

CCEHA Board Meeting Minutes
May 19, 2011 6:30 pm to 7:40 pm
CCEHA Clubhouse

Call to Order: Ron Wolfe, president called the meeting to order at 6:30 pm. Roll call was taken and board members present were: Jan Hayhurst, Director; Gail Root, Vice President; MaryKay Brady, Director; Jess Hays, Treasurer; Yenny van Dinter, Director; Pamela Gulbrandson, Secretary and Ron Wolfe, President.

Unfinished Business:

- **04/21/11 Board Meeting Minutes-** Pamela Gulbrandson indicated that there were 2 minor changes to the minutes, which were both on page 3. Originally stated that Dan Welch was donating the hose for the garden, Dennis Grier is actually donating the hose. Under the Architectural Committee report out, an updated report indicated that there were 4 submissions, 3 approved and 1 pending. Pamela asked if the minutes could be accepted as corrected. MaryKay made a motion to accept minutes as written and corrected. Jan seconded the motion, vote taken and it was unanimous. Minutes were approved as corrected.
- **Lawsuit Status** – Ron Wolfe stated that as was sent out via email we received notice that the plaintiff’s attorneys have filed an appeal to the denial verdict for the appeal of the dismissal. We are awaiting the appeal court’s decision to hear the case or not. We have not heard anything else to date.
- **Association Dues Status and next steps** – Jess Hays presented us with the status on association dues collection. There are 2 unpaid remaining. These are the property at 3001 Driver owned by Wells Fargo and being listed by Century 21 for sale; and 3011 Wedge owned by Robert and Harriett Palkovic. The 3001 Driver property has an offer on it and scheduled for closing on the 26th, which at the time should include the 2011 dues. This leaves the Palkovic account in arrears. Jess has not found the information for the collection agency, but will do so now. He had to spend a lot of time on the 3001 Driver property. Collective memory is that the name is Dona Ana Collection Agency and Ron said he found the information on the web.

New Business

- **Committees’ Report Out**
 - **Web** – Dawna Diltz gave us a web report. She has renewed the hosting site for 2 years. After some shrewd negotiations she got it for \$101.43, which represents a 25% discount. She also renewed the Domain registration so that they both will become due at the same time and year. To date we have only used 73% of 1 GB memory, we have 10GB, and so this leaves us with 92% available. Updates have been: April Board Meeting Minutes, April Activities Calendars, Tax & “Whine” Party Photos, and Committee Member Changes – Welcome Committee. Stats: YTD – 1707 pages; 587 unique visitors(420 1st time and 167 returning visitors); May page loads as of May 19th were 208; 60 unique visitors (46 1st time and 14 returning visitors); Visitors came from NM, AZ, CA and 1

from Nigeria; Monday May 9th was the biggest day with 52 page loads. Written report given to the secretary. Jess had a question about when he went on the website and it only had one little picture on it. This may happen when Dawna is doing updates to it. So if anyone gets this, just access the web again a bit later and all will be up. This is common on all websites when maintenance is being done.

- **Welcome Committee** – Frank Blank gave us a report of the welcomes that he and MaryKay has done. They were able to contact 4, all renters and under the age of 55. The one owner on 2912 Wedge, Steven Waier hasn't moved in yet, so no contact as yet. The 3007 Sand Trap property is vacant. They are going to go on Friday to welcome 2 more properties that have renters – 2901 Country Club and 3016 Driver. Written report given to Secretary and Webmaster. There were no email addresses on it. Sue Wolfe had made a template for the welcome with fields to fill in. We will try to get that from her and sent to Frank and MaryKay. Pamela thanked Frank and MaryKay for stepping up to be on the Welcome Committee.
- **Newsletter** – No one present. Next newsletter is due at the end of June, so we should have someone at the June meeting to report out.
- **Long Range Planning** – Don Ward gave us an exhibit showing one idea of expanding the clubhouse to accommodate 150 versus the approximately 60 today and without impacting the parking lot capacity. The committee measured the clubhouse and lot and got with Jim Reedy to get some assistance with set backs and such. The courtyard would be enclosed with a 6 foot wall and some covering; it would look a bit like Luna Rossa. Reedy was asked for a rough estimate of what it might cost for this. They haven't heard back yet. The exhibit is at the end of these minutes. They intend to get more ideas and estimates for more possibilities for expansion. For the time being they are also not looking at building a new clubhouse at another location, since a lot of people walk to the clubhouse.
- **Facilities Management** –Dennis Grier presented the 3 painting estimates that they have received for painting the clubhouse. The three are:
 - Tom Salas Las Cruces \$3200.00 + taxes
 - John Klingler Deming \$2654.75 + taxes
 - Brad Stout Deming \$3250.00 + taxes

After some discussion about why the differences of the prices, Dennis recommends we chose Klingler and not just for cost, but because we have used him before to repair and coat the roof and he is insured and bonded. MaryKay made a motion that we chose Klingler. Jess seconded the motion, vote was unanimous, and so we will go with Klingler. Due to other work Klingler has, painting probably won't start until July. Dennis will contact them.

