

CCEHA Board Meeting Minutes
 May 8, 2009
 7:00 to 7:30 pm
 Held at the CCEHA Clubhouse

Call to Order: Meeting was called to order at 7:00 pm by Kathleen Elmore, President. Board Members present were: Kathleen Elmore, President; Ron Wolfe, Vice President; Pamela Gulbrandson, Secretary; Phil Swart, Director; and Yenny van Dinter, Director. Absent: Bruce Fletcher, Treasurer and Eleanor Fuller, Director.

This board meeting had only one agenda item – to discuss the board’s proposed changes to the CCEHA Budget that was approved by the member community on 1-24-09, so that court ordered legal fees could be paid to Hofacket.

The proposed changes were presented to the association members present. Kathleen Elmore went over the proposed changes line by line.

Discussion that followed:

Don Ward asked why we needed a voice vote since it’s not part of the By Laws to require this. Kathleen explained that when Jennifer DeLaney advised us on the issue that came up with annual meeting about the budget not being posted 15 days in advance as is stated in the CCEHA Board of Directors Administrative Policies, she indicated that while the budget was legitimate since the members went over it line by line; in the future it was advisable for the board to follow these guidelines. Therefore, in order to be as transparent as possible, this board will do so going forward.

Cathy Ward asked why we weren’t using the investment account to pay these fees. The board cannot use these fees without the membership authorizing it. Cathy would like to get a full accounting for the all the legal fees that the association has had to pay related to this issue. She wasn’t requesting it at this meeting but wants it when we can compile it. She said we should make the information public for all members to see.

Pete Vincken suggested that we have a contingency fund set up for this type of thing in the future. Kathleen indicated that he should propose this the Budget Committee for the 2010 budget. Pete is on that committee so he will do so.

Don Ward indicated that he wants to have a special meeting with all of the membership to discuss the entire budget and the investment account, since he doesn’t think it is right to take monies away from committees when there are other funds available.

No more discussion. Phil Swart made a motion to close discussion and call for the voice vote to accept the changes. Ron Wolfe seconded the motion. Board voted – all were in favor.

Kathleen called for the voice vote. 14 lots were represented. Unanimous vote to accept the changes.

Next Board Meeting – May 24th at 2:00 pm in the clubhouse.

Phil made a motion to adjourn. Yenny van Dinter seconded it. Meeting adjourned at 7:30 pm

Excerpt of the budget with the changes is below.

	2009 BUDGET PASSED 1/24/2009	AMOUNT Adjustment/Savings	AMOUNT OF ADDITION	2009 MODIFIED BUDGET
HIGHLIGHTED ITEMS REPRESENT PROPOSED CHANGES				
ESTIMATED 2009 EXPENSES				
ACCOUNTING FEES	\$ 1,200.00			\$ 1,200.00

TAX AND MONTHLY ACCOUNTING	\$ 1,500.00			\$ 1,500.00
ASSOCIATION EXPENSES	\$ 6,500.00			\$ 6,500.00
TELEPHONE (CLUB HOUSE)	\$ 710.00			\$ 710.00
CLUBHOUSE CLEANING AND SUPPLIES	\$ 1,500.00			\$ 1,500.00
NEWSLETTER	\$ 2,000.00	\$ 500.00		\$ 1,500.00
YEAR BOOK COMMITTEE START UP	\$ 2,000.00	\$ 1,000.00		\$ 1,000.00
ARCHITECTURAL COMMITTEE	\$ 200.00	\$ 20.00		\$ 180.00
ACTIVITIES COMMITTEE	\$ 2,500.00	\$ 250.00		\$ 2,250.00
FACILITIES COMMITTEE	\$ 700.00	\$ 70.00		\$ 630.00
GROUNDS AND LANDSCAPING COMMON AREAS	\$ 500.00			\$ 500.00
INSURANCE	\$ 1,800.00			\$ 1,800.00
LEGAL FEES	\$ 5,000.00		\$ 2,500.00	\$ 7,500.00
LICENSE FEES	\$ 125.00			\$ 125.00
EMERGENCY REPAIRS AND SERVICES	\$ 2,500.00			\$ 2,500.00
PROPERTY TAXES	\$ 800.00			\$ 800.00
INCOME TAXES	\$ 500.00			\$ 500.00
UTILITIES (WATER, SEWAGE, GAS)	\$ 1,200.00			\$ 1,200.00
ROOF REPLACEMENT (SET ASIDE)				
PURCHASE LOT NEXT TO CLUB HOUSE	\$ 18,750.00	\$ 363.57		
PURCHASE BOCCE COURT ON COUNTRY CLUB ROAD	\$ 750.00	\$ 750		\$ -
WALL BOCCE COURT ON COUNTRY CLUB ROAD	\$ 2,000.00	\$ 1,000.00		\$ 1,000.00
PAVILION AT BOCCE COURT (FOR BBQ, ETC.)				
SMOKERS 2 (BBQGRILLS FOR CLUB HOUSE)	\$ 500.00	\$ 250.00		\$ 250.00
BENCHES OUTSIDE CLUBHOUSE (TWO)				
NEW TV FOR CLUBHOUSE	\$ 2,000.00	\$ 461		
ADDITION TO CLUB HOUSE				
NEW OUTSIDE LIGHTING FOR CLUB HOUSE	\$ 500.00			\$ 500.00
TOTAL 2009 BUDGETED EXPENSES	\$ 55,735.00	\$ 4,664.57	\$ 2,500.00	\$ 33,645.00

primary difference between columns B & E is the purchase of the lot and legal fees