

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION (CCEPOA)
BOARD OF DIRECTORS MEETING
DRAFT MINUTES
October 5, 2024

Call to Order

President Frank Lacey called the meeting to order at 9:15 a.m. on October 5, 2024, at the Zellers home.

Roll Call

Board members present:

Frank Lacey, Barry Brandt, Pat Sykes, Bonnie Walker, John Welch, Susan Wellener, and Lorraine Zellers attended in person - all directors were present.

Review of Minutes – July 20, 2024, and September 7, 2024

Lorraine distributed the draft minutes for the regular meeting of July 20, 2024, and the proposed Annual Meeting minutes of September 7, 2024. John made a motion, seconded by Bonnie to approve the minutes as presented. They will be uploaded to the website. In addition, the Treasurer's report presented at the annual meeting will be uploaded as an attachment to the proposed minutes.

President's Report – Election of Officers

By way of background, Frank discussed that Frank, Susan and John agreed to continue to serve on the board at the September 7th annual meeting. According to the by-laws, the purpose of today's meeting was to elect officers for the upcoming year.

After a short discussion, the proposed slate for officers were as follows:

President, Frank Lacey
Vice-President Barry Brandt
Treasurer, Susan Wellener
Secretary, Lorraine Zellers

Bonnie Walker made a motion, seconded by John Welch, to approve the slate. The motion passed unanimously.

Treasurer's Report

Susan presented the treasurer's report as of October 5, 2024. The report was accepted.

Committee Reports – Property Committee

Barry reported that 302 Hickman sold. The database was updated to include a new mailing address.

OLD BUSINESS

Delinquent Properties Status Report

After the discussion that occurred at the annual meeting when homeowners asked what the board was doing about those properties who were not paying dues, Frank wanted a discussion today to find a path forward.

Lorraine reported that she sorted the database and there were 75 properties that were past due, most owing between \$20 & \$40. There were 3 properties that owed dues for more than 4 years. Postage will cost \$56 to send a mailing to these properties

Bonnie questioned why dues notices were sent in April. John & Barry explained that dues were historically sent in April because people were returning to Rehoboth after the winter and also because there were directors available to help with the mailing.

A suggestion was made to change the dues notices to January. Frank was in favor of this change and wanted to encourage more online payments. After a short discussion, it was agreed that Barry will send a Constant Contact mailing in January 2025 indicating that dues payments are “due now and that if not paid in 2025, a service fee will be applied”. Additional language will be added to the dues notices going out beginning January 2025.

Further discussion ensued and a game plan was outlined for the current year.

- Barry will contact the city to see whether the city has a mechanism city to help us with dues collection.
- Frank & Bonnie will visit or call those properties whose dues are higher than \$40 to see why they are not paying.
- If they are not successful, Lorraine will mail paper bills.
- Depending on the response after the mailing, a registered letter will be sent.

Annual Meeting & Picnic- post meeting update

Frank encouraged everyone to turn in any receipts to Susan for picnic expenditures. He also wanted comments/suggestions on what went right and what needs improvement.

Overall, all agreed that the picnic went very well. The attendance was good. The new sound system was effective and easier to use. The food ordered was ample, with very little left over.

For next year, a recommendation was to reorder the pasta salad, eliminate the potato salad and replace it with bags of chips.

Yard Sale

Frank questioned whether there would be another yard sale. There were some positive comments received at the annual meeting. After a short discussion, it was agreed that we hold another yard sale in the spring of 2025, but that we give ample notice so that people had a chance to save items. With that in mind, the board chose April 26, 2025, from 9 a.m. until 12 noon, to coincide with the City's bulk pick-up that begins on Monday, April 28, 2025.

Lorraine will post this on the website under upcoming events. She was also tasked with contacting Honore to see whether she would agree to head up a committee,

NEW BUSINESS

Possible Collaboration with Scarborough Village

Frank reported that he met Russell Keys, the current president of Scarborough Village and asked for our input on collaborating with them on common issues. The board agreed that this would be a good idea.

Little Free Library

Lorraine researched information for the Little Free Library on the suggestion raised at the annual meeting by a property owner with small children who attend Rehoboth Elementary School. It was decided that this item would be added to the letter sent to the City in July listing requests/items of concern to CCE property owners.

Next Meeting Date

Tentative February 1, 2025, at 9:00 a.m. There being no further business, the meeting was adjourned at 10:30 a.m.

Respectfully submitted,

Lorraine Zellers
Secretary