

Country Club Estates Homeowners Association
Board Meeting Minutes
Wednesday, January 10, 2007
6:30-8:00 p.m.

Vice President, Clete Jackson called the meeting to order at 6:30 PM with all Board members present except Rudy Rosenquist and Bill Duncan.

Donna Robbins addressed the Board. According to Roberts Rules of Order, the first item on the agenda should be addressing the allegations from the Board sent to the Nominating/Election committee. The committee asked for an apology to get closure. Betteanne Strauss read a letter asking for the Board's apology. Clete apologized from the Board. Clete recognized the committee for their effort, time and energy that was put in over the past few months. He and the Board regret any hard feelings and humiliation they may have suffered from the anonymous allegations of wrongdoings.

A request was made from a homeowner to have the email read that was sent from Bill Duncan to the Nominating/Election committee. The email was read. Marta also read a letter from Bill Duncan containing his reasons for calling the meeting on December 18 and the adjourning of the meeting as well as his resignation. Don Ward moved that following Bill Duncan's resignation, Clete Jackson, Vice-President, would assume the role of President and finish the term (one year remaining). Marc Diltz seconded the motion.

Qwest Presentation by Manny Chavez on DSL Availability/Installation

The Qwest representative notified Marta two days prior to the meeting that he was declining to attend the meeting. He had been notified by his supervisor that he could not represent Qwest nor give any definitive answers regarding the installation of DSL in CCEHA. He did suggest in the phone call with Marta that the neighborhood was "on the DSL radar" and it could possibly be in place by mid-2007.

Marta asked Jim Reedy if he could he had any information from Qwest (as the CCEHA developer). He relayed that he had spoken with the Qwest engineer in charge of this project, Mike McGarr. Qwest is waiting to sign a contract with PRC. In Late December the agreement was signed with the PRC (Qwest would not give the date), and that money would be available for the DSL installation in CCEHA first or second quarter of 2007. At this time, we lack ½ mile of fiber optic cable to complete the project. Jim also said that he has given Qwest a list of all home owners in CCEHA for possible DSL interest and installation.

Gertrud Roberts spoke with Comcast and at this time, Comcast does not offer DSL in this area.

Approval of December Meeting Minutes

Clete called for a motion to approve the December Board meeting minutes as presented. Don Ward motioned; Marc Diltz seconded. Discussion followed regarding the statement

made by the President that 75% vote must be obtained by the CCEHA membership to change a covenant. Amendment 32 (page 12) states that "...the provisions of these restrictions, other than this paragraph may be amended by an instrument in writing signed and acknowledged by record owners of at least seventy-five per cent of the combined total number of Class A and Class B votes outstanding.

Motion passed to accept the December Board minutes as corrected.

Treasurer's Report

In Rudy Rosinquist's absence, Marta Jackson presented an abbreviated Treasurer's Report. Total income: \$675; total expenses: \$1161.45; Capital Reserve: \$30,000; Checkbook balance: \$16,519.18.

Don Ward motioned to accept the report; Marc Diltz seconded. Motion passed.

Correspondence

Marta read letter from Peter Vincken resigning from the Architectural Committee effective January 1, 2007. The Board will work on filling his position.

Unfinished Business

None

New Business

None

Committee Reports

Special Committees

Nominating & Election Committee Report

Donna Robbins reported that 163 ballots were sent out. Gertrud Roberts and Donna will be doing follow-up calls to out of town owners to make sure their ballots were received.

Donna addressed whether it is a conflict of interest for two people that are now write-in candidates to also serve on the election committee. These two individuals will not take part in counting the ballots. Three tellers (Lynne Peary, Janet Chartier, and Dawna Diltz) will count and tally the ballots.

Sue Gomes reminded everyone that all ballots must be placed in a business sized envelope with the home owner's name in the return address to verify that the ballot is submitted by a member in good standing. She also explained the process of verifying that the ballots would only be from members in good standing; marked off a list, the envelope with a return address label is put aside and the envelope marked ballot is put aside for official counting.

Long Range Planning Committee

John Ewert addressed the Board and CCEHA regarding his appointment to the Long Range Planning Committee and the work the committee put in and the ideas generated. He also stated that mid-year, the Board dissolved the committee and it became a Board function. He also stated that he would have liked to have seen a cost analysis of remodeling/expanding the existing clubhouse.

Don Ward and Kathleen Elmore of the Long Range Planning Committee addressed the Board regarding the proposal of the 3 acre land purchase across from the office on Dona Ana Road. The purchase of the 3 acres could be viewed as a possible “investment” purchase (given that the price of land will probably go up in price). The land could be purchased now and the decision to utilize it or sell it could come later. The committee did a cost comparison of land for sale on Dona Ana. A 5 acre plot on Dona Ana is listed for \$85K.

The issue of insuring a property outside of CCEHA subdivision was raised. The Board didn’t know this answer.

A question was raised about whether the parking lot of the existing clubhouse was “grandfathered” in when the clubhouse was built?

Standing Committees

Activities

No report given.

Architecture

David Elmore reported that 2 proposals have been submitted. Due to no quorum of the committee, no action has been taken.

Facilities

No report given.

New Owner Welcoming

Betteanne Strauss reported that due to the Holidays, no packets were handed out. Donna Robbins Welcomed Fred and Doreen Paul on Bogie.

Newsletter

No report given.

Web Master

Announcements

A question was asked regarding the legality of the Vice-President fulfilling the President’s term due to a resignation. The Election Committee stated there wasn’t a problem.

Jim Reedy said that he has ~126 lots left to sell. In 2006, approximately 38 lots were sold.

A reminder for the Candidates Forum on Friday, January 12 @ 1:00 was given.

A discussion was took place regarding changing the day and time of the Board meetings to Saturday at 9 AM. Don Ward moved that the Board would meet on the second Saturday of the odd months (January, March, May, July, September, November) at 9 AM. Marc Diltz seconded the motion and it passed.

Meeting adjourned.