

Country Club Estates Homeowners Association
Annual Meeting

Saturday, January 24, 2009, 9 AM

Deming Senior Center

Draft Meeting Minutes

The 2009 Annual CCEHA meeting was called to order at 9:22 a.m. by Kathleen Elmore. All Board members were present.

Pam Fletcher gave attendance report. 184 homeowners were represented (by their presence or proxy). A quorum was present.

A motion was made by Rudy Rosenquist to approve the Special Meeting Minutes that was held on Thursday, September 25, 2008 at the Deming Senior Center. Pam Fletcher seconded the motion. A vote was taken and the motion passed.

A motion was made by Bonnie Rosenquist to approve the 2008 Annual Meeting Minutes. Some discussion followed since the meeting minutes were not in the materials handed out. Cathy Ward indicated that they had been emailed out and she had a hard copy if anyone wanted to see it. Pam Fletcher made another motion to accept the minutes. A man (*did not state his name*) made a motion to second it. A vote was taken and the motion passed.

A moment of silence marked a memorial to our neighbors that passed away in 2008.

There was a discussion about some homeowners not receiving the materials and correspondence since they don't have email. It was stated that these are posted at the clubhouse as well as emailed.

Bob Nelson took the floor and indicated that these materials are not always posted at the clubhouse and stated that the budget is required to be posted 15 days prior to the annual meeting and as of today it has not been posted. He stated we should not be dealing with the budget today since the board has failed to post it properly so that people have had time to review it. Some homeowners live out of state and we may not have their emails – shouldn't be penalized. Pam Fletcher indicated that there was nothing in the bylaws – it is in the Administrative Policies section. Kathleen Elmore stated that this after the signatures of the bylaws and these are guidelines not required. Question was why it wasn't posted so people could review it. The committee in charge of this didn't get it out in time, as they are volunteers. Kathleen indicated that there weren't many changes from the September meeting. When the budget item comes up on the agenda, we as members could vote then about how to address the budget. The budget can be reviewed line item by line item and members have line item veto.

A woman (*did not state her name*) made a motion that if someone doesn't have email or a computer that materials are mailed to these people. It was seconded by a woman (*did not state her name*). A discussion followed about how to administer this and how to get a listing. Motion was amended to state that the Board Secretary will mail all materials out to homeowners that request it in writing. More discussion that we need to put together a form for this. Secretary will do this. Vote taken – motion passed.

How do you get a copy of the bylaws? Phil Swart - In the future these will be in the yearbook that is being developed. Welcoming committee should give to new owners. In the interim – Rudy Rosenquist said if people leave their names at the meeting we can get you a copy. Various people

have copies of these. Pam Fletcher said she has copies. They are on the website. Contact the secretary or board member to get a copy.

Assessment for 2009 –

The Board recommends that the yearly amount not be increased from \$150.00.

Pam Fletcher made a motion to keep the assessment at current amount. Debbie Duncan seconded it. Vote taken and motion passed.

Developer Report –

Jim Reedy indicated that the home building is slow and it's slow all over the country. There is a new house starting in March. He said there are still a lot of people contacting them, so it looks ok in a down market. People are asking Jim to give them bargains; he is not lowering his prices since it would not be fair to the existing home owners who paid his prices. He wants to keep home values up. He will only consider it if it gets to be desperate times.

Financial report –

The Board Treasurer resigned as of 12/31/08. The annual is not complete and has not been reviewed by the outside accountant yet. Kathleen will have the approved report from the auditor as soon as she can. It will then be included in the minutes and mailed out to the members who request to receive mail, emailed to all others and posted in the clubhouse.

December 10, 2008 report was reviewed which was the same one that was presented in the December Board Meeting.

Investment report – the investment made \$902.00 for 2008.

Committee Annual Reports –

a) Activities Committee

- o Pamela Gulbrandson, chairperson, reported that 2008 was a busy and fun year.

Activities were:

May – Mother's Day Ice Cream Social

July – 4th of July BBQ – fantastic turn out!

August –

Border Patrol visit

Johnson Onion Field visit – Mr. Johnson gave us a great tour.

September – 50's Rock and Roll Party

October – Halloween party - many people showed up in costume.

November – International Potluck – a night of sampling food from cultures around the world. Musical entertainment was provided by Veronika Barnes.

December – The Christmas Party at Rio Mimbres Country Club was a success with a sold out crowd of 75 people. We received a thank-you letter from the manager of Rio Mimbres Country Club.

b) Architectural Committee

- o Bruce Fletcher, chairperson, reported that they had 4 requests in 2008.

c) Age Verification Report

- o Eleanor Fuller handled this. She sent out 182 letters and response was good, she received 145 before handing it over to the secretary. This process worked well since the form used provided us with current address, telephone numbers, and email addresses. She has them in hard copy form, in a folder and has turned them over to the Secretary. They may be transferred to a CD in the future. Regulations require updates on this every 2 years. We are in full compliance. Next one will be in 2010. Percentage of homeowners under 55. Jim Reedy stated that the last count was 97% were at 55 or older. He also stated that they have all of these on

their computer and we could get this information for comparison and perhaps picking up people we didn't get responses back from.

