

CCEHA Board Meeting Minutes
June 24, 2010 6:30 pm to 7:59 pm
Held in the 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: Jackie Rankin, Director; Phillip Swart, Vice President; Pamela Gulbrandson, Secretary; Jess Hays, Treasurer; Yenny van Dinter, Director and Ron Wolfe, President. Absent: Gail Root, Director. Quorum was present so meeting proceeded.

Old Business:

- **5/27/10 Board Meeting Minutes** were reviewed for any changes. There were 2 changes needed. Clarification that on May 4th we were notified that the judge had dismissed the lawsuit and under the Newsletter Committee update – the printer had stated that the pictures were *not* too good versus too good. Phil Swart made a motion to accept minutes as corrected. Jackie Rankin seconded the motion, vote was unanimous. Minutes were approved.
- **HUD Update** – Ron Wolfe gave an update in Gail Root’s absence. The HUD form to gather the required information for compliance was sent out. To date we have had 131 responses out of 178 sent which is about an 80% response rate. Ron displayed a chart of the distribution of the responses. It shows that with the responses so far, we are in compliance with more than 80% of the homeowners/occupants at least 55 years of age or older. If the trend continues we should be in compliance. We want to get the remainder back so we can have 100%. Vacant lots for sale by builder or private owners do not figure into the percentage of compliance. As rentals increase we will need to be careful.
- **Suggestion about return address labels alternative** – Jess Hays updated us that he ordered & received the labels and a stamp. They look good and are legible. This will save us some money over the long term.
- **Set up an Account with Speedy Print Shop (SPS)** – Jess Hays has confirmed the set up of an account and gave the manager a listing of names that were authorized to use the account for CCEHA copying and printing services. Those names are Jess Hays, Gail Root, Pamela Gulbrandson, and 2 for the Newsletter - Betty Buman and Barbara O’Leary Thomas. Others that have legitimate printing/copying requirements will need to contact someone on the listing. Examples that come to mind are the Elections and Nominations Committee and Budget Committee that may need mass printing and copying.
- **Bocce Ball garden cleanup & monies under Grounds and Maintenance Budget** – Yenny van Dinter shared that there were a group of volunteers that went twice to clean up the Bocce Ball court. In order to keep this clean Yenny made a proposal to use the monies in the budget to hire somebody to keep it under control. Some discussion that followed was to determine what common areas we are talking about. Jess Hays says that if we concur on what the common areas are, he can look into the budget to see how much is left under this line item. Homeowners are responsible to clear areas that run along side Country Club and

Dona Ana – up to 10 feet out from their walls. The portion that runs on Country Club Rd is city controlled, so these homeowners need to address the weeds that are there. Consensus of discussion was that the Bocce Ball garden area and the entrance areas circles around the ocotillo and cacti mounds are the common areas. We discussed about spraying versus weed pulling and to potentially choose the cheaper of the two. Yenny made the proposal to look into the costs and use the monies to address this. Phil Swart seconded the motion; vote was unanimous so motion passed.

- **Lawsuit Status** – Ron Wolfe indicated that there has been no response as of yet from our attorney as to any ruling on the Plaintiff's request for reconsideration.

New Business:

- **Treasurer's Report – Jess Hays**
 - Association Dues Update – two more have paid in full so we only have one homeowner that is outstanding and there has been no way to contact him or relatives. Ron and Jess are making contact with the attorney to see what the next feasible step is for us to take. He mentioned that he had received an initiation fee and yearly dues for 2420 Play Thru (resale). Betteanne Strauss clarified that the initiation fee is a ONE TIME ONLY when the lot is purchased, so this is not ongoing every time the house is sold. Jess will work on getting the money back to the new owner.
 - Budget is doing well. He handed out a table showing monies spent YTD and the balance in each line item.
 - 1st New Mexico Bank statement shows \$32,321.53 as a balance. The Fidelity Investment account made 98 cents. Jackie Rankin made a motion to accept the treasurer's report as stated. Phil Swart seconded the motion, vote was unanimous. Treasurer's report was approved.
- **Correspondence to/from Secretary – Pamela Gulbrandson**
 - Last meeting minutes sent out via email and snail mail, as well as posted at the clubhouse and on the web.
 - Received an email from Charlene Le Master resigning from the Community Improvement Committee. Will discuss more under the committee updates.
 - Sent out email for the Luna Co forum held in the clubhouse on 6/22.
 - Received an email from homeowner about animal control issues and picking up after the dogs. This is a city issue and replied as such.
- **Report about the cost of weed killer vs. weed pulling** – MaryKay Brady hired her own handyman to clean the area between the houses on Wedge and Driver and Dona Ana from weeds. It took them 4 hours at \$10 per hour. They cleaned it to the ground. The weeds are coming back, especially the African Rue, so this needs to be addressed. She looked into the cost of using Border Pest Control – they charge \$80 per residential lots with 98% coverage guarantee as long as you water per treatment. Since as stated in our Declaration of Restrictions this is the homeowner's responsibility, she suggests that we lean on the homeowner for the 10 feet out and the alleyways. Jess Hays will look at how much more is needed

