

Country Club Estates Homeowners Association Board Meeting

Wednesday, December 13 2006; 6:30-8:00 p.m.

The December meeting of CCEHA was called to order by Bill Duncan, President. All board members were present except Marc Diltz.

Bill addressed the rumors regarding the increase in association fees. The covenants state that dues can not be more than \$400 per year. To change this covenant, a 75% vote must be obtained by the CCEHA membership.

Approval of Meeting Minutes

The minutes of the November 8, 2006 meeting were approved as presented with Don Ward making the motion and Clete Jackson seconding the motion.

Treasurer's Report

Rudy Rosenquist gave the treasurer's report. There was income of \$1811.32; expenses of \$655; \$30,000 was invested with Fidelity (\$8.32 interest); Checking account balance is \$17,079.

Board Long Range Planning Committee

Don Ward and Rudy Rosenquist reported from this committee. They summarized the committee's recommendation to the Board of purchasing the 3 acre property across from the CCE Office for \$28K. The feasibility study (plot plan) was discussed. This will show the best utilization of the 3 acres (layout of the clubhouse and layout of land for future use) and will be used as the bid documents. The property is zoned commercial and will remain zoned as such.

Funding of the property was discussed. The funding is in place to do the purchase in 2007 and to do the feasibility study with projected income and present funds. The committee has contacted a bank regarding a construction loan. The bank requires we have 20% investment in the project which would be satisfied by the purchase of the land.

The committee is proposing to make a small increase in dues/fees (\$50/year) as well as an increase of \$50 in the initiation fee and recommending a transfer fee of \$200 to be payable by the buyer at the resale of a home. These budget changes will be proposed at the annual meeting.

2007 Annual Meeting Activities

Nominating & Election Committee

Betteanne Strauss reported from the Nominating & Election Committee. A slate of officers was presented to the Board and the election schedule was outlined. Complete

details will be in the December newsletter which will be mailed to all CCEHA residents.

Proposed Agenda Items

All agenda items should be forwarded to the Board prior to the annual meeting. The proposed 2007 budget will be included in the voting packet. The budget is subject to majority approval and not 75% membership approval. The ballots will be mailed on January 5, 2007. Ballot items to be included in the voting packet are:

- Owner transfer fee
- Increase of homeowner dues

2007 homeowner's dues can be paid at the Annual Meeting.

New Business

A letter sent by Dick and Debbie Hayhurst addressing the planting of xeriscape plants in all CCEHA common property was read. The Board approves this suggestion and will forward the proposal to the Facilities Committee.

Board meeting schedule for 2007

Don Ward proposed that the CCEHA Board Meetings be held quarterly in 2007 and if more meetings are needed special meetings would be called. Marta suggested meeting every other month. After discussion by the Board, Marta Jackson moved that the Board meet in odd numbered months every other month; with special meetings called as necessary starting in January 2007. Clete Jackson seconded. Motion passed.

Qwest/DSL Discussion

A local representative from Qwest has been invited to address the January Board meeting. He will be addressing questions regarding the installation of DSL in CCEHA. At this meeting he will also be compiling a list of interested parties for future DSL installation. The possibility of DSL installation in our neighborhood will be based upon the volume of interest in the neighborhood. If you are interested in Qwest DSL and are not able to attend the Board meeting on January 10, please give your name to Marta Jackson prior to this meeting.

Gertrude Roberts will investigate the option of getting Comcast DSL in CCEHA and report back at the next Board meeting.

Committee Reports

Activities

Bonnie Rosenquist reminded everyone about the upcoming Christmas Party on December 15.

Architecture

One request was brought before the committee and approved. The committee is investigating a complaint regarding a business being run out of a home.

Facilities

No report

New Owner Welcoming

Betteanne Strauss reported on the welcoming of several couples into the neighborhood. Bill Duncan reminded those on this committee that the Age Verification Form is required from all residents who are renters.

Newsletter

The December edition will be mailed on December 19 and will focus on the CCEHA election of officers and the annual meeting.

Webmaster

No report

Developer

No report

Announcements

The passing of George Bunch was announced.

The meeting was adjourned.