

CCEHA Board Meeting Minutes
June 16, 2011 6:30 pm to 7:20 pm
CCEHA Clubhouse

Call to Order: Ron Wolfe, president called the meeting to order at 6:30 pm. Roll call was taken and board members present were: Gail Root, Vice President; MaryKay Brady, Director; Jan Hayhurst, Director; Ron Wolfe, President; Yenny van Dinter, Director; and Pamela Gulbrandson, Secretary. Absent: Jess Hays, Treasurer. There was a quorum present so the meeting could continue.

Unfinished Business:

- **05/19/11 Board Meeting Minutes-** Pamela Gulbrandson asked if the minutes could be accepted as written and published or were there any corrections needed. Gail made a motion to accept minutes as written. MaryKay seconded the motion, vote taken and it was unanimous. Minutes were approved.
- **Lawsuit Status** – Ron Wolfe stated that we have heard nothing to date.
- **Association Dues Status and next steps** – Ron Wolfe, filling in for Jess Hays state that only one property – Bob and Harriett Palkovic remains unpaid and that it was turned over to a collection agency on Monday.
- **HUD Status** – Gail Root gave us an update as to the current composition of owners, rentals and age representation. 87.8 % properties have at least one occupant of 55 or older. 11.2% do not. 5% (9 lots) are Lots Only. There are 15 properties that are rented which represent 9% of the total. 10 of these are in the under 55 age bracket. Jan asked if the rental figures are included in the overall totals – yes they are. Other updates were: 2915 Nine Iron property owner Brandy Turner’s phone number is now disconnected. He thinks it might be time to send her a certified letter to see if we can get a current mailing address. The post office indicated that they cannot give out any information. Pamela shared that she had sent her an email asking for updated information and has not received any answer, nor was the email rejected. The property management people in town claim that they are not involved in the rental. Gail received a call from Century 21 about a potential buyer for 3001 Driver. The person was under 55, so he declined. On Tuesday (June 14th) he was able to attend a board of realtors meeting, thanks to MaryKay getting the invite, and received confirmation that they understood the message. He has received a form from the realtor about the sale in 2609 Water Hazard that the bank wanted a confirmation that we were a 55 and older community. Gail returned the form.

New Business

- **Committees’ Report Out**
 - **Web** – Dawna Diltz gave us a web report. First was the issue with the Front Page application for the web. This is no longer supported by Microsoft and the application has failed on Dawna’s machine. She has a tech work on it but with no luck. The choices we have are to have the website remain static until next year when budget monies can be approved for a new program or purchase a new program so that we can maintain and

update the website. After investigating programs the best one seems to be Adobe CS5 for \$215.45 which will allow to keep the current “format and links”. No complete rebuild needed. There is \$99 left in the budget so this would need an additional \$116.45 to be approved. MaryKay moved that we approve this to be paid from the emergency funds on the budget. Jan seconded, vote was taken and it was unanimous. Updates have been: May Board Meeting Minutes, May Activities Calendars, Changes to Appendix A and C in the Reference Manual, and Old Mesquite Ghost Town Tour photos. Stats: YTD – 2165 pages; 717 unique visitors (506 1st time and 211 returning visitors); June page loads as of June 16th were 215; 46 unique visitors (30 1st time and 16 returning visitors); Visitors came from NM, AZ, CO. NJ, MN, NY, OH, NE and 1 from Nigeria; Monday June 6th was the biggest day with 69 page loads. Written report given to the secretary.

- **Welcome Committee** – Frank Blank gave us a report of the welcomes that he and MaryKay has done. They welcomed the renter, Keith Peterson at 3012 Bogie and Jim and Barbara Reedy on Slice. They were given some info about the sale on Sand Trap, so they will get with them and welcome them. Written report given to the secretary.
- **Newsletter** – Betty Buman said that the committee met and the next newsletter will be out after the 4th of July so that they can have pictures of the BBQ. She wanted to know if anyone had pictures from the Pink Store Party on the 4th of June for Bonnie Rosenquist’s mother’s memorial. If anyone does please let her know. She shared that the committee thinks there should be 20 copies printed and placed in the clubhouse for people that don’t have computers. Ron agreed to print black and white ones. There will still be one in the binder and the newsletter will be on the web. If anyone else has anything that they would like in the newsletter, please let her know.
- **Long Range Planning** – Don Ward shared that after checking on set back laws, we can expand the clubhouse even further out on the west. This means that if expanded we could accommodate 200 people. He has been waiting on Reedy’s estimate but will also check with Baca Construction. He has looked at metal type buildings but nothing looks right yet. The estimates would be for a 12 foot ceiling. There would also be the need for a concrete slab estimate. Don and the committee are moving forward. They still want to look into a wall at the end of the garden area. He thinks it would be about \$4200 for the rock wall. The steel “topping” would be more. Don wanted to know if the association was at all interested in purchasing the property on the corner of Dona Ana and Country Club from Reedy. Ron asked that he possibly make up a proposal for this since this would have to be an association wide decision.

