

COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION
BOARD MEETING 12-5-2002

Meeting called to order by President Mike Walsh at 9:00AM.

Present Mike Walsh, Hal Wheeler, Jane Franklin, Barbara Hamilton, Janet Secor
Absent Marie Miller

Delbert was sitting in for the Reedy's.

Guests: There were 9 members of the association present.

Minutes of the November 7, 2002 meeting taken by Marie Miller were read to everyone by Secretary Barbara Hamilton. Jane moved to accept as presented. Hal seconded Motion passed.

Treasurer's Report:

Jane stated ,we have \$3,157.64 in the checking account as of 11/30/02. Janet moved to accept the Treasurer's report as presented. Barbara seconded Motion passed.

Mike Walsh gave a report on the board session on November 18th. They worked on making up a reference book to be given to new members. This would include: Bylaws, Restrictive Covenants, Architecture Committee Guidelines, Age Policy, Clubhouse Rules & Regulations, Board of Directors Policies & Procedures. Committee Structure. City Ordinances. Also, a checklist for Reception Committee, Country Club Estates Reference Book, Age Survey, Phone list & e-mail addresses, Board Member & Committee's responsibility, Board of Director's meeting dates for the coming year.

It was suggested that dog rules & weeds be included in reference book.

Budget Adjustments:

Eve Meyer reported the activities committee would like to have available some money so they would not have to ask members for donations throughout the year. The board decided to put \$500.00 in the budget for the activities committee out of capital expenses and also to increase the board expenses to \$700.00 Barbara moved to accept the change and draft to the annual meeting. Janet seconded Motion passed

Proposed changes to the By-Laws:

Change Article IV, par. 2.- to each Director shall hold office for two years, with the President and Treasurer and one director at large being elected in the even numbered years and the Vice-President and Secretary and the remaining director at large being elected in the odd numbered years and shall serve until his successor has been elected and qualified

Change Article V, par. 2 to read: two officers of the corporation and one board member at large shall be elected annually.

This would allow the board to have continuity from year to year because there would always be a core set of directors with experience. By making these changes we also eliminate what we believe to be an area of confusion.

Janet moved to change the bylaws on these two articles and paragraphs as stated above: Hal seconded.

Hal:aye, Janet aye, Jane:nay, Barbara:aye. motion passed.

Record date of January 1, 2003 to determine voting records for the annual meeting to be held January 25, 2003. Jane moved WC make this record date. Hal seconded. Motion passed

Discussion of assessments for 2003. Barbara moved to leave assessments at \$150.00 for the year of 2003. Janet seconded Motion passed.

Committee Reports:

Architectural: Joe Meyer suggests that painting the house number on the curbs in front of houses would be a good idea that should be looked into. This would be entirely up to the homeowner.

Activities: Eve Meyer reminded everyone there will be a get-together at the clubhouse on December II, @ 4:30. The activities committee will furnish hor-D'oeuvres, etc. and members are asked to bring your own beverage. Coffee will be available. Also, we are asking you to bring a toy for a child to donate to the Healing House and hospital for children. These should not be wrapped Christmas cookies & candy will be exchanged on Thursday, December 19, at 2:00P.M. This is at the clubhouse. Her report was quite extensive and a copy will go in the file with these minutes.

Also, on Dec. 11, we will have a grab bag exchange at the clubhouse. All who wish to participate, bring an inexpensive gift to the party.

Age: Carol Crum presented letters for property owners who may rent again and also a letter for the realtors and abstract and title co. to make sure they know we are a 55and over community. Jane moved to send the letters for age verification to 6 property owners and 10 realtors and such with change of name to Barbara Hamilton and CCEHA mailing address. Janet seconded. Motion passed. '

Delbert encourages us to share all information with the office. Also, he had a brochure from the new full-service gym they are building by Peppers. A years membership would run less than \$20.00 a month.

Our next Board meeting will be Thursday, January 9, 2003 @ 9:00A.M.

Meeting adjourned@ 10:30.

Barbara Hamilton **Secretary**

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC.
LETTER TO ALL PERSONS OWNING PROPERTY IN CCE

December 5, 2002

Dear CCE Property Owner,

We are taking this opportunity to notify you of a recent amendment to the Declaration of Restrictions.

