

Country Club Estates Homeowners Association Board Meeting

Wednesday, November 8 2006
6:30-8:00 p.m.

President, Bill Duncan, called the meeting to order. All members were present except Marc Diltz. Introductions were made of new homeowners present, Dave & Doreen Hollaran who live on Slice.

Street Light Report

Don Ward reported on the plan of installing “shine down” street lights. A map was available displaying the location of the future street lights. They will be installed on every other street at every other block intersection by Columbus Electric. Regarding the “older” portion of CCE, as the existing street lights wear out, new lights will be installed in that location.

Approval of Meeting Minutes

Don Ward motioned to approve the minutes of the October 12 meeting; Rudy Rosenquist seconded the motion. Motion passed.

Treasurer's report

Due to a computer software glitch & printing problem, the report was not available for distribution. The full report will be emailed out with the distribution of the meeting minutes. The checkbook balance is \$46151.58. Reminders will be sent in the annual meeting packet regarding 2007 dues and to those in arrears of 2006 dues. The Board discussed implementing a membership transfer fee at re-sales that would help in accessing dues for re-sale homeowners.

Rudy reported that the cash investment paperwork is almost complete and the investment will soon be made.

Board Long Range Planning Committee

This committee consists of Don Ward, Rudy Rosenquist, Kathleen Elmore and Richard Orona. After surveying the three options of land available for clubhouse purchase, the committee is recommending to the Board the purchase of the 3 acre plot across from the office for the purchase price of \$28K. This must be a budgeted line item prior to the purchase. There is no requirement to purchase it from the developer. It was noted that this is county land and there is a stipulation that it be developed three years from April 2007. This land does have city water and sewer with PNM electric utilities in place. The three acres are zoned commercial/industrial. This purchase represents the best choice of cost benefit ration with the greatest flexibility of future use. The possibility of utilizing a steel building for a clubhouse is being examined. The committee also

recommends a feasibility study by an architect for the proposed clubhouse and acreage purchase. This would be a budgeted line item of \$10K in next year's budget. The study would most likely be put out to bid.

2007 Annual Meeting Activities

Donna Robbins reported from this committee. The ballot for the 2007 CCEHA election is coming together. The committee is still looking for someone to fill the secretary position. If interested, please contact someone on this committee (Donna Robbins, Sue Gomes, Fred Titmus, or Gertrude Roberts). The December newsletter will focus on the election with candidate information, important dates, and the election process.

The Board discussed including any items for vote in the election packet. Cleve Jackson stated that since election packets will be mailed to all homeowners, all items to be voted on should be in the packet for all homeowners (including those living outside the neighborhood and state) to view and vote on. This would avoid the "voting cards, "showing of hands", and vote counting at the general meeting. This idea will be given consideration and voted upon at the December meeting. Also tabled for discussion in December is the proposal for the re-sale initiation fee.

Necessity for Standard Monthly Board Meeting

In addition to the January 27 annual meeting, there will be a regular board meeting on January 10.

Committee Reports

Activities Committee

Cathy Ward reported on the CCEHA Christmas Party:

Date: Friday, December 15; 6:00-9:00 PM at the Country Club

Local musician, John Surra, will entertain us throughout the evening.

The buffet menu:

Carving station with roast beef, turkey, and ham plus mini rolls and condiments

Smoked franks in a blanket

Mini crab cakes

Teriyaki, buffalo, and mesquite shrimp

Shrimp with cocktail sauce

Spanakopita

Bacon wrapped scallops

Bacon wrapped quail

Meat balls

Vegetable tray

Sweet tray

A cash bar will be available. Tickets are \$12.50 per person and will be sold in advance of the party. The last date to purchase tickets will be December 10th.

Saturday morning coffee will be held the 1st and 3rd Saturdays in November and December at 10 AM. Volunteers are needed to host the coffees in December.

Architecture Committee

David Elmore reported that the committee has reviewed several petitions; no petitions have been declined.

Facilities Committee

No report was given. Bill Duncan did propose that the clubhouse outside light be kept on or implementing the light on a timer. The solar lights aid in the visibility of the sidewalk and the patio, but seeing the door lock on a dark evening is impossible.

New Owner Welcoming Committee

Three couples have been welcomed in the last month. The Board did express a concern regarding the rentals in the neighborhood. The committee was asked to verify age requirement of rental homes.

Newsletter Committee

The December issue will focus on the CCEHA election. Tom Strauss is requesting submissions for other newsletter articles and Christmas cookie recipes.

Meeting adjourned. The next meeting will be Wednesday, December 13 at 6:30 PM.

Addendum announcement:

As I (Bill Duncan) was pursuing yet another DSL rumor – that anyone in the City limits should be able to get DSL – I did have the fortune to be told that the Qwest engineers have a “waiting list” to which one can add their name. Since they must be looking at a “cost-benefit ratio,” i.e., will Qwest make any money, if we can get upwards of 60 names we might benefit from their cost. Please give them a call at 1-800-244-1111, speak to a customer rep and ask to be put on the DSL waiting list! Thanks.