Facilities Management –Jim Rankin shared that Klingler Construction will paint the clubhouse between July 5th and July 15th. The garden area is coming along very well. MaryKay donated some assorted grasses for the garden on the west end. Dick and Debbie Hayhurst donated some blue

agave plants and Charlene LeMaster gave some seeds to be spread out. The existing wooden and wrought iron benches have been repaired. Thanks to MaryKay, Jackie Rankin, Dan Welch, Linda Anderson, and Dick Hayhurst. There have been 2 stone benches donated from MaryKay and Jim & Jackie Rankin that are in the east end of the garden. Jim and Dennis are working on getting the lights on Play Thru working. Jim Reedy has donated the lantern lights. Jim also reminded people that they have a sign up sheet for the Garden Club and that this will be discussed in the July Facilities Committee meeting. Pamela thanked all that have helped with the garden area – it really looks good.

- **Architectural** – Debbie Gwin reported out. Total requests for improvements were 2. One for the clubhouse painting and the other was the after the fact decorative wood window frames. They received 2 complaint issues. They had 3 letters of concern about the 3008 Bogie Ct property condition. The other was about a supposed chain link fence at 3010 Hook. The report is attached at the bottom of these minutes for reference versus re-typing this all. Written report given to the secretary.
- **Activities** – Pamela gave an update. On June 10th we had a town hall with John Sutherland, Marty Miller and the new City Planning Manger, Gabe. There were 24 attendees and it was a good meeting for more than an hour. July will be the 4th of July BBQ; August brings an ice cream social; September potentially a movie studio set tour; October Halloween party; November a chili cook off and December the Christmas Dinner Party. Spending against budget is going as expected.
- **Treasurer's Report** – Ron Wolfe (for Jess Hays) indicated that there was no report since we are mid month. There will be one in the next meeting. However, everything is still in order and bank balances and budget are going along as expected.
- **Correspondence to/from Secretary** – Pamela Gulbrandson stated that wasn't anything really to report. Some emails for phone number corrections and such.
- **Neighborhood Volunteers by street to assist the Welcome Committee** – MaryKay shared the idea of having volunteers by street sign up to help observe moving, for sale signs and general in and out activity. The idea isn't that the volunteer would contact and follow up, but to just let the Welcome Committee know about these things, so we can stay current with welcomes and the ownership/rentals of the homes. The sign up sheet is in the clubhouse. Please consider taking "your street". MaryKay asked that perhaps Betty could include something like this in the Newsletter.
- **Signs at the entryways indicating that we are a 55+ community** – MaryKay spoke with Jim Reedy and he has agreed that we can out some simple signs at the entryways of Bogie, Driver, Wedge and Fairway that nicely state we are 55+. Pete Vincken suggested that we include something about being deed restricted as well. She will work with the Facilities Committee to get these done and installed. These could be placed in the mound areas. The signs have not been designed yet. Perhaps some of our resident artists we could get some nice signs.
- **Next Board Meeting** – July 21st at 6:30 pm in the CCEHA clubhouse.

- **Adjournment** –MaryKay motioned that we adjourn, Yenny seconded and the vote was unanimous. Meeting adjourned at 7:20 p.m.

Respectively Submitted,
Pamela Gulbrandson
CCEHA Secretary

CCEHA

Architectural Committee Report

May 19 through June 16, 2011

<u>Date</u>	<u>Subject</u>	<u>Location</u>	<u>Disposition</u>
May 27	Paint CCE Clubhouse "desert lace" color; work to be done by Klinger	3209 Wedge	Approved
May 23	Three letters of "concern" were received regarding the deterioration of a property at 3008 Bogie Court, citing Section 8, Article 24 of the Bylaws. These concerns regarded both the house and the landscaping. The Architectural Committee members investigated and found that, indeed, in our opinion, this property is the most deteriorated of all the homes in CCE. A letter was drafted to the homeowners, but not yet mailed, as we are awaiting a response from our attorney regarding questions about the "Certificate of Assessment" which may be executed if the owners fail to perform such improvements.		
June 1	Decorative wood window frames (Owners were reminded not to make premature alterations before seeking approval from the Architectural Committee)	3006 Eagle	Approved (post installation)
June 15	The Architectural Committee was contacted by a homeowner on Slice regarding erection of a supposed chain link and white plastic fence around a garden on the property at 3010 Hook. The committee members talked with the home owners and observed the fence, which, in fact, is not chain link. The committee will consider this further to see if post-installation approval is needed.		