MaryKay donated some assorted grasses for the garden on the west end. The faucet was installed for about \$4.00+. They will install another faucet at the other end of the garden. In the works is replacing the benches and/or repairing the ones there. Possibility of having benches donated with a "memorial plaque" idea.

The Committee would like to get a CCEHA Garden Club organized under the umbrella of the facilities. Dennis will write up a note for the secretary to send out asking for volunteers. He will make up a sign up sheet for the clubhouse. Ron asked that they touch base with the Long Range Planning Committee just to stay in sync. Ron thanked the Facilities Management team for the good job.

- **Architectural** – Debbie Gwin reported out. This report included some of last month's requests. Total requests were 6 with 5 approved and one pending. The committee is contacting the owners for the pending one, since no form has been submitted. Written report given to the secretary.
- **Age Verification (HUD)** – Gail reported out that as of recent the records show that we are at 11% under the age of 55. Keeping in mind that if he has not received verification back from the last mailing or recent sales/rentals he places these residences in the under 55 to be on the safe side. We have 9% rentals at this time. He was notified that 3007 Sand Trap was sold today and will be finalized in June. He has no name at this point, but was told as soon as it is final he will receive this information. Information is that it will be owner occupied. 2609 Water Hazard was sold yesterday and it will be owner occupied. The actual occupation will be in September. The ages of the new owners are 53 and 52, with the husband turning 54 by September. Gail spoke with Ron about this as the signing was going forward when they called him and the decision was to allow the sale since by end of next year they will be within the 55+ and it won't be renter occupied. Gail sent out a mailing to the brokers last month and earlier this week, an email went to the community to make everyone aware of our restrictions. He has more calls in the last 4 days than he has had in the last year. There is a Deming City Ordinance title 13 chapter 4 full disclosures that says anybody who sells a house must make everyone aware of all deed restrictions. It isn't always happening. The Title Companies aren't letting buyers know since they don't seem to always know. If a lender is involved the lender asks, so if it's not there it may not happen. Jan mentioned that our biggest problems lately are renters. The 2901 Country Club location has multiple people living there and all under age. Gail indicated that we have the Architectural Committee and under article 21 of deed of restrictions it says that this committee can do a notice of breach if this happens. The renters in Country Club and another location, 3016 Driver are employees at the Empire Buffet and according to Linda Lindsay at REMAX, there are to only be 3 per house so these rentals were approved before last month's board meeting. The Welcome Committee will contact them tomorrow. Frank and MaryKay are also trying to contact the actual renter(s) at the Nine Iron property as well to determine age and number of occupants. The committee has given out several HUD forms and Gail hasn't received any of them back.
- **Activities** – Pamela gave an update. We had the tour of McCowan's ghost town on the west side of Deming. 5 people showed up and we had a great time. July will be the famous 4th of July BBQ; August brings an ice cream

social; September potentially a movie studio set tour; October Halloween party; November a chili cook off and December the Christmas Dinner Party. Spending against budget is going as expected.

- **Treasurer's Report – Jess Hays**
 - Monthly Balance Sheet for end of April 2011 and the Profit & Loss Budget vs. Actual for April 2011 were presented. Next time we will get the profit & loss versus actual YTD. Everything is in order. MaryKay made a motion to approve as presented. Jan seconded the motion. Vote was unanimous. Reports attached at the end.
 - Jess shared that with the improvements going on in the garden, the water bill going up a bit more than planned. So we may go over the budget in the Utilities for this year. He asked that someone remind him at the end of this year to incorporate this into the 2012 budget request.
- **Correspondence to/from Secretary – Pamela Gulbrandson**
 - Last board meeting minutes sent out to all, as well as posted at the clubhouse and on the web.
 - Sent/Received emails out –
 - Miscellaneous emails sent and received. Received some telephone number and email updates. A new telephone and address listing will be sent out soon.
- **Next Board Meeting** – If we need to have one we decided upon June 16th at 6:30 pm in the CCEHA clubhouse.
- **Adjournment** –motioned that we adjourn, seconded and the vote was unanimous. Meeting adjourned at 7:40 p.m.

