

Country Club Estates Homeowners' Association Board Meeting  
December 2,2004

Meeting called to order @ 1 :05 p.m. by President Sharon Galbraith

Attendance: Board members present were Sharon Galbraith, Marie Miller, Janet Secor, Shirley Wheeler, and Dale Vance. 8 members were in attendance.

Minutes of the November 4,2004 meeting; Motion to accept was made by Dale Vance. Seconded by Sharon Galbraith.  
Discussion: None.  
Vote: Accepted as written.

Treasurer's Report:

Balance on hand as of 12/01 is \$16,730.87  
Motion to accept report as written was made by Marie Miller.  
Seconded by Janet Secor.  
Discussion: None  
Vote: Accepted as written ..

Old Business:

1. Annual Meeting location: The Annual Meeting will be held at the First United Methodist Church; starting at 9 a.m. on January 22nd. No fee for use of room, but Sharon said she thought a donation \$ 100 for the room use would be appropriate.
2. Sidewalks & proposed letter to the city: Sharon G. wrote a letter to the city to exercise their authority to have adjacent owners repair the sidewalks at locations listed in letter. If after City notification the owners do not repair these sidewalks, then we request the City have the work done and bill the owners, as we feel these sites are potential hazards. See attached letter.
3. The Healing House Walk: was cancelled. Those people who had shown interest in opening their homes for this benefit, found they had conflicts of interest. When Sharon contacted the director, she said this really worked out, as she didn't have sufficient personnel to cover the event.

New Business:

1. Annual Meeting: will cover the election of officers (Vice-President, Secretary, and 2 Board Members as Janet Secor is resigning.
2. 2005 Budget recommendation: a review of the new budget for approval with explanation and comparison of the changes. Sharon explained that the recreation fund was taken out and included in the Entertainment Fund. The amount allotted for Utilities was questioned since we have a 75% increase in the price of gas. Sharon G. said she thought the amount would work as they had removed the Phone from Utilities and made it a separate line item in the budget. Sharon G. also said that we might be considering the purchase of the lot, we are using for parking, in the next year so have increased the Capital Reserve account. It was also brought up that the proposed budget must be put out 15 days before the Annual Meeting. As they plan to include this with the ballots being mailed out, it was felt it would be out in plenty of time.  
Dale V. made a motion to accept the proposed budget and Janet S. seconded it. All in favor. Sharon G. also made a suggestion that we make our meetings every other month and if the need arose, a special meeting can be called.

Committee Reports:

1. Activities: Cheryl F. reported plans for the CCE Annual Holiday Party were well under way with 65 people signed up to attend. Ladies Day Lunch is on the 8th and will be at the Patio Cafe in Columbus, and the games and cards night is on December 15th.
2. Architectural: There had been one request made for a gate by the Gibsons and this met with approval.
3. Election: Keith S. reported that they will send out the proposed budget and the ballot for new officers at the same time.
4. Facilities: Nothing to report.
5. Community Development: Nothing to report.
6. New Owner: None
7. Age Database: Sharon G. reported for Carol K. that we are in 92.5% compliance. Concerns were voiced about how we can police the number of under 55's in our community so that we don't get off balance. Sharon G. said she feels

the office is keeping us in compliance and they follow our policies. It was suggested that we should restate these requirements in every newsletter so everyone is aware of this policy and follows it.

6. Covenants Revision: To vote on these at the Annual Meeting the revised covenants need to be sent out with the ballots, or call a special meeting just for this purpose. It was also suggested that a) we might leave changing the Covenants to 2006, b) don't hurry to have these ready for the Annual Meeting but call a Special Meeting if necessary. It was suggested that Sharon G. find out what it is that the Reddy's want to address and go from there. After all our Association is here to represent us and we feel the revisions are aimed at meeting everyone's requirements.

Developers Report: None.

Questions from the floor:

- J. RV Parking: It was reported that 10 to 15% of owners have R.V.'s. We would like to have a parking lot in the community for this purpose. This was promised at the platt change and nothing has been done about it. It would mean having barbed wire on top of the fence and continuous lighting. People said it couldn't be any worse than the lighting coming from the Border Patrol facility.
2. Broken Sidewalks: It was mentioned that the reason the sidewalks are being broken by the garbage trucks is that they should be 6 inches thick and be re-enforced, and they are not making them like this. There is no re-enforcement being used and the cement is only 4 inches thick.
3. Flood Control: As far as we know this has not been put into the new platt. Dale V. was asked to also look into the regulations on flood control. It was suggested that we approach the City with a letter in this regard. If that doesn't bring results, then to send a letter to the Editor of the paper. It was also suggested that we try a petition to the Reedys about our concerns. Dale V. said a letter from our lawyer would have more power.

Next Meeting: Annual Meeting at 9 a.m. at First United Methodist Church in their gym. Meeting

Adjourned @ 2:10 p.m.

Respectfully submitted,

Marie Miller  
Secretary