



Country Club

Homeowners' Association

Dedicated to the protection of our property values and quality of neighborhood living

MINUTES of the COUNTRY CLUB HOA ANNUAL MEETING – 23 October 2021

Vonney Northrop, President of the Country Club Homeowners Association (CCHOA), called the Annual Meeting of the CCHOA to order at 9:30 am on 23 October at Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909. Thirty Six (36) homeowners or their proxies were in attendance via in-person or mail-in ballots.

The agenda for this meeting is provided in Attachment 1.

Vonney presided over the meeting and welcomed all who came to this meeting. She then introduced and thanked the current CCHOA Board members:

- PresidentVonney Northrop
- Vice President...Janice Marie-Gallof (History/Social/Gardening Club)
- TreasurerMarty Henderson (Maintains financial books, files returns, Trash Service contract)
- Secretary.....Sandy Gallof (Safety-Firewise, Fire Mitigation, Historic Neighborhoods Partnership)
- At-LargeDorothy Hornby (Welcome Committee and participates in Safety activities for her neighborhood block)
- At-LargeKen Francois (CONO)
- At-LargeVicki Tostanoski (Communications -Web site, Zoom interface, E-mail blasts)

Vonney also recognized Susan Henderson for her work on the Newsletters.

2020/21 in Review:

1. Vonney talked about how, in spite of the COVID pandemic, the Board remained active.
2. The Board focused on enhancing communications and social interactions.
3. The Board accomplished the following:
 - a) Worked with the Colorado Springs Fire Department to maintain our Firewise accreditation.
 - b) Notified the Country Club neighborhood of free chipping services.
 - c) Coordinated ta neighborhood Garage Sale.
 - d) Conducted the first neighborhood Ice Cream Social/Book Swap.
 - e) Conducted a Neighborhood Block Party.
 - f) Started up a neighborhood Garden Club.
 - g) Sent out three Newsletters.
4. Marty discussed the Financial status and reviewed the Trash Service status:
 - a) Marty expects the Trash Service fees to go up this year due to the fuel surcharge and 3% maximum allowable annual increase. Current fees are \$8.49 per month for Trash and \$6.37 per month for Recycle.
 - b) Fees should be firmed up in November.
 - c) Once annual fees are firmed up, Trash Service customers will be billed for their signed up services.
 - d) Marty reminded everyone that recycling pickup is now weekly rather than every other week.
 - e) When the Trash Service started, we had 54 homes signed up. We now have 165 participating.
 - f) Marty stated Waste Connections has missed some home pickups due to new drivers (as part of their merger with Springs Waste).
 - g) Marty stated that, if he is notified by Thursday evening, he can get Waste Connections to pick up the missed bins by Friday (the next day). He has a direct contact with Waste Connections to resolve any issues.

- h) Marty mentioned we are a voluntary HOA with dues of only \$30 per year.
- i) Marty stated 211 homes paid dues in 2021, giving the HOA an income of \$6,330.
- j) We also received \$650 income from advertisements (on Web Page and on Newsletters).
- k) Marty stated cost in 2021 included:
 - 1) \$800 for liability insurance.
 - 2) Funding Social events (Garage sale, Ice Cream Social, and Block party).
 - 3) Printing and distribution of three Newsletters.
 - 4) Office supplies.
 - 5) Gift to Ascension Lutheran Church for use of their facilities for meetings.
- 5. Marty asked if the attending homeowners had any questions/comments.
 - a) One homeowner stated without an HOA, the neighborhood has no political power. She pointed out when Safeway wanted to build a new store in our neighborhood 30 years ago, the inactive HOA was reactivated and successfully fought against the development. She also stated she was pleased to see how much the HOA has grown over the years.
 - b) Another homeowner asked if there was any progress in the HOA becoming a Neighborhood Association.
 - 1) Marty replied the Board had started looking into the requirements and benefits for such a conversion.
 - 2) The Board was not sure what the unintended consequences of such a conversion would be and the new Board will continue to look at this issue.

Voting for the 2021 Board of Directors

Sandy introduced the slate of officers nominated to fill the expired terms of office for Board positions:

- PresidentMarty Henderson
- Vice President ..Bill Hoover
- TreasurerKen Francois
- Secretary..... Amanda Schneider
- At-LargeSandy Gallof
- At-LargeSteve Paradis

No additional nominations were made from the floor. CCHOA members were asked to fill in their ballots, if they had not previously done so. The completed ballots were collected and counted. The results were 36 votes cast and all nominees were voted into office.

The ballot is presented in Attachment 2.

Vonney introduced the new Board members.

Marty thanked Vonney for her two years of service as President, especially in the era of COVID.

Marty stated the goals of the new Board would be open and transparent communications and community building.

The meeting adjourned at 10:10 am.

Respectfully submitted,

Sanford Gallof
Secretary, CCHOA

ATTACHMENT 1
AGENDA FOR THE MEETING

- | | |
|---------------|---|
| 9:00 – 9:30 | Check In and Social – Meet your Neighbors |
| 9:30 – 9:40 | Opening/Introductions |
| 9:40 – 9:55 | 2020/2021 In Review |
| 9:55 – 10:10 | Board Nominations and Vote |
| 10:10 – 10:25 | Collect/Count Ballots Trash Service/Financial Status Review during Ballot Count |
| 10:25– 10:30 | Announce Voting Results, Seat New Board |
| 10:30 | Adjourn |

ATTACHMENT 2 - BALLOT
October 23, 2021 Annual Homeowners Meeting

Owner (Print Name): _____ Signature: _____

Home Address: _____ Date: _____

As a Homeowner, please fill out the ballot information in Section A OR the Proxy information in Section B.

Section A: BALLOT

Please bring your ballot to the Annual Meeting. If you cannot attend, you can vote and drop off your completed ballot at the secure mailbox at 2847 Marilyn Road prior to October 23, 2021 or you can scan your signed ballot and email it to sgallof@comcast.net.

President

- Marty Henderson
- Write – In _____

Vice President

- Bill Hoover
- Write – In _____

Treasurer

- Ken Francois
- Write – In _____

Secretary

- Amanda Schneider
- Write – In _____

Directors at Large

- Sandy Gallof
- Steve Paradis
- Write – In _____

Section B: PROXY

Please drop off your completed proxy at the secure mailbox at 2847 Marilyn Road prior to October 23, 2021 or you can scan your signed proxy and email it to sgallof@comcast.net .

Check only **ONE** of the following:

- I assign _____ the authority to vote on my behalf regarding Association matters.
- I assign the Country Club Homeowners Association Board of Directors the authority to vote on my behalf regarding Association matters.