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MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 11 Oct 2023

The October Board Meeting was held at Ascension Lutheran Church. President Marty Henderson called the meeting of the CCHOA Board to order at 6:30 PM on 11 Oct 2023.

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

Absent: Scott Hughes

The agenda for this meeting is provided in Attachment 1.

MINUTES of the PREVIOUS MEETINGS:

- a. The minutes of the Sept Board meeting held on 13 Sep 2023 were presented. The minutes were approved unanimously.

FINANCIAL REPORT (Kathy Poyner)

- a. Kathy presented the financial reports for September 2023.
 1. The Operating account had a balance of \$3,300.07.
 2. The Reserves account had a balance of \$16,323.32.
 3. There is \$9,863.36 committed to Waste Connection.
 4. Total available funds is \$9,164.99 to spend which includes the budgeted items.
- b. The Treasurer's Financial Reports for the period ending 30 Sept 2023 are provided in Attachments 2-4.
- c. The financial reports for September were approved unanimously.

TRASH SERVICE REPORT (Kathy Poyner)

- a. There were no new trash customers in September.
- b. Kathy will send out the trash invoices for 2024 next week. The due date will be 1 December 2023 for payment of the invoice.

NEW BUSINESS

- a. Social Committee
 1. Fall Cleanup is scheduled for the weekend of 20-22 October. The HOA will be providing two 20-yard dumpsters.

- a) Amanda will contact the same neighbors who participated in the Spring Cleanup and see if they will allow us to use their driveway again for the dumpsters.
- 2. The Social Committee will be holding a fundraiser for the Humane Society.
 - a) Original date was 4 November, but Amanda and Susan agreed to move it to 11 November to include more time for planning and advertisement in the newsletter.
 - b) The event will allow up to 30 neighbors to sign up to have their photo taken with their pets.
 - c) Cost for the photo will be \$25 and all proceeds will go to the Humane Society.
 - d) HOA member and professional photographer, Kala Loptein, will be taking the photos.
 - e) The event will be held at Amanda's house: 3120 N. Chelton Rd.
- b. HNP
 - 1. Scott was not present to at the meeting to provide updates.
- c. Welcome Committee
 - 1. A house on Austin sold and the new owners have been welcomed.
 - 2. Jennifer Williamson, who is a member of the Welcome Committee, is moving so Maureen stated the committee will be looking for an additional volunteer.
- d. Communications/Website
 - 1. Vicki is trying to track down the login for the CCHOA Facebook page.
 - 2. Kathy told Vicki that she may be able to reset the password using the HOA email addresses because Facebook notices come to that email address.
- e. Safety
 - 1. Our neighborhood's chipping weekend was last month, but no trucks were seen in the neighborhood so it is unconfirmed whether it happened.
- f. Upcoming Newsletter
 - 1. Susan reviewed the articles that she and Marty will be writing for the newsletter.
 - 2. Next year the HOA would like to explore going fully electronic for the newsletter.
 - a) A blurb will be included in this newsletter asking for feedback on going electronic.
 - 3. Susan will get a draft newsletter out to the board by 16 October. The board will have any changes to Susan by the 18th and the newsletter will be sent to the printer by 19 October.
 - 4. Marty suggested that we include information in the newsletter about Ascension Lutheran Church's Christmas Market and Senior exercise classes.
- g. Annual Meeting

1. We currently have 40 people that have RSVP'd via evite to attend the Annual Meeting on 18 November at 9a.m. at Ascension Lutheran Church.
 2. There have been no comments left so far on the Google Form that was linked in the invite to allow HOA members to submit topics for Councilwoman Nancy Henjum.
 - a) If the board does not receive any topics for Nancy, we will have Nancy focus on addressing any issues in Palmer Park.
 3. Marty suggested that we think about inviting Guardians of Palmer Park to the annual meeting to speak about their work in the park.
 4. At the annual meeting the members of the board will be presented:
 - a) Scott Hughes will fill the position as Vice President.
 - b) Kathy Poyner will remain as Treasurer.
 - c) Mary Lock will be up for election as Secretary.
 - d) Victor Lock will be up for election as a Director at Large and head of the safety committee.
 - e) Susan Henderson volunteered to be a Director at Large if needed and chair the social committee.
 - f) Vicki Tostanoski and Maureen Logue each have 1 year left on their term.
- h. Miscellaneous
1. Marty spoke to Nancy Henjum's office about the empty lot at Lees Lane to see if it could be turned into a community area.
 - a) A request can be submitted to Parks & Rec, but Nancy's office relayed that the department does not have a large budget so the chances are slim that anything would happen in the near future.
 2. Maureen talked about how great the GOCOS app works. She used it to report an abandon car and it was taken care of the same day.
 - a) Vicki agreed and has had the same experience when reporting sidewalks that need repair.
 - b) Marty stated has had the same experience when reporting pot holes.
 3. Marty discussed the large balance that the HOA has in available funds. He brought up a previously discussed idea of using some of the funds to have food trucks in the neighborhood.
 - a) Susan stated this is something the HOA social committee will look into.
- i. Next Board meeting & Closing Comments
1. The next board meeting will be Nov 8th at Ascension Lutheran Church.
 2. Topics will include the following:
 - a) Review of the Fall Clean Up.
 - b) Finalize the annual meeting preparation.
 - c) Discuss the agenda for the Annual Meeting.

