

Dedicated to building our community.”



www.countryclubestateshoa.org

MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 8 February 2022

The February Board Meeting was held via Zoom. President Marty Henderson called the meeting of the CCHOA Board to order at 6:30 PM on 8 February 2022.

Present: Marty Henderson, Ken Francois, Sandy Gallof, Vicki Tostanoski, and Dorothy Hornby.

Absent: Steve Paradis, Amanda Schneider, Bill Hoover

Guests: Susan Henderson

The agenda for this meeting is provided in Attachment 1.

MINUTES of the PREVIOUS MEETINGS:

- a. The minutes of the previous regular Board meeting held on 11 January 2022 were presented. Vicki motioned that the minutes be approved. Dorothy seconded the motion. The minutes were approved unanimously.

FINANCIAL REPORT (Ken Francois):

- a. The Treasurer’s Financial Reports for the period ending 31 August 2021 are provided in Attachments 2-4.
- b. The HOA has a total of \$14262.45 available for its use with an operating account balance of \$11337.11 and a reserve account balance of \$2925.34.
- c. In consultation with Marty, Ken established a third US Bank account to deposit our operating, reserve and trash-recycle funds into separate accounts for better visibility into our available funds. The new account is interest bearing and currently holds our reserve funds. The two existing checking accounts now hold our operating and trash-recycle balances.
- d. The January 2021 US Bank statements for the three accounts reconciled without issues. As of 01/31/2022, the Operating checking account balance is \$11337.11; the Trash-Recycle checking account balance is \$25531.00 reserved to pay Waste Connections (WC) over the coming year; and the new Reserve savings account balance is \$2925.34 comprised of our previous \$2360.80 reserve funds and the \$564.54 reserved for the History Fund.
- e. Also, on 01/28/2022, Marty and Ken prepared and mailed about 130 voluntary \$30 annual dues invoices to CCHOA homeowners who don't use the HOA trash service. So far, Ken has received 16 voluntary payments...and several positive comments about the CCHOA activities!.
- f. Dorothy motioned that the Financial Reports be approved. Vicki seconded the motion. The Financial Reports were approved unanimously.

TRASH SERVICE REPORT (Marty Henderson)

- a. We added 5 more trash customers in January to bring our total to 174. The increase over the past 2 months has been surprising and it must be as a result of people checking their bills from the other providers.
- b. One of the new customers is on Chelton Rd outside the HOA between the school and Maizeland. Waste Connections approved giving them the HOA discount, so Marty added them to our data base as well and Quickbooks.
- c. The February 1st bill reconciled with \$111.13 in our favor. Billing is always catching up to the new customers, but this is higher than normal. If Marty doesn't see the adjustments in the March bill, he will contact Waste Connections about these discrepancies. They have undercharged us by \$179.41 so far in 2022.
- d. The City of Colorado Springs was doing a trash survey. It was only 5 questions. Marty couldn't tell what the purpose was as there were so few questions. It could be that the city wants to take over the trash service. Marty sent out a link for the survey to all our existing trash customers so they could provide their input.

NEW BUSINESS

- a. Preparation for Feb/March Newsletter
 - 1) Susan stated she has received proposed articles:
 - a) Garden Club
 - b) Crime Statistics
 - c) Chipping Program and Fire Mitigation Colorado tax deduction
 - d) Historical Neighborhoods Partnership
 - e) Safety Sources of information
 - f) How to avoid being a crime victim
 - g) Trash Service
 - h) Welcome
 - 2) Susan is still expecting articles on the Guardians of Palmer Park and a Financial update
 - 3) Vicki stated it was too early to have an article on the upgrading of our web site from GoDaddy to WIX.
 - 4) Susan stated she should have the draft newsletter out for review by 12 February.
 - 5) All comments should be back to Susan no later than 14 February.
 - 6) Minuteman Press should print and mail out the Newsletter by 22 February.

ADDITIONAL COMMITTEE UPDATES

- a. Social:
 - 1) Amanda reported the Social Committee has made a questionnaire to gauge interest in social activities in the community. A link will be included in the newsletter and posted on the website. Here is a link to the questionnaire (feel free to fill it out!!)
<https://forms.gle/Ry1Ym2dq7uG8p8vU8>.
 - 2) Update on our March social event:
 - a) It will be either 12 or 13 March from 2-4:30 p.m. at the Colorado Springs Charter Academy. Both days are available, but we are trying to determine whether a Saturday or Sunday is better.
 - b) We are doing a March Madness Theme with a Dessert Exchange
 - c) Activities:

