

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION (CCEPOA)

Draft Minutes

BOARD OF DIRECTORS MEETING

May 11, 2024

Call to Order

President Frank Lacey called the meeting to order on May 11, 2024, at 9:08 a.m. at the Tom Zellers Pavilion @ Stockley Park.

Roll Call

Board members present:

Frank Lacey, John Welch, Susan Wellener, Bonnie Walker and Lorraine Zellers attended in person. Pat Sykes joined via conference call. Barry was absent. Frank stated that we had a quorum, and the meeting could proceed.

Review of Minutes – April 20, 2024

Lorraine Zellers distributed the draft minutes for the regular meeting of April 20, 2024. She reported that minor corrections raised by email were made. As there were no additional comments today, Pat made a motion, seconded by John, to approve the minutes as presented.

Treasurer's Report

Susan presented the treasurer's report through May 11, 2024. She reported that she had reconciled to the bank statement and indicated that the \$1000 check for the library donation had not hit the bank yet. John commented that, as a nonprofit, we need to reduce the amount of money being held in the account.

Susan again expressed her frustration because she could not log into the M&T account. Overall, she said that collections were going well and reported that almost 2/3 of property owners have already paid. The outstanding balance – \$3,280 – included properties that had not paid dues for some time. The treasurer's report was accepted.

Committee Reports

There were no committee reports.

OLD BUSINESS

Delinquent Properties Status Report

Frank reported that there was too much time being spent on the 4 properties questioning their membership in the association and felt that it was not feasible or worth pursuing. The issue arose during Serca's management while the community was being developed and certain properties were taken out and put back in. The consensus of the board was that these 4 properties should remain in our list but be **excluded** from future dues mailings.

Community Yard Sale

Frank asked for thoughts on the yard sale in view of the comments received through Constant Contact.

John felt that the response was pretty good for an inaugural event, especially in view of the bad weather and the number of sales going on around the community.

Pat did not feel there was an advantage to having the sale before the bulk pick-up. She suggested early May and agreed with citizens' comment that it should stop at noon.

Frank cautioned that it shouldn't be held after the summer parking season starts.

Bonnie felt that there was enough of a response to do it again; if it were an annual thing, people would start to save items early.

Other comments received from homeowners included having directions in the Gazette ad, since not everyone knows where our community is and have property owners have individual signs at their properties in addition to those posted by the association at the entrances.

Overall, there was consensus among the board that another yard sale be held next year, perhaps 1st weekend in Mayst, shorten the time to end at noon, and provide better directions. These recommendations will be presented at the picnic. In addition, Honore should get a special shout out at the picnic for her help in organizing. Bonnie suggested that Barry send a special constant contact thanking Honore and all those who participated if it hadn't already been done.

NEW BUSINESS

Spending Plan

Frank explained that Bonnie wanted the group to develop a budget/spending plan.

A discussion of the association's expenses ensued with the following expenses being identified: postage, dues mailing, post office boxes, tax charges, annual meeting & picnic, meet & greet, yard sale, Wix fees, charitable donations, etc. There was agreement among the group that approximately \$3000 was needed to maintain just what we do. Pat reminded the group that we also needed to look for a Bluetooth sound system for the picnic to replace Gary's large unwieldy system.

To reduce costs, Bonnie suggested that the first dues mailing be sent next year by Constant Contact to encourage everyone to pay online as a way to save postage/stationary fees.

John made a motion the first dues mailing next year be sent by Constant Contact and encourage online payment; any delinquent properties would receive follow-up dues notices by mail; Pat seconded & the motion carried unanimously.

Lorraine questioned whether the past due notice for this year's delinquent dues be sent by Constant Contact. After further discussion, we will ask Barry to send a reminder dues notice now as a test. If necessary, a second past due notice would be sent by mail after July 4th.

Discussion ensued about the possibility of presenting a "proposed budget" at the annual meeting in September.

Frank and John indicated that several issues have been brought to our attention by our homeowners and was there a way the association can help subsidize these projects and perhaps expedite them.

The requests included:

- Lights in the Tom Zellers Pavilion has been requested by several homeowners

- Refurbishment of the Stockley Street Tot Lot, i.e., updated equipment, replacement of the worn mulch with a more “kid friendly” rubberized surface
- Extra picnic tables at Stockley Park

Lorraine will draft a letter to the City to assess what, if anything, the association can do to help expedite projects. She will forward it to the directors for approval before sending.

Charitable Donations

Since we were already discussing a spending plan, John asked to have a discussion about future donations. He would like to see our bank balance be closer to \$10,000 by the annual picnic. If there is nothing we can do with the City to spend the excess funds, he suggested some of the following nonprofits that benefit our community.

- Historical society
- Fire department
- Library

Annual Meeting & Picnic

The board briefly discussed the annual picnic which will be held on September 7 this year. Basically, the plan is to use the same format as last year, i.e. catering by Sunny Bay – (remind them no bowls of condiments). Susan will investigate the purchase of a karaoke machine.

The election slate and who will make nominations & run the election was discussed as Barry will not be able to attend the picnic. Frank is up and doesn’t feel he should lead on that, speakers, etc. A more thorough discussion and decisions will be made at our next meeting in July.

Next Meeting Date

Tentative **Saturday, July 20, (alternate July 27) at 9:00 a.m.**

Annual Meeting & Picnic – Saturday, September 7, 2024, at 11:00 a.m.

There being no further business, the meeting was adjourned at 10:38 a.m.

Respectfully submitted,

Lorraine Zellers
Secretary