

CCEHA Board Meeting Minutes  
March 25, 2010 6:30 pm to 7:38 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: Phillip Swart, Vice President, Yenny van Dinter, Director, Ron Wolfe, President, Pamela Gulbrandson, Secretary, Gail Root, Director, Jackie Rankin, Director; and Pam Fletcher, interim Treasurer.

Announcement was made that following this board meeting there would be open discussion about HUD Requirements.

**Old Business:**

- **2/25/10 Board Meeting Minutes** were reviewed for any changes. Jackie Rankin made a motion to accept minutes as written. Phil Swart seconded the motion, vote was unanimous. Minutes were approved.
- **Website changeover** – Dawna wasn't able to attend, so Pamela Gulbrandson gave the update. Dawna indicated that she wouldn't be able to start this changeover as originally stated in last board meeting on the 21<sup>st</sup> of March. She has been called to Washington on an emergency for 2 weeks. She will begin when she returns. The current platform still has some space and is current as of today.
- **Clubhouse Roof Leakage** – Dennis Grier gave us an update that Klinger Construction has completed the work and he inspected it prior to releasing the final payments. It looks like it will now last for at least 4 to 5 more years.

**New Business:**

- **Treasurer's Report**
  - Pam Fletcher gave us an update on the Fidelity Investment Account and 1<sup>st</sup> New Mexico Bank balances - \$32,633.62 and 30,598.44 respectively. The Fidelity Investment Account gained 67 cents.
  - An update on the homeowner's association dues for 2010. The total unpaid homeowner/lot owners are 28 accounts. These dues are due 30 days from the date of the annual meeting, so as of today the members that have not paid are past due and are not in good standing. She has sent out a written notice indicating that these members are past due and that interest will begin to accrue. If not paid in April, the board will be required to take further action.
  - The income taxes will be done by next meeting. At that time all financial statements can go to the CPA for the annual review and certification.Phil Swart made a motion to accept the Treasurer's report, Yenny van Dinter seconded the motion, and vote was unanimous.
- **Correspondence to/from Secretary**
  - Pamela Gulbrandson has sent out the minutes from the last meeting via email and snail mail. She has also sent out numerous emails using the CCEHA community emails for various community items.

- **Community Concerns (not actual board matters)**
  - Materials left behind by contractors at the end of Nine Iron and other streets. Ron Wolfe contacted Jim Reedy and he indicated he had hired someone to do this, but it hadn't been done. Jim will follow up and get this taken care of very soon.
  - AT&T right of way – Ron Wolfe talked with Jim Reedy and AT&T about this. We cannot block these access ways as AT&T must be able to get to them. What we can do is place large rocks in a zigzag pattern making it harder for people to drive through them. We could also lay some gravel with the understanding that if AT&T needed to dig, this would “torn up”.
  - The real message with the 2 items above is that these are community concerns and that each homeowner/lot owner can “complain” and/or follow up too. The board will help, but more as individual homeowners, not as board members.
  
- **Agenda Items that need pre-reading by the board** – Gail Root shared with the board that he feels that when we have something that needs a decision and is fairly involved like the website changeover, facility changes and so on; that the board needs to have the “pre-read” materials in advance. If we do not and a decision is needed, that decision may be delayed to the next meeting to give the board time to review and absorb the material. Obviously, emergency decisions would be worked through the best they can at the time. We will be putting this into the Operating Guidelines as a procedure. This led to some discussion about documenting the processes and procedures of the appropriate board members positions, as well as any committees that need this, like Elections & Nominations, Budget, By Laws, HUD and so on. Ron asked if we could have these drafts ready for next meeting. Due to other commitments, we agreed upon the May board meeting.
  
