

Country Club Heights Homeowner's Association

Annual Meeting

April 12, 2023

The meeting was called to order at 7:00 pm by the president, Kyle Dickson. Introductions were made. Six proxies were received and recorded; 19 members were present.

The minutes were read from the April 6, 2022, Annual Meeting and from the January 18, 2023, Board of Director's Meeting. Upon motions made and seconded for both sets of minutes, they were approved as read.

Treasurer's Report:

Our beginning bank balance as of 12/31/22 was \$18,511.16. Comparative Financial Statements for the years 2021 and 2022 and a budget for 2023 are attached. These financial records were reviewed and audited by Ed Wieland.

There was a discussion about establishing a \$5000.00 reserve each year for pump replacement, taking into consideration the age of our system and the costs of replacement. This is in addition to the pump repair allocation. A motion was made and seconded to establish the fund. It passed unanimously.

Dues:

Dues will be kept at \$550.00 for the coming year. Dues of \$550.00 are due by May 1, 2023. Dues will increase to \$650.00 after May 1st, plus \$10.00 for each additional month they are overdue. Checks should be made out to Country Club Heights Homeowner's Association, and sent or delivered to Gene Dreher, 2689 G ½ Road.

Committee Reports:

Architectural Committee: Tina Snover, Mike McDonald, Jason Farnsworth

Jack Richardson had resigned during the year and he was recognized at the meeting with a hearty round of applause for his many years of service. A motion was made for James Farnsworth to fill this vacancy. It was seconded and approved.

Mike reported that the committee had been busy this year with requests for a new fence, solar panels for 2 homes, and siding and painting. He stated that homeowners were diligent in submitting their requests and plans and following the established procedure.

Tina Snover had a question about whether black and white were considered “earth colors.” The architectural committee will investigate this.

Linda had a call from a member suggesting that when requests are approved that are different than past practices (solar panels, metal roof), that we send out a notice to all the homeowners so they are aware of the change. It was agreed by the members present that this was a good idea. Notices will be sent out.

Water Control: Kyle Dickson, Mike McDonald, Gene Dreher

Kyle reported that we had a good year. We started the season with a new pump. Our older pump has 2/12 years on it and needed a new impeller which has been installed for this year by Kyle. Kyle also has cleaned the muck out of the ditch and on the screen. The pump house has received one coat of paint. We also have replacement parts on hand for the pumps this year. Small features can be added to the pumps in order to extend their life. Mike and Kyle will investigate the costs of the features.

Cathy reported that there is a gutter under a bush on her property that fills up with junk. She wondered who is responsible for cleaning this. It was suggested that we check with the city.

Neighborhood Watch: Linda Wieland, Cathy Fletcher, Suzy Coleman

Our neighborhood has been quiet, but there are concerns about the house on 27 Road (not in CCH) that has been visited several times by the police and SWAT Team. If you see a disturbance taking place, please make the other homeowners aware, or contact one of the members of the Neighborhood Watch so an alert can be sent out.

Fence: Randy Walck and Mark Murray

The plan is to fix the fence as needed in smaller sections rather than to replace the whole fence. Mark and Randy investigated the cost to replace the fence and the bids came in between \$40,000 - \$45,000.

In an effort to maintain the condition and life expectancy of our fence on 27 Road, we are asking the homeowners to make sure your bushes and shrubs are cut back and not extending into or hanging over the fence.

Old Business:

No past issues addressed, other than in committee reports.

New Business:

Suzy Coleman asked that everyone be on the lookout for Japanese Beetles as we are on the fringe of neighborhoods that have reported infestation. She stated that the city will come out and spray for the beetles if you call.

If you have a mosquito problem, Tina Snover has hired Chrome Pest Control to spray for mosquitoes for her property in the past and she is happy with the job they do.

President's Report:

Kyle thanked everyone for being good neighbors, adhering to the covenants, and keeping our neighborhood in good shape.

Please remember to contact the Architectural Committee concerning any home improvements.

If your property backs up to I-70, this area needs to be kept clear. This is a potential fire hazard.

Kyle stated he has been looking into our insurance coverage, and stated that our fence on 27 Road and the Pump House are covered with a \$1000.00 deductible. (For example, if a car crashed into them.)

Tim Kaneck has resigned as Vice President. A motion was made and seconded that Mike Daniels become Vice-President. The motion was approved.

CCH Board of Directors:

President: Kyle Dickson

Vice President: Mike Daniels

Treasurer: Gene Dreher

Secretary: Linda Wieland

For the Good of the Sub-Division:

A **Neighborhood Block Party** is being planned for Saturday, July 1, 2023! The date was chosen to coincide with the Fireworks Display that Bookcliff Country Club puts on. If interested in serving on the committee, please contact Susan Dickson.

There being no further business, the meeting was adjourned at 8:30 pm.

Minutes respectfully submitted by:

Linda Wieland

CCHHOA Secretary