

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



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## **MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 9 Aug 2023**

The August Board Meeting was held via Zoom. President Marty Henderson called the meeting of the CCHOA Board to order at 6:30 PM on 9 Aug 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 June Board meeting held on 21 Jun 2023 were presented. The minutes were approved unanimously. There was no board meeting in July.

### FINANCIAL REPORT (Kathy Poyner)

- a. Kathy presented the financial reports for June 2023.
  1. The Operating account had a balance of \$2,861.55.
  2. The Reserves account had a balance of \$26,120.62
  3. There was \$10,537.73 available to spend which includes the budgeted items.
- b. The Treasurer's Financial Reports for the period ending 30 Jun 2023 are provided in Attachments 2-4.
- c. Kathy presented the financial reports for July 2023.
  1. The Operating account has a balance of \$3,988.69
  2. The Reserves account has a balance of \$21,521.64
  3. There is \$9,562.85 available to spend which includes the budgeted items.
- d. The Treasurer's Financial Reports for the period ending 31 Jul 2023 are provided in Attachments 5-7.
- e. The HOA insurance through American Family Insurance was paid in July for \$906.
- f. The financial reports for June and July were approved unanimously.

### TRASH SERVICE REPORT (Kathy Poyner)

- a. There were 3 new trash customers in June.
- b. There were 3 new trash customers in July and 2 have started for August.
- c. There is a total of 194 trash customers.

- d. Kathy was told that Republic bought out GFL and their cost is \$220 per quarter, so the HOA may be getting even more trash customers.

## NEW BUSINESS

### a. Social Committee

1. The Ice Cream Social and Book Swap happened on July 22nd at Marty & Susan Henderson's residence.
  - a) We had approximately 60 people RSVP via Evite, and Amanda would estimate there were close to that many that showed up to the event.
  - b) There were around 75-100 books donated for the book swap.
  - c) The book swap was held in the garage of the Henderson's home and there was a lot of great activity and socialization around the book tables.
2. The Block Party is scheduled for 16 September 2023.
  - a) The social committee is hoping to have it at the same location as last year.
  - b) Amanda will contact the neighbors who live on that street to see if they are willing to host again.

### b. HNP

1. There are some listening sessions with the new Mayor happening around the city.
  - a) District 5 will happen on 11 Aug 2023 with Nancy Henjum at 4304 Austin Bluffs Pkway.
  - b) Six listening sessions open to the public will be held every Friday from Aug 4<sup>th</sup> to Sep 9<sup>th</sup>.
  - c) Vicki will send an email to the HOA letting them know about the listening session happening for our district.
2. HNP has been discussing city planning for concentrated housing such as the new apartment buildings planned for the Old North End.
3. HNP is working with the west-side partnership to investigate the development of a place called "The Launchpad" which is a new 50-unit permanent supportive apartment home community for young adults.
  - a) It would be located behind the Uintah Shopping Center at 19<sup>th</sup> Street and Uintah.
  - b) Some of the local residents and the preschool in the area are not fans of having the facility in their neighborhood.
4. HNP is encouraging neighborhoods to develop identifying community nameplates that would be displayed above street signs.
  - a) The Old North End already has such nameplates above their street signs.
5. The city is pushing to have each neighborhood produce a historical statement identifying their history in order to help fight new building codes.
6. The CCHOA's membership dues to HNP need to be paid. Scott will get more information for Kathy to pay our the dues.

- c. Welcome Committee
  - 1. Maureen met new neighbors on Marilyn Rd.
    - a) This neighbor is interested in joining the HOA and trash service. Maureen has passed along Kathy's information for them to sign up.
  - 2. There were two additional neighbors that have moved into the neighborhood.
  - 3. Another house went under contract on Marilyn in August and a few other houses are actively for sale.
  
