

Country Club Estates Homeowners Association Board  
Meeting of November 7, 2002

Meeting called to order @ 9 a.m. by President Mike Walsh.

Attendance: 18 homeowners were in attendance. A quorum was established. Jane Franklin and Barbara Hamilton absent.

Motion: To appoint Janet Secor to fill the unexpired term of Roy Poole on the Board of Directors.

Motion: Was made by Hal Wheeler, seconded by Marie Miller.

Vote: All in favor.

Motion: To appoint a new Architecture Committee of Joe Meyer, Chairman, and Tom Franklin and Jerry Otte.

Motion: Was made by Janet Secor, seconded by Marie Miller.

Vote: All in favor.

Minutes of the October 3, 2002 meeting:

Motion made to accept the minutes as presented was made by Hal Wheeler, seconded by Janet Secor.

Discussion: Suggested to make larger print copy of minutes to post on bulletin board, and to get another bulletin board so one is available just for Board notices, and the other for Activities. Vote: All in favor

Treasurer's Report: Printed report handed out to everyone. Balance on hand as of 11/1 is \$3,837.20.

Jane Franklin absent. Mike asked for any questions or discussion.

Motion made by Janet Secor to accept the Treasurer's Report as written, seconded by Hal Wheeler.

Vote: All in favor.

Old Business:

1) Insurance: Ben Secor questioned if we had anything in writing on insurance that Jim Reedy procured. Mike said Jane did get a copy of the certificate from Jim.

Roy asked if it included burglary coverage. Mike said he was assured by Jim that it does.

New Business:

1) Date for a work session of the board to review policies and bylaws: Mike said we need to go over bylaws, P & P's, committee rules, and any other info pertinent. Also to work on making up a booklet of above to give out to each new family when welcoming them to the community.

Discussion: Eva Myers said it should be pointed out about the ruling on changing the appearance of the front of your home and lot; that there is a club house; that anyone owning dogs should be prepared to clean up droppings and try to curb barking.

Consensus: Mike said he would arrange for a meeting to be held Monday, Nov. 18th @ 9 a.m. to go over above as well as writing a letter to new owners telling them of bylaws, meeting dates, age survey, weed ordinance, pet ordinances, etc.

Committee Reports:

1) Activities: Eva Myers reminded us of the soup/chili supper for Nov. 15th, and that Peter was playing the accodian. The dedication ceremony went very well; we have visited the new homes; we made \$360 on the rummage/bake sale, plus another \$40; we took most of what was left to St Vincent dePaul's Society. We are planning a Christmas cookie exchange and a Christmas get together. More info will be coming on these events.

2) Facilities:

Discussion: Ben Secor questioned what had been brought up at the last meeting about having club house open for certain hours during the day. Mike said he felt people didn't agree with this. Roy said those he has spoken with have a 50/50 response to this idea. Eva suggested maybe having someone sign up to "host" once a month from 10-2. Janet Secor suggested we publish in the newsletter who has keys. Ben suggested we put a list of those having keys on the door.

Decision: Mike suggested we start with the last two ideas, and everyone agreed to this.

Discussion: Keith Smith asked when we were going to purchase other items needed for the clubhouse, such as refrigerator, bookcase, storage areas, etc. Hal said he is looking into the bookcases. Eva said the LCROA clubhouse has some good ideas for storage, and that we need a place to hang coats. Roy mentioned that the room has terrible acoustics, and that hanging coats would help to improve this. Egil offered us a stereo system, if we'd like to have it.

Decision: Mike called for a meeting of the Facilities Committee and Board to follow this board meeting to discuss what we still need, and to prioritize order in which to purchase these articles.

- 3) Age Verification: Carol Krum said they visited Barbara Reedy. They have agreed to share an Excell program to share info. Have received info on 4 out of 6 new homeowners. Barbara Reedy asked for us to have homeowners who are renting to track age of renters and let us know so we can keep within the 80/20% of 55+ age group.

Decision: the committee is to write a letter to each of the homeowners to have them comply with this.

Mike asked the committee to review the P & P's to see if they want to make any changes.

Ben suggested they also send a letter to whoever does multiple listings.

Egil suggested they put a notice in the legal notices column in the newspaper.

Next Comm. Meeting: will be on Nov. 14th.

- 4) Budget: Mike presented a draft of the budget for the year 2003. It was suggested this be sent out to all members so they have chance to preview it before the January Annual Meeting. Mike said the two items to be covered at this meeting are:

a) election of officers

b) proposed budget

Mike explained the Contingency Fund would be set aside and not be able to be used unless we had approval of the members.

Egil suggested we add another line to set up a Reserve Fund to start saving for future addition.

Mike said it would be better to leave it more flexible for this coming year and then make it more definite the following year.

Roy suggested we should send a letter with the Draft and Annual Meeting notice to explain how we want to vote on the 4 main categories and why.

Questions from the floor:

- 1) Keith Smith asked continuing "odor", and said Play Thru and Driver were still experiencing drainage problems.

Discussion: Mike said the drainage problems would be brought to the city's attention.

Ben Secor said when they had talked to Lewis Jenkins before, he had stated that the odor gets "better" in the winter. Max Maxey said this was because of higher humidity at night increases in the odor. Ben & Janet said they know the area where the strongest odor is coming from and that they would be glad to contact Mr. Jenkins again and ask him to come out and they would show him the area they suspect to be causing the problem.

think is causing the odor problem.

Next Meeting Date: December 5, 2002 at 9a.m. in the Clubhouse.

Meeting Adjourned @ 10:05 a.m.

Respectfully submitted,

Marie Miller

Acting Secretary