

# DRAFT

**MINUTES  
OF  
ANNUAL MEETING OF THE MEMBERS  
OF CREEKMOOR PROPERTY OWNERS' ASSOCIATION  
TUESDAY MAY 19, 2026**

The 2025 Annual Meeting of the Creekmoor Property Owners Association was held on Tuesday, May 19, 2026, at 6:00 p.m. at the Creekmoor Clubhouse in Raymore, Missouri. J Neff Basore, President of the Creekmoor POA Board of Directors, called the meeting to order with the introduction of the Board Members. Those members of the board who were in attendance were Neff Basore, Jody Latham, Tammy Coker, Sandy Dolence, Jeff Kyle and Stan Christopher.

Not in attendance

Borum Cooper

Staff Present

Rick Scott, General Manager  
Tim Nielsen, Golf Course Superintendent  
Jessica Munce, Food and Beverage Director

Neff Basore opened the meeting thanking the members who were able to attend the meeting and introduced the POA Board members. Neff shared that there will be a POA presentation along with questions and answers following the presentation followed by a presentation from the developer along with questions and answers. At the conclusion of the Association portion of the meeting, the meeting would be adjourned and those wishing to stay for the developer's report were welcome to do so.

The annual meeting minutes from May 20, 2025, which had been previously distributed, were approved as presented without objection.

Neff then introduced Rick Scott, General Manager of the Creekmoor POA, to present the General Manager's report of the POA operations.

General Manager's Report

Rick thanked those in attendance for joining the meeting in-person and to those who joined the meeting via Zoom conference.

Rick shared that 2024 was a successful year financially for the POA and that the community continues to show great growth with new owners moving into the community on a regular basis.

Rick introduced the POA staff members in attendance. Joe Taylor and the golf shop staff, Tim Nielsen and the golf course/common area maintenance staff, Jessica Munce, our Food and Beverage Director and her staff along with the POA administrative staff including Melissa Morris, Candace Roller and Leanne Dial. Rick introduced Kendra Hutsell, who joined the POA staff earlier this year as the Controller for the POA.

Rick introduced each of the committees that help guide the community – the Architectural Review Committee, the Lake Committee, Beautification Community, the Planning Committee, Golf and Greens Committee and the Code of Conduct Committee. Rick thanked the many volunteers on our committees and acknowledged that the POA operates as it does through the assistance of many community volunteers.

Rick shared that the meeting minutes and summary of the meeting this evening will be available along with the POA website in the coming days. Rick also referred owners to review the agenda and financial documents that were distributed at the meeting.

### Property Owner Report

Rick shared that the POA ended 2025 with 1085 property owners in the community. There were 1035 owners at the end of 2024 for a gain of 50 owners in 2025. Through April of 2026, the POA is now at 1125 owners. The developer has forecasted 20 new homes being added in 2026 and we the POA is well ahead of that target. The development continues to move forward with significant growth, continuing to add many new owners to the community.

There were 202 Improvement Permit Applications filed in 2025. Improvements applications are required to prior to the start of any project planned for work done on the owner's property – including items such as improvements to the exterior of your home, such as painting, staining, patio additions, etc.

The Architectural Review Committee (ARC) for the POA takes an active role in ensuring that the homes in the community are maintained to a high standard. The POA sent approximately 40 letters to owners in the community in 2024 requesting maintenance/repairs be made to the owners' home. The ARC is currently in the process of doing the community tour for 2025.

Rick also reported that there were 58 reported violations of our ARC regulations in 2025, 4 less reports that were received in 2024. The ARC sent out approximately 20 letters to property owners requesting the repairs be made or that work be performed to bring their home up to the community standard. Frequent violations that occur in the community include homes that are needing maintenance/upkeep, trash containers being left out after service day, vehicles parking on the street and trailers/RV's parked on the street or driveway, etc. Rick shared the importance of owners parking in their garages/driveways and not along the streets in the community. Rick also reminded owners of the expectations for trash service and the need to return trash containers to a location inside your home on the day of service.

Rick shared that in 2025, the POA implemented a late fee and interest charges were applied to owners who are delinquent on their POA accounts.

Rick shared a reminder of the community regulation prohibiting parking in the streets. Now that the school year is coming to an end, there will be an increase in the number of owners out and about in the community. When parking on the driveway, Rick reminded our owners to make sure

that the vehicles are not blocking the path of the sidewalk – preventing those on the sidewalk from passing by without having to enter into the street to do so.