Respectively Submitted,
Pamela Gulbrandson
CCEHA Secretary

C.C.E.H.A.
Balance Sheet
As of April 30, 2011

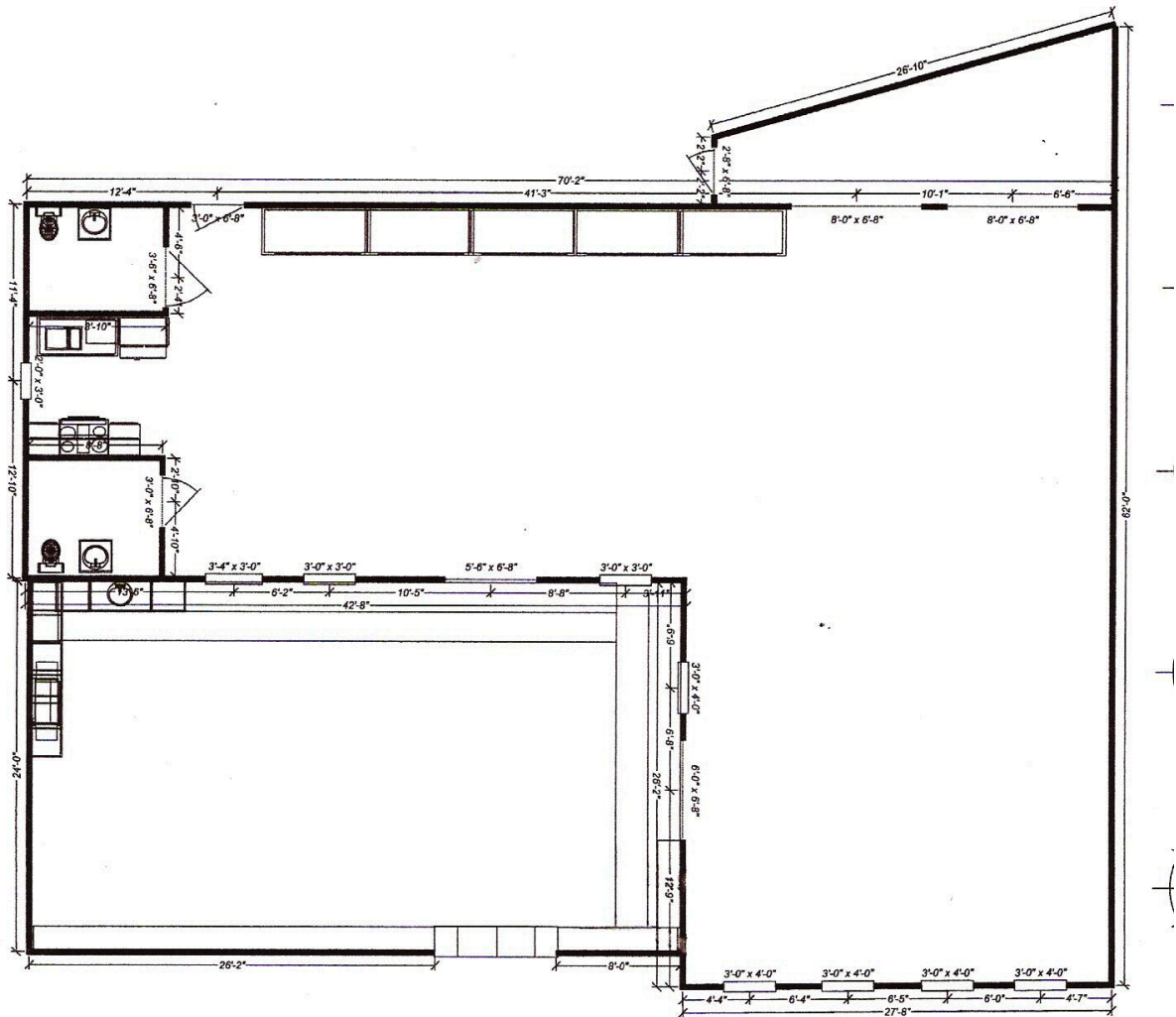
	<u>Apr 30, 11</u>
ASSETS	
Current Assets	
Checking/Savings	
Activity Cash Funds	47.72
Fidelity Investments	32,651.24
First New Mexico Bank	47,807.72
Total Checking/Savings	<u>80,506.68</u>
Total Current Assets	80,506.68
Fixed Assets	
Club House	47,900.00
Computer	936.57
Fixed Asset - Television	1,531.99
Land	36,386.34
Total Fixed Assets	<u>86,754.90</u>
TOTAL ASSETS	<u>167,261.58</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	92,079.93
Retained Earnings	51,923.13
Net Income	23,258.52
Total Equity	<u>167,261.58</u>
TOTAL LIABILITIES & EQUITY	<u>167,261.58</u>

C.C.E.H.A.
Profit & Loss
 January through April 2011

	Jan - Apr 11
Ordinary Income/Expense	
Income	
Annual Assessments	
Finance Charge - Late Fees 2010	4.50
Annual Assessments - Other	26,700.00
Total Annual Assessments	26,704.50
Initiation Fees	150.00
Total Income	26,854.50
Expense	
Association Expenses	
Accounting & Bookkeeping	258.00
Emergency Fund	322.50
Insurance	
Liability Insurance	254.00
Total Insurance	254.00
Legal Fees	1,392.88
Licenses and Permits	10.00
Supplies	
Supplies & Mailings	415.95
Total Supplies	415.95
Taxes	50.00
Telephone	165.11
Utilities	
Electricity	88.93
Water & Gas	171.42
Total Utilities	260.35
Total Association Expenses	3,128.79
Committee Expenses	
Activities Committee	169.05
Facilities Committe	
Maintenance on Facility	300.00
Total Facilities Committe	300.00
Total Committee Expenses	469.05
Total Expense	3,597.84
Net Ordinary Income	23,256.66
Other Income/Expense	
Other Income	
Dividend Income	1.80
Interest Income	0.06
Total Other Income	1.86
Net Other Income	1.86
Net Income	23,258.52

South

One possible plan for
clubhouse expansion
from Long Range Planning
would accommodate 150 people



North