

Country Club Heights Homeowner's Association

Annual Meeting – April 3, 2025

The meeting was called to order at 6:00 pm by the secretary, Linda Wieland. It was determined we had a quorum to proceed with the meeting. Five proxies were received and recorded: 13 households were represented in person, with 16 members present. The minutes were read from the April 11, 2024 annual meeting. A motion was made and seconded to approve the minutes as read.

The Grand River Mosquito Control Board, represented by Tim Moore and Katy Laverdiere, gave a brief presentation on what we, as property owners, can do to help eliminate mosquito breeding grounds. The presentation was followed with a question and answer session.

Committee Reports:

Architectural Committee – Mike McDonald, Mike Daniels, Tina Snover

Mike McDonald reported that the committee had been kept busy this year reviewing requests for a pool remodel and landscaping, new windows and doors, solar installations, and roof replacements.

Water Control Committee – Kyle Dickson, Mike Daniels

Mike Daniels reported that we have a completely rebuilt spare pump. We are budgeting lower amounts for the maintenance of the pumps. He was not sure when the ditch water would be turned on. Kyle stated the ditch looked pretty dirty so he called the ditch rider to see if they were going to clean the ditch before the ditch was filled, but did not get an answer.

If you are not getting water or there is a problem, for example, loud noises emanating from the pump house, please shut the pump off so we do not burn up the motor. There is a switch on the outside wall of the

pump house to turn it off. It looks just like a light switch. Please call Mike or Kyle to alert them to the problem.

Please make sure that you contact Kyle if you change your watering time with a neighbor.

Neighborhood Watch – Susie Coleman, Cathy Fletcher, Linda Wieland

Mark Murray reported that an Amazon package had been stolen from his front porch a few weeks ago.

Another neighbor reported that someone came by their house to “inspect it and make sure it was up to covenants.” They said the HOA had sent them out. This is a scam.

Reports of the Officers:

Kyle Dickson – President

Kyle reported the Board was kept busy this year working with a lawyer on preparing and holding a vote on whether to permit short-term rentals in our subdivision (the vote was no), making the change to our covenants, and adopting the 9 Responsible Governance Policies.

He stated that he will be working this coming year on establishing that the easement for our pump location is legal, and establishing who is responsible for fire mitigation on the strip of land along the north fence of our subdivision and Hwy. 70.

Treasurer – Cathy Fletcher

Our balance as of 12/31/24 was \$3,941.44. Our operating account has \$9600.00. Our combined reserve account (fence and pump) has \$10,455, invested in a CD at Wells Fargo. As we are earning interest on our investment, we did have to pay taxes this year.

The Board proposed that dues be kept at \$650.00 for the 2025 year. A motion was made and seconded to accept the Board’s proposal. The vote was unanimous to accept the proposal.

The 2025 budget was presented. A motion was made and seconded to accept the proposed budget. The motion passed.

Secretary – Linda Wieland

Linda had nothing to report.

New Business:

Election of Officers

Linda announced her resignation as Secretary of CCHHOA. A notice will be e-mailed to members announcing her resignation and a request for a volunteer to fill the position. It was suggested we contact Dolly Daniels as a possible candidate. If another homeowner has an interest in filling this vacant position, please call Kyle.

Kyle Dickson agreed to serve as President for another year. A motion was made, seconded, and passed for Kyle to remain as President.

Mike Daniels agreed to serve as Vice President for another year. A motion was made, seconded, and passed for Mike to remain as Vice President.

Cathy Fletcher agreed to serve as Treasurer for another year. A motion was made, seconded, and passed for Cathy to remain as Treasurer.

Sergio Lopez has joined the Architectural Committee.

For the Good of the Subdivision:

Introductions – Tom O'Donnell, Julie Davis

Summer Get Together – it was decided we should have a get together, just not around July 4th. Late August/early September were suggested as times to hold a block party. Please let Susan Dickson know if you would be interested in helping with the get together. (sddickson29@att.net)

The meeting was adjourned at 7:02 pm.

Minutes Respectfully Submitted by,

Linda Wieland

Secretary, CCHHOA