The meeting was adjourned at 7:24 PM.

Respectfully submitted,
Amanda Schneider, Secretary

CCHOA BOARD

Board Positions as of July 2023:

PresidentMarty Henderson
Vice President.....Vacant
TreasurerKathy Poyner
SecretaryAmanda 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
11 Oct 2023

Convene 6:30PM in person at Ascension Lutheran Church

1. Approval of Minutes of Previous Meeting, September, (Marty – 2 mins)
2. Approval of September Financial Reports (Kathy – 5 mins)
3. Trash – (Kathy – 5 mins)
 - a) Billing for 2024 for trash customers
4. Social – (Amanda – 5 mins)
 - a) Fall Cleanup
5. HNP – (Scott – 5 mins)
6. Welcome – (Maureen – 5 mins)
7. Communications/Website – (Vicki – 5 mins)
8. Safety – Open
9. Newsletter (Susan - 20 mins)
10. Annual Meeting Saturday November 18th at 9:00AM at Ascension Lutheran Church (Marty – 10 mins)
 - a) Feedback from Evite for Annual meeting
 - b) Nancy Henjum agreed to speak again. She asked for topics so she can invite approval department heads to join.
 - i. One lot in our neighborhood on Paseo belongs to the city. Marty checked with Nancy's staff and they said we would have to talk with Park & Rec and their budget for 2024 was going to be flat. So, unlikely anything will happen here.
 - ii. Safety and upkeep of Palmer Park?
 - iii. Invite Guardians of Palmer Park to Speak?
 - c) Board Positions
 - i. President- Marty Henderson – Up for reelection for 2-year term
 - ii. Vice President – Scott Hughes
 - iii. Treasurer – Kathy Poyner – up for reelection for 2-year term
 - iv. Secretary – Mary Lock
 - v. Directors at Large –
11. Vicki Tostanoski – 1 more year in 2-year term
12. Maureen Logue – 1 more year in 2-year term
13. Victor Lock is willing to work on safety committee
14. Expectations for November 11th Board Meeting – Marty (2 mins)
 - a) Fall Clean-up
 - b) Annual Meeting Prep
15. Adjourn

ATTACHMENT 2

Sept Operating Reconciliation Summary

8:53 AM

10/10/23

Country Club Homeowners Association
Reconciliation Detail
US Bank - Operating, Period Ending 09/30/2023

Type	Date	Num	Name	Ctr	Amount	Balance
Beginning Balance						3,558.89
Cleared Transactions						
Checks and Payments - 5 items						
Bill Pmt -Check	08/31/2023		Amazon	X	-34.88	-34.88
Bill Pmt -Check	09/30/2023	502	Marty Henderson (V...	X	-43.33	-78.21
Bill Pmt -Check	09/30/2023		Colorado Springs P...	X	-25.00	-103.21
Bill Pmt -Check	09/30/2023		Amazon	X	-20.81	-124.02
Bill Pmt -Check	10/03/2023		Waste Connections	X	-2,755.08	-2,879.10
Total Checks and Payments					-2,879.10	-2,879.10
Deposits and Credits - 2 items						
Deposit	09/21/2023			X	20.28	20.28
Transfer	09/30/2023			X	2,600.00	2,620.28
Total Deposits and Credits					2,620.28	2,620.28
Total Cleared Transactions					-258.82	-258.82
Cleared Balance					-258.82	3,300.07
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	09/30/2023	501	AEC Bookkeeping		-100.00	-100.00
Total Checks and Payments					-100.00	-100.00
Total Uncleared Transactions					-100.00	-100.00
Register Balance as of 09/30/2023					-358.82	3,200.07
New Transactions						
Checks and Payments - 2 items						
Bill Pmt -Check	10/03/2023	504	Amanda Schenider		-178.21	-178.21
Bill Pmt -Check	10/03/2023	503	AEC Bookkeeping		-100.00	-278.21
Total Checks and Payments					-278.21	-278.21
Deposits and Credits - 1 item						
Deposit	10/08/2023				32.46	32.46
Total Deposits and Credits					32.46	32.46
Total New Transactions					-245.75	-245.75
Ending Balance					-604.57	2,954.32

ATTACHMENT 3
Sept Reserve Reconciliation Summary

8:55 AM
 10/10/23

Country Club Homeowners Association
Reconciliation Detail
 US Bank - Reserve, Period Ending 09/30/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						18,922.55
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	09/30/2023			X	-2,600.00	-2,600.00
Total Checks and Payments					-2,600.00	-2,600.00
Deposits and Credits - 1 item						
Deposit	09/30/2023			X	0.77	0.77
Total Deposits and Credits					0.77	0.77
Total Cleared Transactions					-2,599.23	-2,599.23
Cleared Balance					-2,599.23	16,323.32
Register Balance as of 09/30/2023					-2,599.23	16,323.32
Ending Balance					-2,599.23	16,323.32

ATTACHMENT 4
Sept CCHOA Financial Status

As of Sept 30, 2023		
Sources	\$ Amount	
Operating Account Balance	\$3,300.07	
Reserves Money Market Account Balance	\$16,323.32	
Total for all bank accounts	\$19,623.39	
Commitment to Waste Connection	\$9,863.36	Trash balance report
History Book Fund	\$595.04	no change
Total Available HOA Funds	\$9,164.99	