- I. Kids:
 - Little tykes basketball
 - Cookie decorating – will provide supplied for kids to decorate cookies. Could even turn it into a “best cookie” competition if we want.
 - II. Adults:
 - Dessert & recipe exchange
 - Free throw & 3pt competition
 - March madness brackets (Kala is working on this, but people in the neighborhood will be able to fill out brackets if they are so inclined)
 - III. Advertising:
 - Postcards sent around March 2nd and signs put up in the neighborhood.
 - Kala is working on a proof for the postcards
 - We will also include a blurb in the newsletter about this event & all of our events this year
 - IV. Items needed:
 - Little tykes basketball hoop for the kids to have their own competition – if anyone has one please let us know!
- 3) Here are the dates of the other events we have planned:
- a) May 14th – Spring Clean Up
 - I. Neighborhood garage sale
 - II. Call charity organizations to see if they can have a donation truck on site
 - III. We will have 2 x roll off dumpsters (We may be getting one free dumpster from CONO)
 - b) July 16th – Ice cream and live music, 2-4 p.m.
 - I. Church Parking Lot – ask if we can have access to the inside if needed or covers in case of rain.
 - II. Would we like to have a table for the safety committee or someone to talk about Neighborhood Watch?
 - III. Bill – would you be able to see if your music friend is available for that date & time?
 - c) Sept 10th – Block Party
 - I. Tentatively planned for Lazy Land, 11-2 p.m.
 - II. Potluck
 - d) Oct 15th - Fall Clean Up
- 4) The next Social Committee meeting will be 17 February at 4:00 p.m. via Zoom.
- b. Safety
- 1) Sandy stated that, thanks to Dave Corrow’s persistence, the City has installed speed limit signs (25 miles per hour) at both ends of Country Club Drive.
 - 2) Sandy also reported that he has received over \$8200 of fire mitigation efforts for this year’s Firewise reporting.
- c. HNP
- 1) Sandy reported the HNP Board is not meeting this month.
 - 2) RetoolCOS – HNP hopes to receive the new schedule for release of draft and reviews/approval. Once that is received, the HNP Subcommittee will then meet and outline recommended next steps.

- 3) ConnectCOS & Pikes Peak Regional Transportation Authority Priorities – HNP expects to obtain final list this month; City Council reviews are in March. HNP Subcommittee will strategize this month on approach for March Council reviews.
 - 4) Neighborhood Demographics – HNP plans to aggregate our neighborhood information and develop summaries this month. HNP has developed software to extract required data from Assessor’s Page
 - 5) Affordable Housing - Two external groups are to publish their findings this month/early next month. As soon as HNP obtains copies of their recommendations, the HNP Subcommittee will review and recommend next steps/actions, if any. Affordable Housing recommendations will be presented to City Council March/April timeframe (by the external groups).
- d. CONO/Treasurer:
- 1) Ken reported CONO will host an HOA Education Series Meeting, 10 February 2022, 5:30-6:30 p.m. The topic will be CONO’s new vision. Ken volunteered to attend this meeting.
 - 2) Bill was to sign up for the Neighborhood University sponsored by CONO. First session will be in mid-March. Sandy stated HNP has heard CONO would prioritize attendees from the Southeast and West neighborhoods since the City planners are developing Neighborhood Master plans for these neighborhoods first.
- e. Communications :
- 1) Vicki stated she hoped the new web site would be completed by the 2022 Annual Homeowners meeting (November).
 - 2) She will look at other HOA websites to determine what contents should be on our web site.
 - 3) The new web site will be more versatile and easier to maintain (since WIX provides tutorials while GoDaddy does not).
- f. Welcome : Dorothy reported nothing new since no homes have been recently up for sale in our neighborhood.
- g. Trash:
- 1) Marty stated that Waste Connections has turned the corner and appears to be over their issues with taking over Springs Waste.
 - 2) He stated that service has improved and is more consistent.
 - 3) He was also happy that Waste Connections has switched our collections to the morning rather than end of the day.

Expectations for March 8th Board Meeting

- a) Preparations for Fire Mitigation Meeting on March 24th via Zoom (6:30-8:00 p.m.) - Sandy
- b) Last Minute Preparations for March Madness Social Event (March 12th) – Amanda
- c) CONO Neighborhood University starts March 14th – Bill Hoover
- d) Report on interest bearing accounts - Ken

Ken motioned the meeting be adjourned. Vicki seconded the motion. The meeting was adjourned at 7:06 PM.

The next regularly scheduled meeting will be: **Tuesday, 8 March 2022 at 6:30 pm**. The next meeting will be via Zoom.

