

AGENDA: Country Club Heights HOA Board of Directors Meeting
January 10, 2024

1. Call to Order & determination of quorum: Kyle
2. Reading of Minutes from last meeting (25Oct2023): Linda
 - a. Vote to Approve the minutes:_____
3. Reports of Committees:
 - a. Architectural Control Committee: N/A
 - b. Irrigation and Pump Committee: N/A
4. Reports of Officers:
 - a. President:
 - b. Vice President:
 - c. Treasurer:
 - i. Finance Report – Cathy
 1. Presentation of 2023 End-Of-Year Financial Statement
 2. Comparison of planned budget to actual income and expenses
 - d. Secretary:
5. Old and Unfinished Business: None scheduled
6. New Business:
 - a. Initiate Annual Financial Review - Kyle
 - i. Designate review to volunteer review team or assign members if necessary
 1. Ed Wieland and Susan Dickson agreed to perform review
 - b. Introduce Fencing Reserve Fund Study and funds policy – Kyle
 - i. Vote on approval_____
 - c. Preview PowerPoint Presentation “2024 CCHHOA Annual Meeting” - Kyle
 - d. Develop 2024 Budget proposal
 - i. Key considerations include:
 1. Reserve Funding
 2. Legal expenses for amendments to Declarations
 - a. Short-term rentals
 - b. Responsible Governance Policies
 - c. Out of date covenants, including certain restrictions on uses
 3. Pump expenses
 - ii. Review “President’s Request Budgets”:
 1. Option 2: “ MY FIRST CHOICE” - \$650 Dues, Full Reserves Funding - Surplus Drawdown
 2. Option 1: MY 2ND CHOICE - \$650 Dues, Balanced Budget – Adjusted Reserve Funding
 - iii. Should we prepare preferred back-up budget proposals to have ready at the annual meeting in the event membership votes against the proposed budget? (I.E. Vote to increase dues fails)
 1. Review Budget Options 3 thru 5
 - e. Plan Annual Meeting
 - i. Date, time and place is already set
 - ii. Plan agenda
 1. Presentation on the Japanese Beetle (by Teresa Nees)
 2. Election of Officers
 - a. Treasurer nominee– Cathy Fletcher
 - i. Vote for approval
 - ii. Other vacancies?

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3. PowerPoint Presentation: "2024 CCHHOA Annual Meeting" – Kyle
 - a. RGPs
 - b. STR Amendment
 - i. Vote to pursue amendment & pay expenses
 - c. Reserve Funds
 - d. Annual Dues – Board recommendation to increase to \$650
 - i. Vote on approval
 - e. 2024 Budget Proposal:
 - i. Vote for approval – OR –
 1. Optional topics
 - a. Alternative 2024 Budget
 - i. In event that membership votes against:
 - ii. Dues increase
 - iii. Short-Term Rental Amendment expenses
 - iv. Reserve funding
 - f. Annual Required Disclosures to members – by Linda
 - f. Plan "Disclosures" presentation for Annual Meeting – by Linda
 - i. Review Disclosures List and data
 1. Prepare required documents and information for 2024
 - ii. Determine means of distribution to membership (before annual meeting)
7. Remarks
 8. Adjournment