### Amenity Report

#### Maintenance of Common Property

Rick Scott shared that the POA continues to manage the maintenance of the common areas in the community. Rick shared that having POA staff doing this work allows the POA to realize a cost savings as well as improvement in response time. Rick stated that the POA is evaluating alternative providers for common ground maintenance (mowing primarily) as we go in to 2027. Our golf course staff is stretched thin maintaining the golf course and we are considering outsourcing this service to allow our staff to focus on course maintenance.

The POA has continued to contract with Big Green Turf Management to perform weed control measures for much of the common area along Foxridge and surrounding areas. Rick acknowledged Terry Kennedy and Joe Tamburello, owners of Big Green Turf Management and Creekmoor property owners for their sponsorship and leadership on the annual Kids Fishing Tournament that they host for the community. The 4<sup>th</sup> Annual Kids Fishing Tournament is set for Sunday, May 31<sup>st</sup>.

The POA continued to service (mow) the undeveloped lots for the developer in 2025 and is compensated by the developer for this work. The POA continues our relationship with Solitude Lake Management to provide treatments to our community ponds.

### Golf Course Maintenance Report

Mr. Scott stated that the Golf Course Maintenance Department ended 2025 under their operational budget for the year by \$38.5k. Tim Nielsen, our Golf Course Superintendent, continues to do an excellent job in managing the business of maintaining our golf course. The golf course continues to be highly regarded in the KC area. The golf course maintenance budget for 2025 was \$1.034M. The budget has increased in 2026 to \$1.159M. The increase is primarily due to increased leasing expense with new maintenance equipment along with higher costs for materials and supplies along increasing labor costs year over year.

Mr. Scott gave a review of the swimming pool amenity for 2025. The POA manages two pools in the community and has once again contracted with Icon Pools to be our service provider for the pools in 2025. The pools are set to open on Saturday, May 23, 2026. The POA has moved to a new security provide and with that, a new access system for POA amenities. The new system is called Brivo. Candace has done a great job of communicating this change as well as the administration behind getting our owners set up to access our amenities. The change was made due to the previous software involved no longer being supported. Rick shared the there was additional seating/loungers purchased for the pools this summer to increase seating capacity. With the increasing concern with access to the pool in mind, the POA will utilize pool attendants to monitor access to the pools throughout the season.

Mr. Scott shared a report on the lake amenity. The 2025 operating budget included routine lake assessment services, including routine water quality testing, to ensure that the lake is healthy, and the water quality is safe for those using the lake. These services were provided by Blue Valley Lab. Mr. Scott will share the findings of these assessments on the POA website and will communicate any items that pose a safety concern for our owners. The Board has approved of

these services continuing in 2026. The POA has also partnered with Water Wizards to perform weed/plant removal services for Creekmoor Pond along with areas within Lake Creekmoor.

### Golf Operations Report

Mr. Scott shared that interest in golf and golf activity in general continues to be at an all-time high for Creekmoor. The golf course is routinely regarded as one of the best courses in the KC area and is recognized annually as one of the top 5 courses in the state of Missouri.

40,341 rounds of golf were played on the golf course in 2025, a decrease of 4.6% from 2024. 69% of all rounds were played by Creekmoor golf members or property owners compared to 68% in 2024. Creekmoor continues to be a highly sought after tournament venue for association events as well as charity/benefit events. The POA has increased tournament greens fees for 2025 and in doing so, allowed the association to achieve higher revenues than the previous year with fewer events. In 2025, revenues from outside/non-member tournaments were \$330k. Tournament rounds represented 9.3% of the total revenue for golf in 2025, down from 10.2% of revenues in 2024. Mr. Scott shared that further evaluation of the number of outside events the POA hosts will be done on an ongoing basis to maximize availability of the golf course as well as the financial success of the golf operation.

There were 357 golf members at the end of the 2025 season. The current golf membership for the POA is at 368 golf memberships - the highest total in POA history. With the increased growth in memberships, the POA is no longer offering the Preview Membership as a membership offering as there is currently no need for that promotional offering.

The Golf Shop produced a net income of \$1.743M, an improvement of \$41k from 2024. The Golf Shop merchandise concession is extremely important for the overall profitability of the POA. In 2025, the Golf Shop had \$555k in sales, an increase of \$56k from 2024. We continue to ask that the Golf Shop at Creekmoor be considered when you make your purchasing decisions for your golf needs— every dollar spent at the POA goes back to the POA and helps reduce the debt burden carried by the POA.