- d. Communications/Website
  - 1. Vicki will send out an email letting people know they can purchase additional neighborhood History Books.
    - a) Vicki will put the general HOA email address as a POC for people to request more books, and will then forward the email to Maureen to fulfill any orders received.
    - b) If a person has a house in the neighborhood, one book is complimentary. If anyone wants additional copies, the price is \$7.50/book.
  
- e. Safety
  - 1. The coordinator position for this committee is still open.
  - 2. The chipping program will be 12 September 2023.
  - 3. Marty reminded everyone about the GoCOS app.
    - a) Marty has used it to report potholes on Lees Lane and the city came out within 2 days to fix the potholes.
    - b) Marty has also used it to report abandon vehicles.
    - c) The app allows you to report items of concern in real time.
  
- f. Next Board meeting & Closing Comments
  - 1. The next board meeting will be held 13 September.
  - 2. Marty would like the board to consider the next upcoming newsletter.
  - 3. The Annual board meeting will be in early November.
    - a) Marty will run again for president.
    - b) Amanda and Kathy's positions are up for election.
  - 4. The upcoming block party will be discussed.
  - 5. Kathy shared that she spoke to a previous member of our HOA and that neighbor told Kathy how much she enjoyed the newsletter and activities in the neighborhood.
    - a) Marty agreed that the HOA is getting a lot of positive comments and it is important to provide our social events year after year.

The meeting was adjourned at 6:58 PM.

Respectfully submitted,  
Amanda Schneider, Secretary

## **CCHOA BOARD**

### **Board Positions as of July 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**  
**9 Aug 2023**

Convene 6:30PM via Zoom

1. Approval of Minutes of Previous Meeting, June, (Marty – 5 mins)
2. Approval of June & July Financial Reports (Kathy – 10 mins)
3. Trash – (Kathy – 5 mins)
4. Social – (Amanda – 5 mins)
  - a) Ice Cream Social July 22.
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.
  - b) Potholes, parked vehicles on Paseo, GoCOS app (Marty 2 mins)
9. Expectations for September 13th Board Meeting – Marty (2 mins)
  - a) Newsletter?
  - b) Block Party in September
10. Adjourn

**ATTACHMENT 2**  
**June Operating Reconciliation Summary**

10:29 AM  
07/03/23

**Country Club Homeowners Association**  
**Reconciliation Detail**  
**US Bank - Operating, Period Ending 06/30/2023**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						3,178.90
<b>Cleared Transactions</b>						
<b>Checks and Payments - 4 items</b>						
Bill Pmt -Check	06/05/2023		Waste Connections	X	-2,668.08	-2,668.08
Check	06/28/2023	0495	Schneider Amanda	X	-778.51	-3,446.59
Bill Pmt -Check	06/30/2023	0493	AEC Bookkeeping	X	-100.00	-3,546.59
Bill Pmt -Check	06/30/2023		Amazon	X	-24.04	-3,570.63
<b>Total Checks and Payments</b>					-3,570.63	-3,570.63
<b>Deposits and Credits - 2 items</b>						
Deposit	06/30/2023			X	653.28	653.28
Transfer	06/30/2023			X	2,600.00	3,253.28
<b>Total Deposits and Credits</b>					3,253.28	3,253.28
<b>Total Cleared Transactions</b>					-317.35	-317.35
<b>Cleared Balance</b>					-317.35	2,861.55
<b>Register Balance as of 06/30/2023</b>					-317.35	2,861.55
<b>Ending Balance</b>					-317.35	2,861.55

# ATTACHMENT 3

## June Reserve Reconciliation Summary

10:01 AM  
07/03/23

### Country Club Homeowners Association Reconciliation Detail US Bank - Reserve, Period Ending 06/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						28,719.45
<b>Cleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Transfer	06/30/2023			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	06/30/2023			X	1.17	1.17
<b>Total Deposits and Credits</b>					1.17	1.17
<b>Total Cleared Transactions</b>					-2,598.83	-2,598.83
<b>Cleared Balance</b>					-2,598.83	26,120.62
<b>Register Balance as of 06/30/2023</b>					-2,598.83	26,120.62
<b>Ending Balance</b>					-2,598.83	26,120.62