- **Community Improvement Committee update** –
  - Mary Kay Brady shared with the board that the committee has met and that Jackie Loflin is the chairperson for this committee. She gained clarification about how many entry ways there were and what type of enhancements were we thinking about. There are 4 and after some discussion there is nothing at this time to do with this item due to property owners being responsible for 10 feet out from wall and then the rest is the city property.
  - The AT&T right of way, Mary Kay will work with getting some rocks but she doesn't think it shouldn't be graveled since it would prevent some folks from walking on this path. Rockhound State Park allows each visitor to take 15 pounds of rock per visit. Perhaps some folks would be willing to “volunteer” to get some. We could also ask O'Kelly Gravel for donated rocks and gravel.
  - Now as to the garden conversion of the Bocce Ball court, they have had people indicate that they are willing to donate plants and time to begin the beautification. The issue is water. Evidently there is some water there for the trees and we have been paying the City of Deming for water there. Ron will contact Dick Hayhurst since he believes that Dick knows about this and perhaps where the turn of/on valve is. Mary Kay doesn't think that we need to use the landscape fabric and mulch, since our plantings would be more of the native style. There are some “good guys” and “bad guys” She has taken pictures and indicated that she may ask some folks for help to get rid of the bad guys. She shared that at Rockhound there was a piece of property that they needed to reclaim and they built a labyrinth. This will give this area a feature. They have scattered wildflower seeds and are hoping for the best. Also, Mary Kay will get back to the committee and they will be sending out something to ask the community for donations and time.

- **Committees Report Out –**
  - Activities Committee – Pamela Gulbrandson gave an update. Our March event was a Border Patrol Tour and a St Patrick’s Day snacks and beverages. The Border Patrol had 18 people and they all indicated it was a great tour. Afterwards, we had 15 people show up for the St Patrick’s Day luncheon. Those of us that were there enjoyed it. In April there will be an Easter Hat Parade and Brunch on Saturday the 3<sup>rd</sup>. We need to encourage people to sign up! The Garage Sale will be April 10 and there will be an ad in the Deming Headlight. The committee sent out an email with a survey to rate the top 6 events and have some good response. She gave the top 4-5 items from the community. We will incorporate these going further. In May we will have a spaghetti sauce cook off contest with a tasting and prize.
  - Architectural Committee – Bruce Fletcher gave us an update going back to January 1<sup>st</sup> since he is now submitting a written report each meeting. The committee has received 5 submissions and approved them all. Two gate installations, one gate painting, one house painting and a roof top solar power installation.
  - Facilities Management Committee – Dennis Grier gave us some information about painting the outside of the clubhouse. He has done some research it looks like it might be in the neighborhood of \$1000. Even though there appears to be budget monies, the decision was reached to not proceed right at this time, since the \$1100 left on this line item may be required for other “needed repairs”. The board thanked Dennis for doing the research and asked him to hold onto his paperwork for the future.
  - Welcome Committee – Lorraine gave us her update – In February, they welcomed 2 new homeowners – Dan Welch on Bogie and Edgardo Rosado on Putting Green. She will be contacting Janet Hayhurst on Hook and as soon as Jim Reedy gives her the go-ahead she will welcome the new owners on Sand Trap. Dennis Grier mentioned that there is a new person next to him that is now moving in. This would be Roy Mantei at 3007 Nine Iron.
  - Yearbook – Phil said that there had been no progress.
- Under the Committee Update section, Yenny van Dinter asked if there was a way to get the chairperson (or an alternate) to attend these board meetings to give us an update. There are often times with no one here and there are at least 3 or more on each committee. After some discussion, it was decided that Pamela will give Ron the email addresses of each committee’s chairperson and he will send out an email asking that they follow through on this request.
- **Next Board Meeting** – April 22, 2010 at 6:30 pm in the CCE clubhouse.
- **Adjournment** – Pam Fletcher motioned that we adjourn, Jackie Rankin seconded and the vote was unanimous. Meeting adjourned at 7:38 p.m.

Respectively Submitted,  
*Pamela Gulbrandson*  
 CCEHA Secretary