- for Border Pest Control for the rest of the year to see if he can get a cost estimate for the grounds and landscaping.
- **Kudos** – Ron Wolfe gave kudos to Dennis Grier for all of the work he has done as a Facilities Committee chair – repaired the roof, painted the inside ceiling, installed the smart thermostat and the auto sensor light. These are really good improvements for our community clubhouse. Thanks to MaryKay for the weed clean up and spending her own money on it.
 - **Committees Report Out** –
 - Activities Committee – Pamela Gulbrandson reported out that in July we will have a BBQ on the 4th which is a Sunday at 4 pm. The committee will supply the hamburgers, hot dogs, buns, chips, condiments and some ice tea & cider. BYOB and a dish to share. On 6/22 we had 54 people come to the Luna Co forum that John Sutherland chaired. **BIG** thanks for Dawna Diltz for all the great cookies, Deb Raynor for making the coffee and Connie Martin for the delicious cobbler. Betteanne Strauss mentioned that Debra French, the county commissioner for our district wants to have a meet and greet sometime. Suggestion was to get her and the candidate running against her in for a moderated forum. On August 12th the activity will be the Johnson Onion Farm tour outside of Columbus. He may have watermelons and honey dew melons, in addition to onions. Perhaps lunch at the Pink Store afterwards for anyone that wants to.
 - Architectural Committee – Debbie Gwin gave us an update. There was a weed issue in the alley between 3012 and 3016 Driver that was resolved. A second issue was the travel trailer parked in the driveway at 2901 Country Club Rd for 8 days. She sent a letter to the homeowners stating CCEHA regulations, as well as Deming-Luna Co extra territorial zoning. She noticed that the trailer was attached to the car and in front. It looks like the house has been sold since the “for sale signs” are gone. She provided the written report to the Secretary.
 - By Laws – Rudy Rosenquist had asked to be on the agenda but was not in attendance so no update.
 - Community Improvement Committee – Pamela in Jackie Loflin’s absence shared that Jackie wants to have a request go out for volunteers. Don and Cathy Ward have volunteered for this committee. Pamela will send an email and place a sign up sheet for this committee in the clubhouse.
 - Facilities Management Committee – Dennis took care of the remainder of the leak problem. He looked around the building and it looks like Border Pest is taking care of the weeds.
 - Web – Dawna Diltz shared that the website is current as of this date. Do we want to put pictures on the web now? Perhaps do both the ones in the clubhouse and on the web. Jess says that since our web site is open and since potential buyers might see it, this may be a good reason to post pictures. We will look into it. Pamela will check with Ron Wolfe and Mike Guerrero to take pictures at the 4th of July to see how this might work.

- Welcome Committee – Lorraine has not welcomed anyone since last meeting, but has 2 news ones now to welcome.
- Yearbook – Phil Swart stated no update.
- **Jess Hays added some items that weren't on the agenda –**
 - Should we reimburse MaryKay? MaryKay refused the idea – she does not want to be reimbursed.
 - Should we bill the homeowners for the weed clean up? Since it was done outside of the Architectural Committee and they weren't contacted to clean them up first we decided to not bill this time.
 - We need to look at the procedures and processes for committees and the board members. This has been started and needs to get some progress going.
 - There is a sign lying up against the wall of the clubhouse that is a “no trespassing” sign. It is very faded. Should we get a sign on the clubhouse stating “for members only”? This is just a thought for future consideration and perhaps the facility committee to look at. Jess will try and find out some information.
- **Next Board Meeting** – If needed - scheduled for July 22, 2010 at 6:30 pm in the CCEHA clubhouse. We can cancel if there aren't really “meaty” agenda items.
- **Adjournment** – Pamela motioned that we adjourn, Yenny seconded and the vote was unanimous. Meeting adjourned at 7:59 p.m.
- **Open discussion followed the board meeting with members present.**

Respectively Submitted,
Pamela Gulbrandson
 CCEHA Secretary