**ATTACHMENT 4**  
**June CCHOA Financial Status**

As of June 30, 2023		
Sources	\$ Amount	
Operating Account Balance	\$2,861.55	
Reserves Money Market Account Balance	\$26,120.62	
<b>Total for all bank accounts</b>	<b>\$28,982.17</b>	
Commitment to Waste Connection	\$17,849.40	Trash balance report
History Book Fund	\$595.04	no change
Total Available HOA Funds	\$10,537.73	



**ATTACHMENT 5**  
**July Operating Reconciliation Summary**

12:07 PM  
08/07/23

**Country Club Homeowners Association**  
**Reconciliation Detail**  
**US Bank - Operating, Period Ending 07/31/2023**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						2,881.55
<b>Cleared Transactions</b>						
<b>Checks and Payments - 4 items</b>						
Bill Pmt -Check	07/31/2023		Waste Connections	X	-2,749.12	-2,749.12
Bill Pmt -Check	07/31/2023		American Family Ins	X	-908.00	-3,655.12
Bill Pmt -Check	07/31/2023	496	AEC Bookkeeping	X	-100.00	-3,755.12
Bill Pmt -Check	07/31/2023	497	Safeway	X	-29.90	-3,785.02
<b>Total Checks and Payments</b>					-3,785.02	-3,785.02
<b>Deposits and Credits - 3 items</b>						
Deposit	07/02/2023			X	312.16	312.16
Transfer	07/02/2023			X	2,000.00	2,312.16
Transfer	07/31/2023			X	2,600.00	4,912.16
<b>Total Deposits and Credits</b>					4,912.16	4,912.16
<b>Total Cleared Transactions</b>					1,127.14	1,127.14
<b>Cleared Balance</b>					1,127.14	3,988.00
<b>Register Balance as of 07/31/2023</b>					1,127.14	3,988.00
<b>Ending Balance</b>					<b>1,127.14</b>	<b>3,988.69</b>

**ATTACHMENT 6**  
**July Reserve Reconciliation Summary**

12:02 PM  
08/07/23

**Country Club Homeowners Association**  
**Reconciliation Detail**  
**US Bank - Reserve, Period Ending 07/31/2023**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						26,120.62
<b>Cleared Transactions</b>						
<b>Checks and Payments - 2 items</b>						
Transfer	07/02/2023			X	-2,000.00	-2,000.00
Transfer	07/31/2023			X	-2,600.00	-4,600.00
<b>Total Checks and Payments</b>					<u>-4,600.00</u>	<u>-4,600.00</u>
<b>Deposits and Credits - 1 item</b>						
Deposit	07/31/2023			X	1.02	1.02
<b>Total Deposits and Credits</b>					<u>1.02</u>	<u>1.02</u>
<b>Total Cleared Transactions</b>					<u>-4,598.98</u>	<u>-4,598.98</u>
<b>Cleared Balance</b>					<u>-4,598.98</u>	<u>21,521.64</u>
<b>Register Balance as of 07/31/2023</b>					<u>-4,598.98</u>	<u>21,521.64</u>
<b>Ending Balance</b>					<u><u>-4,598.98</u></u>	<u><u>21,521.64</u></u>

**ATTACHMENT 7**  
**July CCHOA Financial Status**

<b>As of July 31, 2023</b>		
<b>Sources</b>	<b>\$ Amount</b>	
Operating Account Balance	\$3,988.69	
Reserves Money Market Account Balance	\$21,521.64	
<b>Total for all bank accounts</b>	<b>\$25,510.33</b>	
Commitment to Waste Connection	\$15,352.44	Trash balance report
History Book Fund	\$595.04	no change
<b>Total Available HOA Funds</b>	<b>\$9,562.85</b>	