

***“Dedicated to building our community.”***



[www.CountryClubHOA.org](http://www.CountryClubHOA.org)

## **MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 21 Jun 2023**

The June Board Meeting was held via Zoom. President Marty Henderson called the meeting of the CCHOA Board to order at 6:30 PM on 21 Jun 2023.

Present: Marty Henderson, Kathy Poyner, Amanda Schneider, Vicki Tostanoski, Maureen Logue and Scott Hughes.

Absent: None

The agenda for this meeting is provided in Attachment 1.

### MINUTES of the PREVIOUS MEETINGS:

- a. The minutes of the May Board meeting held on 24 May 2023 were presented. The minutes were approved unanimously.

### FINANCIAL REPORT (Kathy Poyner)

- a. The May Operating account has a balance of \$3,178.90.
- b. The May Reserves account has a balance of \$28,719.45
- c. There is \$11,349.11 available to spend which includes the \$8,114.00 that has already been assigned in our budget. Some of that budget money has been spent already.
- d. Kathy is working on a Budget report that will reflect what we have spent to date and will send out separately via email to the board members.
- e. Total of 29 residences have paid dues outside the trash service for 2023.
- f. The financial reports for May were approved unanimously.

### TRASH SERVICE REPORT (Kathy Poyner)

- a. There were no new trash customers added in May.
- b. So far in June there have been 3 new trash customers.
- c. The total number of people signed up for trash service is 195.
- d. Kathy reported we were getting new people signing up for the trash service because Republic bought out GFL and has raised rates.

### NEW BUSINESS

- a. Social Committee

1. Three dumpsters were provided by the HOA from 9-12 June for the Spring Clean-Up. There were no reports of the dumpsters being overfilled, and no complaints from the trash company on unacceptable items.
    - a) It appears that placing the dumpsters in driveways, versus on the street, along with emails and signage on unacceptable items helped to prevent the problems we have had in the past with the dumpsters.
  2. There were 16 homes in the neighborhood that hosted a garage sale for our neighborhood sale from 9-10 June. Several hosts reported good attendance.
    - a) An ad was placed in the Gazette advertising the neighborhood garage sale as well as information placed on Craig's List, Facebook and Next Door.
    - b) Garage sale signs were placed at the major streets leading into our neighborhood the Monday prior to the garage sales, and small directional signs were placed throughout the neighborhood the day of the sales.
      - 1) The information on the signs were hard to read from the road, so next year the social committee will use signage with larger lettering and less information.
    - c) A map was produced with a QR code of all the garage sale locations in the neighborhood and a copy was available at each garage sale location. Several garage sale hosts said this was very helpful.
- b. HNP
1. HNP is concerned about local government trying to change the density of neighborhoods.
    - a) There is a concern that allowing a change in density will also change the characteristics of the neighborhood. HNP wants to ensure that individual neighborhoods are keeping their unique characteristics.
  2. HNP is trying to arrange a meeting with the new mayor but so far has not been able to get on his schedule.
- c. Welcome Committee
1. Since the beginning of the year, the welcome committee has given out 6 welcome packets.
  2. There are 2 houses on Marilyn Road that are currently under contract.
  3. Janice and Sandy Gallof agreed the Welcome Committee should give out the History Book to new homeowners if they don't already have one. When the previous owners move out, they are taking the history book with them instead of leaving it in the home. There are a lot of extra history books, so it was agreed that they should be given to the new homeowners.
- d. Communications/Website
1. Vicki would like to send out an email blast letting our neighborhood know that the neighborhood history book has been accepted into the Pioneer Museum.

- 1) Vicki will include information on how neighbors can order a book if they would like to order one.

e. Next Board meeting & Closing comments

1. The July board meeting will be held 12 July.
2. The Ice Cream Social & Book Swap is scheduled for 15 July.
3. Next board meeting we will discuss planning for the next newsletter.

The meeting was adjourned at 7:11 PM.

Respectfully submitted,  
Amanda Schneider, Secretary

### **CCHOA BOARD**

#### **Board Positions as of May 2023:**

President .....Marty Henderson  
Vice President.....Vacant  
Treasurer .....Kathy Poyner  
Secretary .....Amanda Schneider  
At-Large.....Maureen Logue  
At-Large.....Vicki Tostanoski  
At-Large.....Scott Hughes

#### **COMMITTEES:**

- SOCIAL: BOARD COORDINATOR – Amanda Schneider  
SOCIAL MEMBERS: Susan Henderson, Kala Loptien, Heidi Spellman, Terry Fleck
- WELCOME: BOARD COORDINATOR – Maureen Logue  
MEMBERS: Jennifer Williamson, Mary Corrow, Sylvia Holt, Debby Fowler
- CONO - BOARD COORDINATOR – Open  
MEMBERS: Open
- HNP - BOARD COORDINATOR – Scott Hughes  
MEMBERS: Open
- MEMBERSHIP: BOARD COORDINATOR – Kathy Poyner (maintains database)  
MEMBERS: Open
- TRASH COORDINATOR: Kathy Poyner  
MEMBERS: Open

