

# **Country Club Heights HOA Board of Directors Meeting**

## **April 25, 2024**

**The meeting was called to order by President Kyle Dickson at 6 pm.**

**In attendance:** Board – Kyle Dickson, Mike Daniels, Cathy Fletcher, Linda Wieland

**The minutes of the January 10, 2024 Board meeting were read and corrected.**

### **Officer Reports:**

#### **Treasurer – Cathy Fletcher**

Cathy reported that 7 homeowners still had not paid their dues. A discussion was held on how we proceed in regards to the outstanding checks. It was decided that we should out a “friendly reminder” notice that the annual dues will be late if not received by May 1<sup>st</sup>, and the penalties that will be assessed if they are late. Linda will send out the friendly reminder by email and a mailed letter to the 7 HOA members. She also will call Ken Perino who may be out of town. If we do not hear from Mr. Sun, Kyle will contact him.

We have a bank balance of \$16,558.02. Upon collection and deposit of all dues, we will make a deposit of \$2500.00 to each Reserve Fund. It was decided we wait until our current CD turns over to make this deposit. It was suggested we look at money market funds and compare rates.

Our insurance bill has been paid. The pump bill has also been paid and came in under budget.

#### **Secretary – Linda Wieland**

Linda reported that Abstract and Title Company requested a Status Report on 2688 Wilshire Court. (Farnsworth property). This was prepared and hand delivered to the title company. Kyle delivered to the realty company copies of our minutes and financial report.

She stated she will call Parks and Rec to find out the status of the park behind the firehouse.

#### **Vice President – Mike Daniels**

Mike reported the irrigation is up and running. Our new pump is installed. Spare pump parts are stored in Kyle's garage. Mike has the keypad number.

Mike talked about valves, and one that we can send back to be recertified at a specific pressure we request. He said it is cheaper to do this and to use this type of valve.

### **President – Kyle Dickson**

In a review of the Annual HOA meeting, everyone stated that they thought it had gone well. Another discussion followed on annual dues and Kyle stated that we can charge 8% per annum as a late penalty per CCIOA. A motion was made, seconded, and approved to follow CCIOA guidelines.

Kyle stated that he will contact Wilton, our lawyer, in regards with how to proceed in amending our by-laws to exclude short term rentals in Country Club Heights. He will also review the price we were quoted and what it covers. He will try to negotiate a lower price in regards to first mortgage notifications. He will discuss with Wilton the voting process and counting rules for the secret ballot, and confirm timelines, notices, and deadlines. A motion was made, seconded, and passed to hire an attorney to help us with our next steps.

A discussion as to what to do with homeowners when they are not in compliance with our covenants and by-laws was tabled until our next meeting. We will review the Responsible Governance Policies as to what they have to say on the matter.

### **Summer Picnic**

Susan Dickson has volunteered to co-ordinate our summer picnic. A request will go out for volunteers. A date of July 6<sup>th</sup> has been set and Bruce has volunteered his front lawn as our set-up area.

### **Old Business**

### **New Business**

The Board has decided to handle the weed maintenance on 27 Road. A work day has been set, Saturday, May 4<sup>th</sup> at 9 am., to spray and remove the weeds. Kyle Dickson, Mike Stephens, and Mike Daniels will comprise the work crew.

The meeting was adjourned at 8:15 pm.