

COUNTRY CLUB HEIGHTS HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes – Sept. 28, 2021

The CCH-HOA Board of Directors meeting was held via zoom on September 28, 2021.

The meeting was called to order by Kyle Hedin at 6:35pm.

Board Members present, Mark Kemp Nancy Harris and Kyle Hedin. Management present: Dustin Snow, Snow Property Services. Jason Harrington and Deb Thomas were excused.

Owners Present: Willow Hunt unit 59, Matt Nelson unit 121 and Corrine Marlow unit 144.

Business from the floor:

Meeting Minutes:

The August 24, 2021, Board Meeting Minutes were reviewed. A motion was made by Mark and seconded by Nancy to approve the meeting minutes. All were in favor.

Financial Report:

Mark reported on the current month in review which was August 2021. Overall, still moving ahead although some categories such as tree care, irrigation and plumbing in the red. Total assets as of August 31, 2021, are at \$510, 049.37. Financials approved by the Board to be placed on file.

Open Forum:

Matt Nelson asked about paint colors and timing on the painting

Corrine Marlow also inquired about painting as well as the parking lot timing and newsletters. She also mentioned that she thought the palm tree outside of her unit looked a little stressed. Dustin will check out.

Committee Reports:

Landscaping: Dustin will work with Great Western on the 2K work of replacements in the next two months.

Architectural Request from unit 151 was read by Dustin: they are asking for a ramp to be installed to connect to the walkway for their tenant who has a handicap daughter. Dustin will inform them that we are open to the idea if they are willing to pay and we review the specifications from bids from contractors. Dustin will communicate this to them.

Ongoing Business:

- CC&R Amendments – Currently around 79 approvals.
- Discussion about the timing of the project as we are not there yet financially. Dustin did confirm that a 200K line of credit could be made available through the bank that we work with. With Sunland holding their bid price until December 31st, the Board will push this down the road another 3 months to see where the HOA is at with net equity.

New Business:

- 2022 Budget – this will be a discussion at the October meeting.

Meeting was adjourned at 7:30pm. Next Board Meeting will be on Oct. 26, 2021 at 6:30pm on zoom.

Submitted by Dustin Snow