Golf membership fees have been increased for 2026 to \$330 per month for resident owners and \$455 per month for certificate (non-owners). The POA implemented an initiation fee on new membership sales starting in April of 2026. That initiation fee is \$2500 for certificate memberships and \$1500 for resident memberships. The cart/range program pricing will also be increased in 2026. For owners with their own carts, the rate will increase to \$150 per month. For owners using the POA's fleet of carts, the rate will increase to \$170 per month. Rick shared that the POA is continuing to review the membership model and offerings available.

The Member Referral Program remains in effect for anyone who refers a golf member to the POA. A referred member who is a resident has a \$400 credit and a certificate referral is \$500.

### Food and Beverage Report

In 2025, Food and Beverage operation revenues were \$981k, an increase of \$66k over 2024. The Tavern finished 2025 with a loss of \$2k, a \$65k improvement over 2024. Our operating costs and expenses for the year were in line with budget. This is quite an accomplishment considering the fluctuating costs on a weekly/monthly basis. Mr. Scott shared that while the Food and Beverage Department operated at a \$2k loss in 2025, the POA anticipates that the operation break even in 2026.

Rick shared that the Tavern on the Moor has made staff additions that have made a significant improvement to the operation. We have increased our food and beverage management staff with the addition of Mary Wood joining the staff for 2026.

The addition of Mary will allow the Tavern to have a manager present throughout the day – helping to ensure proper leadership as well as to ensure proper staffing levels and staff training improvements. We have also added Jessie Wilson to the kitchen staff and Jessie is proving to be a great addition

Mr. Scott again asked for owners to continue to support the Tavern on the Moor. Mr. Scott encouraged our owners to consider a visit to the Tavern on the Moor when considering dining out.

### Financial Review and Report

Mr. Scott reviewed the financial statements for the previous year reporting that the POA budgeted net income for the year to be \$385k. The POA ended 2025 with a net income of \$491k, \$106k ahead of plan. The total Gross Revenues for the POA were at \$5.868M for 2025, a 9.8% increase over budget and a \$523k increase from 2024. Revenues for 2026 are budgeted at \$5.67M.

Rick reviewed the loans that are in place (working capital loan and infrastructure loan) with the developer. Rick shared that the current balance of the working capital loan at year-end was \$9.674M. There is a \$7.5M balance (capped – with no interest) on the infrastructure loan.

Rick encouraged all in attendance to review the handouts provided at the meeting as well as to visit the POA's website – [www.creekmoorpoa.com](http://www.creekmoorpoa.com), for more detailed financial information.

Mr. Scott shared the capital improvement projects for 2025 included the continuation of repairs to the community walk trail, golf course and community irrigation computer upgrade, drain replacement at the clubhouse pool, security camera additions at the clubhouse along with golf cart parking expansion around the clubhouse. Capital improvements planned for 2026 include a new fishing dock at the community lake, replacement entry sign at the Cunningham entrance, fire hydrant replacement at the clubhouse along with continued work repairing the walk trail in the community. Rick shared that there are several capital improvements in store for 2026 and beyond – including security system upgrades, updated fitness equipment and mat replacement at the driving range.

Rick concluded the association report and opened the floor for questions.

### Open Forum

An owner asked about the number of playable days that the golf course that were used to host tournaments. Rick shared that the Golf Staff opens the course directly following the events we host so that is a hard question to answer. The POA continues to host outside golf tournaments, which while displacing member play, provides significant revenue for the POA. The Golf Staff does a good job on making the course available to play as often as possible – opening the course directly after most events. Rick shared that the POA was expecting our membership number to decrease to go with the increased dues for the season. Membership grew going in to 2026 and the adjustment to our event calendar was not as significant as it would have been otherwise.

An owner asked about owner receivables and the increase in receivables in 2025. The owner stated that the POA refused to post or publish the names of those who have POA balances and stated it wasn't fair that those who do pay are carrying the load for those who don't pay. The POA implemented late fees and interest on delinquent accounts in 2025 and has a collections process in place. The POA has liens filed on multiple homes in the community. The owner inquired about the balance in golf membership receivables. This is due to the billing cycle for membership dues (timing of billing/collecting dues).

An owner inquired about what is being done to address the larger expenses that lie ahead, such as replacing greens, bunkers and the dredging of the lake. The owner commented that the lake is getting more shallow. Rick shared that reserve accounts were instituted in 2026. There are reserve funds for the golf operation, food and beverage operation and for the community lake. In order to address a large expense such as dredging the lake, it could take a long time to have funds to cover such an expense.