The amendment was passed at a general meeting on August 1, 2002, that was held at the Clubhouse on Wedge Road. The new amendment of Section 4. Residence and Age Requirement states: "At least 80% of all occupied living units must be occupied by at least one person who is 55 years of age or older." This replaces the old requirement that 100% of all living units must be occupied by at least one person who is 55 years of age or older.

The warranty deed that you received upon closing on your property states that your property is: "Subject to easements, covenants and restrictions of record". The new amendment filed with the Luna County Clerk on 8/5/02 thus becomes a covenant and restriction of record to which we must conform.

The Board must maintain surveys and records showing compliance with the minimum 80% age 55 or older requirement. Federal Law violations can cause severe problems to our development and investments if we fall below the 80% minimum. This is because we must also comply with HOD regulations (24 CFR Part 100) that control Housing for Older Persons. To be sure we do not fall below the 80% minimum each sale and rental requires notification and certification to and perhaps approval from the Board as below:
Authorization from the Board to sell or rent a particular property may not be received if such sale or rental would violate the 80% minimum age 55 resident requirement.

1. Owners currently renting their CCE living units must comply with the Declaration of Restrictions.
2. Any owners currently renting or contemplating renting their living units are hereby notified that certification to the Board of CCEHA is required asserting that at least one of the rental residents is age 55 or older; or if no renter is at least age 55, authorization to rent to such person(s) from the Board is required.
3. All owners are advised that resale of properties requires certification to the Board from the new purchasers that at least one of the residents in the living unit is age 55 or older; or if no resident is at least age 55, authorization for such sale from the Board is required.
4. The Board is also advising the CCE owner/developer that the Board needs to receive age certifications relative to age 55 or over residents; or if no resident is at least age 55, authorization for such sale from the Board is required.
5. The Board is also notifying all local realtors of the 80% age 55 or older requirement in all sales and rentals.

Sincerely,

for CCEHA Board

cc: J. R. Builders

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC.
LETTER TO REAL TORS

December 5,2002

Property owners in Country Club Estates have formed a homeowners association and an operating Board. As such we are concerned about conformance with the official, legal filed Declaration of Restrictions. For your information, the legal document signed April 8, 1996 was amended August 1, 2002. These were filed with the Luna County Office of the County Clerk on August 5, 2002 and can respectively be found: Book 188, Pages 840-852. This Amended Declaration of Restrictions requires everyone owning, renting and leasing property in the Country Club Estates Subdivision to be in compliance.

One of the provisions is that: "At least 80% of all occupied living units must be occupied by at least one person who is 55 years of age or older."

Accordingly, all property owners must comply with this, thus all of your transactions of properties in Country Club Estates must be in compliance with this provision. While anyone of any age may purchase or lease a property, the purchaser or renter must certify in writing that at least one person residing in the purchased or rented living unit is 55 years of age or older. A copy of the certification is to be furnished to this Board at the following address: Country Club Estates Homeowners Association, Inc.

attn: Barbara Hamilton, Secretary
3209 Wedge Road
Deming, New Mexico 88030

Also, we call to your attention that only one For Sale sign may be placed on a property.

Please make all of your agents aware of this age requirement and our Declaration of Restrictions in general.

Sincerely,

for CCEHA Board

letters to:

Broken Arrow Realty, 2901 Country Club Rd., Deming 88030
Martha Skinner Realty, 501 E. Spruce St., Suite B, Deming 88030
Suncrest Realty, 201 E. Pine, PO Drawer 151, Deming 88030
Lindsay Real Estate, 421 S. Gold, Deming 88030
Century 21, Deming Realty Co., 220 S. Gold, Deming 88030
Double S Realty, Inc., 1119 Columbus Rd., Deming 88030
Ace Real Estate Appraisal Service, 2195 Dona Ana Rd SW, Deming 88030
Southwest Properties, POB 1019, Deming 88030
Luna County Abstract & Title Co., 521 S. Gold, POB 271, Deming 88030
Mimbres Valley Abstract & Title Co., 920 S. Diamond, PO Drawer 2849, Deming 88030