- COMMUNICATIONS: BOARD COORDINATOR - Vicki Tostanoski  
MEMBERS: Susan Henderson (Newsletter)
- COVENANTS COMPLIANCE: Inactive
- SAFETY: BOARD COORDINATOR - Open  
MEMBERS: Bob Frye, Jason Carter
- HISTORY: Currently inactive

**ATTACHMENT 1**  
**Board Meeting Agenda**  
**21 Jun 2023**

Convene 6:30PM via Zoom

1. Approval of Minutes of Previous Meeting, May, (Marty – 5 mins)
2. Approval of May Financial Reports (Kathy – 10 mins)
3. Trash – (Kathy – 5 mins)
4. Social – (Amanda – 5 mins)
  - a) Garage Sale June 9 – 10. Dumpsters/rolloffs
5. HNP – (Scott – 5 mins)
6. Welcome – (Maureen – 5 mins)
7. Communications/Website – (Vicki – 5 mins)
8. Safety – Open
  - a) Chipping Schedule (Marty – 2 mins) June 12 and September 12.
9. Expectations for July 21 (a week later) Board Meeting – Marty (2 mins)
  - a) Newsletter?
  - b) Upcoming Ice Cream Social July 15th.
10. Adjourn

## ATTACHMENT 2

### May Operating Reconciliation Summary

7:52 AM  
06/02/23

**Country Club Homeowners Association**  
**Reconciliation Detail**  
US Bank - Operating, Period Ending 05/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						3,205.47
<b>Cleared Transactions</b>						
<b>Checks and Payments - 5 items</b>						
Bill Pmt -Check	05/15/2023		Waste Connections	X	-2,645.57	-2,645.57
Bill Pmt -Check	05/15/2023	491	AEC Bookkeeping	X	-100.00	-2,745.57
Check	05/15/2023		Fallentine Matthew	X	-70.75	-2,816.32
Bill Pmt -Check	05/15/2023	0489	Amazon	X	-22.40	-2,838.72
Bill Pmt -Check	05/15/2023		GoDaddy.com	X	-21.17	-2,859.89
<b>Total Checks and Payments</b>					<b>-2,859.89</b>	<b>-2,859.89</b>
<b>Deposits and Credits - 2 items</b>						
Deposit	05/15/2023			X	233.32	233.32
Transfer	05/31/2023			X	2,600.00	2,833.32
<b>Total Deposits and Credits</b>					<b>2,833.32</b>	<b>2,833.32</b>
<b>Total Cleared Transactions</b>					<b>-26.57</b>	<b>-26.57</b>
Cleared Balance					-26.57	3,178.90
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Bill Pmt -Check	04/17/2023	489	Safeway		-22.40	-22.40
<b>Total Checks and Payments</b>					<b>-22.40</b>	<b>-22.40</b>
<b>Total Uncleared Transactions</b>					<b>-22.40</b>	<b>-22.40</b>
Register Balance as of 05/31/2023					-48.97	3,156.50
<b>Ending Balance</b>					<b>-48.97</b>	<b>3,156.50</b>

**ATTACHMENT 3**  
**May Reserve Reconciliation Summary**

7:53 AM  
06/02/23

**Country Club Homeowners Association**  
**Reconciliation Detail**  
US Bank - Reserve, Period Ending 05/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						31,318.88
<b>Cleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Transfer	05/31/2023			X	-2,600.00	-2,600.00
<b>Total Checks and Payments</b>					-2,600.00	-2,600.00
<b>Deposits and Credits - 1 item</b>						
Deposit	05/31/2023			X	0.77	0.77
<b>Total Deposits and Credits</b>					0.77	0.77
<b>Total Cleared Transactions</b>					-2,599.23	-2,599.23
<b>Cleared Balance</b>					-2,599.23	28,719.45
<b>Register Balance as of 05/31/2023</b>					-2,599.23	28,719.45
<b>Ending Balance</b>					-2,599.23	28,719.45

**Attachment 4**  
**May CCHOA Financial Status**

<b>As of May 31, 2023</b>		
<b>Sources</b>	<b>\$ Amount</b>	
Operating Account Balance	\$3,178.90	
Reserves Money Market Account Balance	\$28,719.45	
<b>Total for all bank accounts</b>	<b>\$31,898.35</b>	
Commitment to Waste Connection	\$19,954.20	Trash balance report
History Book Fund	\$595.04	no change
Total Available HOA Funds	\$11,349.11	