- d) Budget Committee
 - o No report as no one from the committee present
- e) By-Laws Committee
 - o Rudy Rosenquist, chairperson, has met almost weekly since it's inception and have gone through and made suggested revisions/updates through Article 5. When the By-Laws Committee work is completed the plan is to put on workshops for members to review and then bring it to the membership at large for a paragraph, line by line vote on any changes. This will give the membership at least 2 opportunities to give their input. They have requested the board re-appoint the entire committee for 2009 due to the nature and importance of the work. The intent is to have the attorney also review and answer any questions.
- f) Facilities Committee
 - o No member at meeting – no report
- g) Community Improvement Committee
 - o Don Ward, Chairperson, the budget approved the purchase of the Bocce Ball court at the September 25th meeting; we had to have a survey. We are now going through the process of closing with Jim Reedy. The committee worked on cleaning up the entrances to the community. The plan for 2009 includes getting approval to build a wall in front of the court, along Country Club Road. Also to gain approval to buy the parking lot in front of the clubhouse.
- h) Newsletter Committee
 - o Betty Buman, editor, they have put out 2 newsletters and the committee has another one coming out in mid-February. She asked the community for input to the newsletter. They have had quite a bit of input so far. Betty has been updating the address listing and has put copies in the clubhouse. Let her know if anyone has any changes. The committee received a round of applause.
- i) Nominations and Elections Committee
 - o Kathleen Elmore stated that the report out for this committee will come at the end of this meeting. She also told the members that this committee is active from October until January and at that time we will need volunteers.
- j) Webmaster
 - o Dawna Diltz not at meeting, no report out. However, members gave her a big round of applause for the work she does maintaining our website. Jim Reedy made a suggestion – as the community grows it will be hard to maintain addresses, emails and such so if there could be a way to make this feature available on the website – would need to password protect so not just anyone could get to the information. Need to discuss with the webmaster.
- k) Welcoming Committee
 - o Kathleen Elmore reported that we do not have a committee and need volunteers for this and other committees. Housing sales and resale's aren't heavy so this isn't a big job.
- l) Yearbook Committee
 - o Phil Swart, committee of one, he has a form that he will be sending out to gather the information needed when the time comes to put together the yearbooks.

Presentation of the Budget –

Kathleen Elmore presented the budget and the members have line by line item approval or veto. Since the Treasurer resigned we don't have all of the figures, however Kathleen didn't think they were very impactful on what we would discuss with the budget items. Bob Nelson requested that

we have written opinion from the association attorney since the budget wasn't posted in the 15 days previous to the meeting timeframe. Don Ward made a motion that since we had the budget before us we go ahead and review and vote. Bob indicated that he already had a motion on the floor. This was seconded by Joe Tunis. As the voting was taking place, Bob asked why we were voting when he just requested the board to get a legal opinion as to why the budget didn't need to be posted 15 days in advance. It wasn't a motion. Pamela Gulbrandson asked if this request for a legal opinion is also saying we couldn't vote on the budget. Bob said he is questioning the validity of the budget and he doesn't care if we decide to vote or not. If we vote and the attorney says it's valid they we are done, if not then we go from there.

Don Ward made a motion that we vote line by line on the budget. We didn't need a motion since this in on the agenda and floor already. Kathleen Elmore clarified with Bob Nelson that he doesn't object to going over the budget now, that his request is that this be reviewed with the attorney after the meeting. Bob stated this is correct. Kathleen stated this will be done and entered into an upcoming board meeting. No need for a motion. Don rescinded his motion.

The budget was discussed and clarified line by line. Some adjustments were made to individual line items and some line items were removed. Pam Fletcher made the motion to accept the budget as amended in its entirety. A man (*didn't state his name*) seconded the motion. Vote was taken and the budget was passed in its entirety as adjusted.

Other New Business –

Lights on Country Club Road aren't working and they are broken a lot. Jim Reedy clarified that they are the lights at the entry. He is looking for a different type of light that can't be broken often.

Ann Chatfield wanted to clarify who is responsible for the cracks in the roadways and the rutted alleyways. It is the City of Deming's responsibility. The Board will take it up as an action item to get with the City. Jim Reedy will work with the Board on this too.

Debbie Hays wants to assure that the renters are being welcomed and given the By-Laws and weed issues. Board of Realtors and Homeowners should be taking care of this. Renters are just as responsible for maintenance of their lots and responsibilities. The suggestion is to have the Welcoming Committee do this. In the Age Verification forms there is information on who are the renters, so we will start with those.

Bob Nelson asked where the computer was that the board purchased. Kathleen Elmore indicated that Fred Paul, former treasurer, had it. She will pick it up by Monday. And she will pick up the records as well.

Election Results –

Pam Fletcher spoke to the multiple address listings and said she used one that was cross referenced with Jim Reedy's listing and only received 4 back undeliverable.

- a) Seating of the new board members
 - o Ron Wolfe elected new vice president with 189 votes
 - o Pamela Gulbrandson elected new secretary with 188 votes
 - o Yenny van Dinter elected new director with 187 votes

The new board members were seated and the outgoing members were thanked for the service.

- b) Treasurer Opening - this was created after Fred Paul resigned with one year left of his term. Pam gave a description of the Treasurer duties as outlined in the CCEHA Board of Directors Administrative Policies. No one volunteered. Pam announced that Bruce Fletcher is willing to step in and fill the remaining year. Phil Swart made the motion to accept Bruce in this position. A vote was taken and it was approved.

Motion to adjourn the meeting was made and seconded. Meeting adjourned at 12:20 pm.