

Country Club Estates Homeowners' Association Board Meeting April 1,
2004

Meeting called to order @ 6: 15 p.m. by President Sharon Galbraith; due to laryngitis, Vice-President Carol Krum chaired the meeting with input from Sharon, as needed.

Attendance: Board members present were Sharon Galbraith, Carol Krum, Marie Miller, Janet Secor, Shirley Wheeler, Dale Vance and Barbara Reedy. 2Smembers were in attendance.

Minutes of the March 4,2004 meeting;

Motion to accept with correction was made by Janet Secor.

Seconded by Sharon Galbraith.

Discussion: None.

Vote: Accepted as written.

Treasurer's Report: Shirley W. reported that all but three assessments have been paid.

Balance on hand as of 3/31/04 is # IS, 102.49

Motion made by Sharon Galbraith to accept report as written.

Seconded by Janet Secor..

Discussion: None

Vote: Accepted as written

Developer's Report:

1. Planning & Zoning: Barbara said the meeting with this board will take place in about 30 days. No definite date as of yet.
2. Dumping area: Barbara said she has sent a letter to the city regarding area (south of our south wall and way to the back) being used for dumping garbage. She thinks if we start a petition and have at least 90 names on it, the city might be pressed to do something about it more quickly. The property in question, is owned by a Mr. Harmon.
3. "Porta-Potty" land to the other side of our southern boundary wall has been bought by Jim & Barbara.
4. Re-plat: Copy presented for all to peruse. The problem of adequate drainage is being discussed with the city. Until a feasibility study is done by an engineer, they (the Reedy's) cannot build further than Eagle Street.
5. Club house: There was much discussion regarding whether to add-on to the present club house or build a new one on the 6 lots centered in the development that the Reedy's will donate. Much discussion about where the money was coming from for either choice; whether to accept to lots from the Reedy's or not if there is a time restriction for completing construction on them and if it could be done in phases; and also that if we don't build on them, they could be made into a "public" park. There was also many ideas presented as to how to raise money towards building, such as making a one time special assessment for present and future owners; and raising the initiation fee, again for one time only. Barbara said it is possible that they would match funds if there is a proposed preliminary long range plan that shows what we want and meets their needs as well. A finalized long range plan does need to be approved by an engineer. At the present facility additional parking would only be available "on street" and in the cul-de-sacs. Questions raised about 2 story homes Barbara said the plan was to do this along Dona Ana Road, and as to height, reminded us that the architectural committee has a say as to what height a home should not exceed.

Old Business:

1. Audit: Shirley said a full audit was needed, and asked for a motion for such.

Motion: made by Dale Vance.

Seconded: by Marie Miller

Vote: Approved

2. Public Safety and Community Awareness:

Sharon said both the Police Chief and the Fire Chief will speak to us on Thursday, April 8, 2004, at 7 p.m. in the club house. Consider what you would like to ask these people, and question the possibility off forming a Community Watch Program

CCEHA Meeting Minutes, April I, 2004, Cont'd.

Old Business (cont'd.)

3. Insurance: Linda D. reported she had met with Jim Reedy and with Sharon Galbraith to discuss what insurance we had and what was needed. She has what they felt was needed, out for bids, and expects quotes in about 10 days. The coverage that we have is a bond on the Treasurer, and a policy for the club house under Jim's umbrella. It is also felt that we need a policy for omissions and errors to cover the board. Marie M said she though that we had such a policy where is it?

New Business:

- I. Public Safety Session: as reported above. Volunteers will deliver the notices to all homeowners.
2. Renter's compliance to the Declaration/Covenants/& By-Laws: Sharon feels there is a need for a written policy for enforcement of the clauses because owner's are not informing renters' of their restrictions. Possibly need an attorney to draw up a renters' agreement where all rules are covered before they sign the papers.
3. Back Tax liability: Shirley said she doesn't think we owe any, but the audit will show us if we do.

Committee Reports:

- I. Activities: Cheryl F. reported there was a good turn out for the St. Patrick Day's Party; asked about a special movie night.. said to check calendar and choose an open evening and set-up amongst yourselves; the Saturday before Easter there will be a special "Easter" coffee hour.
Next committee meeting: April 7.
2. Architectural: None
3. Facilities: Nothing more than what has already been discussed.
4. Long Range Planning: None
5. Community Development: None, except that Barbara R overheard that the city will be putting in some low intensity street lights sites at their discretion.
6. New Owners: Barbara H said she and Eve have been making up more new owner packets. Suggested that maybe we should give this packet to renters' also. Barbara R. said that the realtors' Property Management Agents could be asked to pass out these packets.
7. Age Database: Carol K. said we have a 95.5% compliance.
8. Clubhouse Rental/Usage: Marta J. said she and Eve M. had updated the rules. Additions made are: IA; IB; 3A and 4.
See new copy of Rules and Regs.

Questions from the floor:

- I. DSL: Linda D said she has inquired into a faster phone line for computer hook-up. Q-West is willing to do this without cost to us if there are enough people interested. Monthly charge would be about \$15, she thinks. E-mail Q-West if interested.

Next Meeting: Thursday, May 6, 2004 at 6:15 p.m.

Meeting Adjourned @ 7:45 p.m.

Respectfully submitted,



Marie Miller

Secretary