

CCEHA Board Meeting Minutes

July 23, 2009 6:30 p.m. to 7:06 p.m.

Held at the Clubhouse

Call to Order: Meeting was called to order at 6:30 pm by Kathleen Elmore, President. Board Members present: Kathleen Elmore, President; Ron Wolfe, Vice President; Pamela Gulbrandson, Secretary; Bruce Fletcher, Treasurer; Yenny van Dinter, Director and Eleanor Fuller, Director. Absent: Phil Swart, Director.

Old Business:

- 6/13 Board Meeting Minutes were reviewed with a correction that was discovered. On the item about the cost of legal fees – it was originally stated that there was \$5000 in addition to the \$28,724.72 billing from Scott Hulse law firm. This was incorrect; the \$5000 was listed on the 2009 budget as revenue since the 2008 court ruling had indicated some repayment of legal fees. The verbiage was corrected. Ron made a motion to accept that corrected minutes. Eleanor seconded it and the vote was unanimous.
- Board Sponsored Town Hall on 7/11 was discussed. A number of people gave some good ideas; these will be reviewed and presented at future meetings.
- Special Membership Meeting on 7/11 – ballots and votes were cast. Results were sent out, are posted in the outside bulletin board and filed in the file cabinet.
- Networking with other Home Owners Associations in Deming – Ron has made contact with the current board at Deming Estates and is working to set up a date. It looks like it will be the end of August or 1st part of September.

New Business:

- Treasurer's Report – Bruce shared the Reconciliation Report from the Jean Garcia, Bookkeeper, as of 6/30/09 we have an ending balance of \$22,937.33, after taking into consideration all checks written cleared and not cleared. Statement is posted in bulletin board at clubhouse. Fidelity Investment Account has an ending balance as of 6/30/09 of \$32,573.68. Bruce gave board members the Accountant's Compiled Financial Statements for the years ending Dec 31, 2007 and Dec 31, 2008 that was prepared by Tamara Hurt. He asked that we review it and if there are any questions, let him know and we will discuss next meeting. Eleanor motioned to accept the Treasurer's Report. Yenny seconded and the vote was unanimous.
- Correspondence to/from Secretary – Pamela shared that she received a letter from Jennifer Delaney stating that due to her new position with the court she cannot represent CCEHA. She is assisting with the search for a new attorney and will brief this attorney at no additional cost. This letter was scanned and emailed out to the other board members.

- Board Sponsored Town Halls – feedback at the 7/11 was that more of these are a good idea. Bruce suggested that we should sponsor these throughout the year – perhaps in October since this will be the time for budget ideas, elections around the corner and so on. The board agreed. **The next Town Hall will be October 17th - 9:30 coffee and donuts with the meeting starting at 10:00 a.m.** We will continue to post this and remind the community since it was mentioned that perhaps not all people are getting the notice.
- Committee’s report out
 - Architectural – Bruce Fletcher shared that they had received another flagpole request, painting of gates, expansion of a back patio – all were approved. The committee is following up on some weed issues.
 - Welcome Committee – Lorraine Sanborn shared that they have welcomed 3 new homeowners – Jim & Judy Almquist, Jack & Diane Brown and Gayle & Barbara Root. Once again, if anyone knows of anyone new please let her or Helen know.
 - Activities committee – We had the July 4th BBQ and it was successful and fun. 37 people showed up for the hamburgers and hot dogs barbequed by Tim Wagner and Jim Rankin. There were also a lot of delicious side dishes. The August event is going to be a Beach Party with Deb Raynor leading it up. Leighanne is organizing a tour of Luna County Courthouse for September. October will be a Halloween Party. We are under budget at this time.
 - Facilities committee – Dennis Grier shared that he had received a call that the swamp cooler wasn’t working properly. He wants to share with everyone that as the humidity rises, these coolers are less efficient. So if you have a meeting or event, come early to turn it on since it takes some time to cool the room. It is also very important to open a couple of windows for drawing of the air. Yenny suggested that Dennis make a note to post by the swamp cooler switch. He checked out the evaporator pads and it looks like we could use some new ones. He will look into the cost. One more reminder about keeping the clubhouse secure. **We need to be diligent about locking the door. Security is really important.**
 - Community Improvement Committee – no one was present but there was a question about who is responsible for the Bocce Ball court – the weeds are ever present again. The thought was that Border Pest Control was supposed to be contacted to spray this area. Bruce will look at the maintenance budget to see how much is left and will see what Border Pest will charge us since we are an existing customer. Perhaps we can get some volunteers one more time to help clear the weeds.
 - Eleanor asked about the Emergency Contact listing that Sharon Galbraith was maintaining – she thought that Cheryl Fontane was on the committee too.

Kathleen Elmore will check with Cheryl and report back. We may need to solicit more volunteers and clarify the committee's purpose for the new members.

- Webmaster – Pamela shared an email from Dawna Diltz, the web is current as of July 20th. She has negotiated for some additional free space, but in the future we may need more space which will be about \$10 per month. Some discussion about potential archiving of older items. Pamela will get with Dawna, probably in September to explore the process and archive suggestion.
- Next Board Meeting – September 3rd at 6:30 p.m. in the clubhouse.
- Adjournment – Ron motioned we adjourn, Pamela seconded, ayes have it. Meeting adjourned at 7:06 p.m.

Respectively Submitted,

Pamela Gulbrandson

CCEHA Secretary