

**Country Club Estates Homeowners Association**  
May 10, 2006 Meeting Minutes

The meeting was called to order with all board members present.

**Approval of Meeting Minutes**

The minutes from the April 12, 2006 board meeting and the May 4, 2006 RV Storage meeting were approved as presented.

**Review of RV Storage Actions to be taken**

The actions items from the RV Storage meeting with JR Builders were highlighted. The Board will email/mail out a survey to the homeowners to gather feedback on the RV Storage facility. The survey will be returned to the webmaster via email and/or mail (as appropriate), tabulated by the Board and presented to JR Builders. Bill noted that at this point, we have an agreement from Jim Reedy to move forward; it is not, however, a binding contract.

**Long Range Planning Dialogue, Continued**

Richard Orona addressed the homeowners regarding the long range planning of the clubhouse. He has a background in construction for 40 years as an estimator and project manager. He felt uncomfortable with the \$80/sq ft. estimate given at a previous meeting. He feels that there are advantages to having JR Builders build the clubhouse, and asked JR Builders for an estimate. Jim Reedy gave an unofficial estimate of \$65-70/sq ft. to remodel the clubhouse. Before CCEHA moves forward on the clubhouse remodel, he would like input from the homeowners and activities committee for "wants" in the new clubhouse. He suggested that we consider having some of the homeowners volunteer their time to complete the project to lower the cost. He proposed that we put the project out to bid and get 3 bids.

**New Business**

Bill Duncan has been asked if it is OK for a church group to solicit in our neighborhood. He has not found anything written stating that it is forbidden. Bob Nelson is meeting with the Police Chief on Friday, and he will ask about the policy of solicitation in Deming neighborhoods.

**Architecture Committee Membership review**

The status of who comprises the Architecture Committee was discussed. The By-Laws state that the committee must consist of an odd number of members, with a member of the Board serving as an alternate in someone's absence. The committee is functioning well at this time and consists of Linda Drilling, Pat Henry and Dick Salesses. The committee meets on an ad hoc basis determined by requests submitted to the committee, and their goal is a quick response to requests. The people not selected for this committee should have been notified, and Bill apologized for this not happening and any hard feelings that may have occurred. The person/persons not selected for the committee should have been notified that they would not be on the committee. As a board, we can only replace people if they are not getting the job done. Bill reminded any person who chairs a committee, to please be

respectful regarding the notification of their members and that no committee is ever written in stone and is subject to change.

### **Treasure's Report**

The checkbook balance is \$45081.99. The bill for insurance was presented which covers the building and its officers. Rudy will take care of investing the \$8K that has been set aside.

A question was asked regarding the line item for facility repairs. Bill believes that this falls under facilities supplies (as does the fee for the cleaning lady).

Marc suggested that Rudy submit definitions for each line item for more clarity. Rudy agreed to do this.

At this time ~15 people have not paid their dues yet. One homeowner hasn't paid 2005 dues. A courtesy letter will be mailed to homeowners in arrears with a 30-day notice. If dues are not paid after the 30 days, penalties could start to be enforced which could include putting a lien on the property.

### **Introductions**

John & Janet Chartier, building on Water Hazard, were introduced.

### **New Business**

#### **Cancellation of Summer Board Meetings (June, July, and August)**

Bill moved that the Board meet every month or as needed and that virtual attendance be encouraged. Don seconded. Motion passed. A quorum of 4 is necessary to hold a Board Meeting. Janet Chartier volunteered to fill in as secretary if Marta is absent.

### **Committee Reports**

#### **Activities**

Dawna Diltz reported on the following activities:

Border Patrol tour on May 16 (limited to 30 people)

Free ice cream social, Sunday, May 21

JR Builders picnic and golf scramble on July 14. Golf scramble is at 8 AM;

Fiesta is 5:30-7:00. RSVP by July 7.

### **Architecture**

Linda Drilling gave the report. She met with Justin Alonzo and confirmed the insurance for the Board and committee members. She reviewed submitted requests and approvals. Only one item is still pending regarding a wall height. She is checking with the City of Deming regarding regulations on wall height. A notice of violation will be sent to an address on Wedge if the homeowner does not address the problem.

### **Facilities**

Tom Griffith reported that the committee will change the light outside the building, as the motion detector light is not working.

**New Homeowner/Welcome**

Dawna Diltz said that 9 new homeowners have been welcomed recently.

**Newsletter**

Tom Strauss reported that the first issue has gone to print and will be available in the clubhouse on Friday, May 12. It is not possible to email them at this time. Homeowners not living here will have a copy mailed to them. He will be publishing another newsletter in June and asked for submissions.

**Webmaster**

Dawna Diltz is still working on the website and is having problems with Zianet.

**Announcements/Round Table**

A request was made to look into the responsibility of weed control along Dona Ana and Country Club. A request was made to not spray near the Bocce Ball Court.

Residents were reminded about a city ordinance stating that homeowners are responsible for weed removal in their alley.

Streetlights were discussed. As the older street lights on Playthru need replacing, Columbus Electric will replace them with dark sky compliant lights.

**Meeting adjourned at 7:55 PM.**