An owner asked about the loan repayment to the developer. Neff responded that the POA owes the debt to the developer and not each individual home owner. Neff explained that there are two separate loans that the POA has with the developer – the working capital loan (covering operational costs/deficits) and the infrastructure loan (covering the POA portion of the costs to develop the community – such as water infrastructure, sewer system, roads, etc.). The POA is obligated to repay the loans to the developer as it would any lender. Neff shared the current amortization plan (included in the documents that the POA passes out for each annual meeting) and the working capital loan is projected to be satisfied in 2038. Neff shared that the POA BOD has been discussing the loans and the repayment plan for both loans. The resident POA board members are working on terms to discuss with the lender for extensions and repayment provisions.

An owner asked why the developer set up the development in a manner to give the expense to the POA. Neff shared that this method allowed the developer to have lot pricing such that it was more affordable for buyers in the community. If the infrastructure loan was handled differently, the lot pricing would have been significantly higher. The question was asked about what would happen if the POA were to default on the loan. Neff shared that the loan would be handled as would any other loan by any other lender.

A question was asked of what the builder's responsibility is to the POA and how much the builders are paying towards the loans. Builders are responsible for buying the lot and selling the lot and do not directly contribute to repaying and POA loans with the developer. Each new home represents one new resident paying the general assessment to the POA which the POA can use for a variety of purposes.

An owner stated that with the growth in the community, the developer should support improvements or the expansion of the clubhouse and amenities to make the lots more valued/attractive to buyers. Neff shared that the POA is proposing a plan to address clubhouse expansion. The developer's appointees on the board are not involved in the planning, design or the repayment terms of any loan that may arise from any future expansion or clubhouse improvement.

An owner asked about having cameras at the Cunningham entrance and throughout the community. Rick shared that there are Flock Security cameras throughout the community (4 locations). A follow up question was asked about the number of parking spots at the Cunningham pool. With the growth in the Cunningham community, the Cunningham pool is seeing increased

use. The developer installed the pool when Cunningham was originally developed – the owner stated that there is a need for another pool.

An owner asked about lake maintenance on the south end of the lake. The owner stated that there are weeds growing up in to docks and the depth of the lake is such that having a dock/operating a boat is nearly impossible. The owner questioned the spending of money on other lake improvements or maintenance instead of doing something to remove the mud from the lake. Rick shared that the POA has contracted with Water Wizards to address the removal of plant material and algae in the lake. Rick also shared that the Lake Committee has discussions on lake maintenance needs and will continue to review this in the future. The POA is not in a position financially to explore dredging of the lake at this time.

An owner asked about how contractors are selected for the projects/work in the community. Rick shared that bids are collected and decisions are made on competitive bids on most all projects.

A question was asked about the terms of positions on the Board of Directors. The developer appoints the Board – 3 resident seats on the Board (applications for openings available). Positions are for a three year term. The question was asked about the composition of the Board and will the number of Board seats change once the development has been completed. Neff shared that the developer will remain on the Board until the financial obligations of the POA are met. The number of Board positions occupied by the developer will be reduce over time.

With no further questions being asked, the POA meeting has been adjourned.

### **Developer Report**

Jody Latham delivered the developer report.

Jody shared that due to construction delays, there is work still being done in the subdivisions that were presented at last year's meeting.

Asphalt has been installed in Cunningham 3, which is the connection from Madison to Bentwater. This will include 30 lots – 19 lots have already been sold.

Cunningham 4 has been completed (north of Cunningham 3) which includes 41 lots. 30 of those lots have already been sold.

Cunningham 5, which includes the lake front lots along Turnbridge Drive. This area will include 36 lots - 11 of those lots have already been sold

Future development includes the are north of 163<sup>rd</sup> Street which will connect Creekmoor Drive to 163<sup>rd</sup> Street. This area includes 49 lots, which are all under contract. This development is to be completed by October of 2026.

Once the above mentioned subdivisions have been completed, there will be 71 lots remaining. These are the lots between holes #13 and #14 and west of #14 which are lake front lots along with the corner of Madison and 155<sup>th</sup> Street in the northeast corner of the community.

Jody concluded the developer report and opened the floor for questions.

## **Open Forum**

An owner asked about the area between her property on Branchwood and 163<sup>rd</sup> Street. When the home was completed, the area behind her home and along the side of her home were not graded – leaving drainage and turf coverage concerns. Rick shared that there is a plan to install landscape beds in the area along both sides of Branchwood.