Respectfully submitted,
Sanford Gallof, Alternate Secretary

CCHOA BOARD

Board Positions as of Nov 2021:

President..... Marty Henderson
Vice President.. Bill Hoover
Treasurer..... Ken Francois
Secretary Amanda Schneider
At-Large..... Sandy Gallof
At-Large..... Dorothy Hornby
At-Large..... Steve Paradis
At-Large..... Vicki Tostanoski

COMMITTEES:

- COVENANTS COMPLIANCE: CHAIRPERSON - Open
MEMBERS: Dave May, Rich Northrop
- SAFETY: BOARD COORDINATOR - Sandy Gallof
MEMBERS: Bob Frye, Steve Paradis, Dave May, Jason Carter
- HISTORY: Currently inactive
- SOCIAL: BOARD COORDINATOR – Amanda Schneider
SOCIAL MEMBERS: Susan Henderson, Bill Hoover, Kala Loptien, Janice Marie-Gallof
- WELCOME: BOARD COORDINATOR –Dorothy Hornby
MEMBERS: Jennifer Williamson, Mary Corrow, Maureen Logue, Sylvia Holt
- MEMBERSHIP: BOARD COORDINATOR – Marty Henderson (maintains database)
MEMBERS: Open
- COMMUNICATIONS: BOARD COORDINATOR - Vicki Tostanoski (chief information officer)
MEMBERS: Susan Henderson (Newsletter)

ATTACHMENT 1
Board Meeting Agenda
February 8, 2022

1. Convene **6:30 PM via Zoom**
2. Roll Call
3. Approval of Minutes of Previous Meeting
4. Approval of Financial Report
5. Preparation for Feb/March Newsletter (20 mins)
 - a) Social – Amanda
 - b) Safety – Sandy, already submitted
 - c) Fire Chipping Program – Sandy, already submitted
 - d) Pikes Peak Prepared App – Sandy, already submitted
 - e) Income 65, deduction for fire mitigation – Sandy, already submitted
 - f) HNP – Sandy
 - g) Trash Update – Marty, already submitted
 - h) CONO/Treasurer – Ken
 - i) Communications, WIX Update? – Vicki
 - j) Welcome – Dorothy, already submitted
 - k) Speeding on Country Club – David Corrow submitted emails for Susan to turn into an article
6. Additional Committee Updates – Email updates before Board Meeting? (20 Mins)
 - a) Social – Amanda
 - b) Safety – Sandy
 - c) HNP – Sandy
 - d) Treasurer/CONO – Ken
 - e) Communications – Vicki
 - f) Welcome – Dorothy
 - g) Trash – Marty
7. Expectations for March 8th Board Meeting – Marty (5 mins)
 - a) Preparations for Fire Mitigation Meeting on March 24th via Zoom - Sandy
 - b) Preparations for March Madness Social Event – Amanda
 - c) CONO Neighborhood University starts March 14th – Bill Hoover
8. Adjourn

ATTACHMENT 2
Operating Reconciliation Summary

6:06 PM
02/04/22

Country Club Homeowners Association
Reconciliation Summary
US Bank - Operating, Period Ending 01/31/2022

	<u>Jan 31, 22</u>
Beginning Balance	38,449.39
Cleared Transactions	
Checks and Payments - 4 items	-28,447.96
Deposits and Credits - 2 items	1,335.68
	<hr/>
Total Cleared Transactions	-27,112.28
	<hr/>
Cleared Balance	11,337.11
	<hr/> <hr/>
Register Balance as of 01/31/2022	11,337.11
	<hr/>
New Transactions	
Deposits and Credits - 2 items	238.46
	<hr/>
Total New Transactions	238.46
	<hr/>
Ending Balance	11,575.57
	<hr/> <hr/>

ATTACHMENT 3
Reserve Reconciliation Summary

3:34 PM
02/04/22

Country Club Homeowners Association
Reconciliation Summary
US Bank - Reserve, Period Ending 01/31/2022

	<u>Jan 31, 22</u>
Beginning Balance	2,360.80
Cleared Transactions	
Deposits and Credits - 1 item	<u>564.54</u>
Total Cleared Transactions	<u>564.54</u>
Cleared Balance	<u>2,925.34</u>
Register Balance as of 01/31/2022	2,925.34
Ending Balance	2,925.34

ATTACHMENT 4
Trash/Recycle Reconciliation Summary

4:33 PM
02/04/22

Country Club Homeowners Association
Reconciliation Summary
CCHOA Trash-Recycle, Period Ending 01/31/2022

	<u>Jan 31, 22</u>
Beginning Balance	0.00
Cleared Transactions	
Deposits and Credits - 1 item	<u>25,531.00</u>
Total Cleared Transactions	<u>25,531.00</u>
Cleared Balance	<u>25,531.00</u>
Register Balance as of 01/31/2022	25,531.00
New Transactions	
Checks and Payments - 1 item	<u>-2,250.19</u>
Total New Transactions	<u>-2,250.19</u>
Ending Balance	<u>23,280.81</u>