved.

**Meeting adjourned at 10:55**