

AGENDA: Country Club Heights HOA Board of Directors Meeting
January 8, 2025

1. Call to Order & determination of quorum: Kyle
2. Reading of Minutes from last meeting (24Oct2024): Linda
 - a. Vote to Approve the minutes: _____
3. Reports of Committees:
 - a. Architectural Control Committee:
 - b. Irrigation and Pump Committee:
4. Reports of Officers:
 - a. President:
 - b. Vice President:
 - c. Treasurer:
 - i. Finance Report – Cathy
 1. Presentation of 2024 End-Of-Year Financial Statement
 2. Comparison of planned budget to actual income and expenses
 - d. Secretary:
5. Old and Unfinished Business:
 - a. 2nd Amendment to CCRs:
 - i. Voting results & notice to members
 - ii. Other?
 - b. North fence line fire break
6. New Business:
 - a. Initiate Annual Financial Review - Kyle
 1. Ed Wieland to perform a review of the 2024 financial statement and bank records.
 2. 2024 Financial Statement
 - a. 2024 Budget review
 - b. Financial performance
 3. Develop 2025 Budget proposal
 - a. Key considerations include:
 - i. Reserve Funding
 - ii. Legal expenses for Pump House easement guarantee
 - iii. Pump expenses – Mike D.
 1. Rebuild pump house piping and valves
 2. Repaint pump house
 - iv. Fence upkeep: power wash & preservative (paint?) selected sections?
 - b. Review “President’s Request Budgets”:
 - c. Choose Board recommended budget
 4. Required Annual Disclosures:
 - b. Plan Annual Meeting
 - i. Date, time and place proposal. April 2, 6 PM at home of president
 - ii. Plan agenda
 1. Election of Officers
 - a. Any vacancies?
 2. PowerPoint Presentation: “2025 CCHHOA Annual Meeting” – Kyle
 - a. 2024 Budget Proposal:
 - i. Vote for approval – OR –
 - b. Annual Required Disclosures to members – by Linda

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- c. Plan "Disclosures" presentation for Annual Meeting – by Linda
 - d. Plan "Notice" of Annual Meeting
 - i. Mail and/or Hand Delivery
 - ii. Content:
 - 1. Hard copies:
 - a. Cover letter
 - b. Reference to Website
 - i. Proposed budget
 - ii. Annual disclosures
 - iii. Board & Committee vacancies
 - 2. Disclosure information
 - 3. Copy of ballots
 - 4. Voting Proxy Form
7. Remarks
8. Adjournment