The owner shared concerns over the quality of work done with Avital Homes, sharing an issue with the drainage around their home. Jody shared that she would address the owners concerns with Avital. Question was asked how builders are vetted. Jody shared that she requires 3 customer references, 3 trade references and 3 contractor references along with speaking with local agencies in order to approve a new builder.

An owner asked about who the responsible party is for SWPPP control (Stormwater Pollution Protection Plan). The owner cited the drainage work done on Hole #13 the SWPPP controls in place – asking who is responsible for managing this responsibility. Jody shared that the City of Raymore is in contact with the developer immediately if there is an issue. The developer has contracted with Welch Erosion Control Service to perform weekly inspections, and they make any necessary corrections.

An owner asked about adding stop signs or speed bumps to the street that will connect Creekmoor Drive to 163<sup>rd</sup> Street. Jody shared that the City will not allow speed bumps to be added on City streets. The owner was concerned that drivers will speed through the area creating a dangerous situation.

An owner asked about how to access the original footprint of the community from Cunningham – asking for a cart path connection from Cunningham. Jody stated that the original planning for the community assumed that carts would travel along Madison to get access to the rest of the community. This was planned prior to the City allowing low speed vehicles to be allowed/used on city streets. There is no plan at this time to connect Cunningham to the rest of the community.

An owner asked about the follow up or communication to this meeting and in general. The owner asked how often the Board meets and what happens with the information arrived at from this meeting. Jody shared that the Board meets twice per year (scheduled) and as needed otherwise. Rick shared that the POA will have meeting minutes available within a matter of days following the meeting. The POA communicates primarily through email and use of the POA website.

An owner asked about the mechanics of voting should there be a special assessment and how that would be executed. Rick shared that the ownership of the POA would vote and that the result would be 50% + 1 vote. An owner who doesn't vote would be considered a no vote.

An owner asked about a “no construction” signage on the new road to Cunningham. Jody shared that this is dictated by the City. The road was intended to be a construction road, and the developer was required to have the road finished with asphalt. Jody shared that she would address this with the City.

An owner asked about removing voting rights from those who are past due on their accounts. Neff stated that 50% +1 is required from all owners in good standing. The by-laws, and the declaration would have to be amended in order to make changes to the voting process. Neff stressed the importance of creating community support, host Town Hall meetings, etc. in order for an assessment to be successful.

An owner inquired about owner delinquencies and what is being done to collect from delinquent owners. Rick shared that there are approximately 10% of our owners with an outstanding balance, ranging from 1 month past due to several years. Rick shared that there are late fees and interest applied to past due balances. Owners with excessive balances have liens filed on their homes. Rick shared that in his time with the POA, there has not been an owner with a balance leave the community without collecting the amount due. An owner stated that it is important to be in line on collections in the case of a bankruptcy proceeding.

An owner asked who the builders will be that are building the remaining lots in the community. Jody shared that in Cunningham 4/5, the northern and lake front lots there are 5 preferred builders:

Signature

Walker

SAB

C&M

Bryant Ratliff

In Cunningham 3, Summit has purchased all lots on east side and Avital is purchasing 6 lots by the maintenance building. The area south of #15 will be built by Avital.

An owner questioned about allowing fencing along the golf course. Jody shared that the ARC has approved of fencing a small area (for pets) on some golf course lots. Rick stated that fencing has been allowed on home that border the golf course in recent years as there are many homes that are on the golf course that don't touch the golf course (set back from the course). Rick used the area behind hole #15 as an example of what has been approved.

An owner asked about homes with 2 car garages vs. 3 car garages in the community. Jody shared that there are no ARC concerns about 2 car garages – the primary concern is meeting square footage requirements. The market dictates the 2 car garage homes in most cases.

An owner asked about a having a path to connect the Cunningham community into the original footprint of the community. Jody explained that the community was planned back in 2004 well before the city approved of golf carts being used on city streets. Rick shared that the POA has reviewed this to see if there are any options to include a pathway and we have not found a solution.

With no further questions, the Developers Report was concluded.

Following the Developers Report, the Annual Meeting was adjourned at 7:56 p.m.

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Tammy Coker  
Secretary/Treasurer  
Creekmoor Property Owners Association, Inc.

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J. Neff Basore  
President and Chairman of the Board  
Creekmoor Property Owners Association, Inc.

