

**Country Club Estates Homeowners Association
Board Meeting Minutes
Saturday, September 8, 2007
9:00 AM**

Draft Draft Draft

Call Meeting to Order

President Clete Jackson called the meeting to order at 9:05 AM.

Roll Call

All Board Members were present: Clete Jackson, Marc Diltz (via phone), Betteanne Strauss, Bob Nelson, John Ewert, Donna Robbins and Patty Salesses

Approval of Minutes

The first item was the approval of May 12, 2007, Board Meeting Minutes. On page 4 the top paragraph, the last two lines were deleted from the minutes. Donna Robbins made the motion to approve the minutes with the deletion requested. John Ewert seconded the motion. Motion passed.

Approval of the July 14, 2007, Board Meeting Minutes. Motion to approve the minutes was made by Bob Nelson and seconded by Donna Robbins. Motion passed.

Treasurer's Report

Betteanne Strauss stated there hasn't been very much activity. The Board is awaiting approval of the new budget. Betteanne stated that we took in more moneys than expense. Collected in HOD, \$1,212.50 and spent \$923.35 Money in the investment account is currently earning 4.5% interest .Bob Nelson made a motion to accept the report and Donna Robbins, seconded. Motion carried. We are looking into a new air conditioner and the building needs some repair before further damage occurs.

Unfinished Business

2007 Budget - Ballots have been sent.

Update on status of Planning and Zoning in reference to water retention - Bob Nelson stated the city of Deming has been spraying for insects.

New Business

CC&R Committee

Donna Robbins made a motion to table the CC&R Committee, until attorney was contacted as to legality and then we can go forward. We operate by the Roberts Rules of Order as to Parliamentary procedures. Don Ward stated about bylaws and how they need to change to run more smoothly. Ward further stated that there is trouble with a mail-in ballot. Betteanne Strauss said we should table with discussion. Donna Robbins said we should get together and form a committee. Marc Diltz stated his opinion on the bylaws. Don Ward said why not vote in December. Marc Diltz said we do things at the same time. Bonnie Rosenquist said that we know what bylaws are not working not the attorney. Why is it up to the attorney? Why have a mail in 2007 Budget? Betteanne Strauss said it's an operating Budget. Rudy Rosenquist said that the community can work with an attorney. Bob Nelson agrees with Rudy Rosenquist that we need an attorney that would look at the bylaws. Janet Secor said we shouldn't change the bylaws in a hurry but take our time. Don Ward said only change the bylaws where they are in need of change. Donna Robbins said that Don Ward cannot speak for the whole organization. Tom Strauss agreed, but leave it up to the discretion of the committee. We are getting ahead of ourselves since there is no committee as of yet.

Marc Diltz commented on Don Ward's statement, that we must divide the By-laws in sections and slow down. Hal Wheeler agrees to going slow to change issues, one at a time in the By-laws. Richard Orona question - do we form the committee first and have the committee talk with attorney or does the committee tell the Board what to do to form a committee to work together? Ben Secor question - are we talking about the By-laws or the Covenants. Answer - the covenants are being discussed. Ben Secor stated - They cannot be changed. Tom Strauss asked if the Board form the committee now. A loud "NO" from the membership. Bob Nelson made a motion to formerly move to form a committee and ask for letters of interest. Eve Meyer commented that the people here today at this meeting are the only ones to decide.

Shirley Wheeler commented that members who pay their dues should have a right to decide. Bob Nelson withdrew his motion. Tom Strauss asked if the Board could make a time line such as 72 hours to respond. Hal Wheeler said he wanted to remind everyone that this is a Board Meeting and not a Town Meeting. Donna Robbins made a new motion that the Board send out a mass e-mail and those individuals without e-mail address have a 10 day notice to reply to serve on this committee. Then the Board will have a special meeting to appoint this committee in conjunction with the attorney. Bob Nelson second. Motion passed.

Election and Nominating Committee

Donna Robbins made an inclusion on the e-mail and regular mail for the CC&R's for individuals who want to be on the Election and Nominating Committee. Patty Salesses second. Motion passed.

Appointment of additional attorney

Marc Diltz stated that the Board is working on time sensitive material and the Board has encountered some situations where we needed a certain time that the attorney could respond to us. We are looking at attorneys for different expertise and availability as well as cost. We are dealing with all State, Local and CC&R

issues. Sometimes, there is a schedule conflict. Rudy Rosenquist asked did we contact our old attorney? Yes, Marc D Diltz stated we still have Jennifer Delaney. Marc Diltz said we won't use the same attorney for the same issue and that attorneys specialize. We are a corporation with many diverse issues. Marc Diltz made a motion that we hire a second attorney to compliment the first attorney and to help us with our legal counsel. Patty Salesses second. Motion passed.

Committee Reports

Committee to present written reports

Bob Nelson wanted to change reports to be included in the minutes. **Betteanne Strauss** second. **Kathy Elmore** asked a question about the length and details in the report and **Bob Nelson** clarified he wanted a summary. A question was asked about unpaid dues from homeowners and **Betteanne** explained that there was only three outstanding dues.

Standing Committees

Activities: No Report

Architectural: Jackie Loflin stated that the committee approved four requests for doors.

Facilities: Tom Griffith left a report that **Clete Jackson** presented as follows: A furnace and air-conditioning unit would cost \$8,000. from Sears and without the furnace \$5,000 - \$6,000 from Sears also. If we hook-up with Southwest with the current system it would be about \$4,000 - \$5,000. A new commercial door lock would cost \$400. The Clubhouse outside are needs repair and painting with a cost of \$3,500 - \$4,000. This repair needs to be done by next year to prevent further deterioration. Discussion followed on different options.

Special Committees

New Owner Welcoming: Betteanne and **Dawna** have welcomed 15 new members into our community since January. Since the last Board Meeting we have welcomed **Ron** and **Susan Wolfe** and **Beverly Luchsinger**. We have five homes that have recently closed and hope to welcome these new members soon.

Recycling: No report. However, **Marta Jackson** commented about recycling of plastic WATER BOTTLES.

Web Master: Dawna Diltz stated that everything is up-to-date. Remember you can find the activities calendar, newsletter and minutes on the web site. If anyone has digital pictures to share of the Christmas party, St Patrick's Party, 4th of July Gathering or sizzling Summer Salads Potluck, please send them to **Dawna** and she will add them to the web gallery.

Developer: No Report

Announcements:

Upcoming Open Forums:

October 13; 9 AM; CCEHA Clubhouse
October 17; 6 PM; CCEHA Clubhouse
October 25; 6 PM CCEHA Clubhouse

Next Board Meeting - November 10; 9 AM; CCEHA Clubhouse

Adjournment:

Motion to adjourn made by Bob Nelson and seconded by Betteanne Strauss.

Motion carried at 10 AM.