

CCEHA Board Meeting Minutes
April 22, 2015
CCEHA Clubhouse

Call to Order: 3:02 P.M.

Present – Bill Carl, President; Phil Swart, Vice President; Gail Root, Treasurer, Dan Welch, Secretary; Joyce Reynolds, Director; Suzanne Madero, Director.

7 homeowners were present.

Adoption of March 25, 2015 Minutes: *Moved by Phillip Swart, Seconded by Gail Root to approve last month's minutes. Motion carried to accept minutes as written.*

April agenda change: No changes were made.

Unfinished Business:

Offering CPR Classes (Phillip):

Phillip apologized for not getting the e-blast sent to the members (he has been out of town for most of the month). He will send an email request to the secretary to forward to the community before the end of April. This is to assess the community's interest in such a class.

Amended By-Laws: New CD:

Bill is still waiting for an updated CD from Associa® Canyon Gate. Gail said he had just sent another request to Associa® Canyon Gate today.

New Business:

Committee Reports:

Welcome: Dan reported for Deb Raynor. The committee met with one renter on 3012 Bogie. Bill handed Dan a HUD verification form for a new owner (former renter) on 3013 Wedge. Dan will pass the new owner status onto Deb so she can meet with her if necessary. Gail asked if the form from the new owner couldn't be sent to Associa® Canyon Gate so they could update their records. Bill said that in this case the owner has forwarded a copy of the new deed to Associa® Canyon Gate. So we will see what happens.

Facilities: No one from the committee present with a report.

Activities: Leighanne Wagner reported that the next function will be an Ice Cream Social on May 10th. Bill asked her to let the community know that the activities committee will not be hosting a 4th of July cookout this year. He also inquired about the missing Yard Sale ad in the paper. Leighanne said that Kate paid the Headlight in advance for the ad and that they forgot to run it.

Newsletter: Joyce Reynolds reported that the May/June newsletter will be published the first week in May. She is still waiting for the President's Report and some other items.

Architectural: Rick Molitor reported that two new applications had been received and approved. A full report is attached to the minutes.

Website: Bill reported for Dawna. The following items were posted on the web site: April activity calendar, February 2015 board meeting minutes, 2015 board members status. A full report is attached to the minutes.

HUD Report: Dan reported that we are currently at 95% homes occupied with at least one person over age 55. A full report is attached to minutes.

Treasurer's Report: Gail reported that the March Profit and Loss reports have been received from Associa® Canyon Gate, but because it was sent so late (yesterday at 1:45PM) and due to several errors in the report, he will not be asking for a vote to accept them. ACG also said that because they got our bank statement so late, they could not reconcile our two bank accounts. Gail said that they received them on the 6th of April. This is the same time as the previous two months. Gail reminded board members that we can login to Associa® Canyon Gate's web site and view the financials, but he cautioned that they may not be accurate. Once again, Gail will need to push back on ACG to get the financials rectified. He will also ask for clarification on the actual date two home owners' dues were received. ACG's report shows payment posted on April 1st which per the new amended by-laws requires a \$50 late fee. Before a fee is assessed, we want to know when they were received.

Bill asked if we would need an executive meeting to approve the financials once Gail gets them corrected. Gail said that at this point, it could wait until May's scheduled board meeting. Further discussion was held by the board (ad nauseam) about the various errors in the report which Gail addressed as best he could. He added that he will be talking to our local CPA about the costs of handling our financials for 2016 and beyond. Due to errors and no vote to accept, no financial report will be attached to the minutes.

Legal: Bill reminded the board of our conference call with our lawyer at 2PM on Monday the 27th. It will be at Dan's house.

Replacement of Board member: In response to Bill's call for a replacement, Dick Costa has volunteered to fill the vacancy. Bill thanked him for volunteering. *Moved by Gail Root, Seconded by Suzanne Madero to accept Dick Costa as the replacement Director. Motion opened for discussion. Motion carried.* Bill will poll members as to when we can get a new photo for the web. Dan will notify Dawna and ACG of the new board member.

Vendor Certification Opt Out: Gail reported that ACG needed separate release forms for each vendor we chose not to include in their certification process. Bill and Gail filled out forms for the house keeper, grounds keeper, HOA lawyer and law suit lawyer and sent them to ACG on the 15th of April. These forms will need to be filled out on an annual basis (as long as we have ACG as our management company). ACG was going to contact all vendors about this process, but to date have failed to do so. These forms will be filed in the club house.

Next regularly scheduled Board meeting is May 27, 2015 at 3:00 p.m. with open forum at 2:45.

Meeting adjourned 3:42 P.M.

Respectfully Submitted,

Dan E Welch CCEHA Secretary

**COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION
MONTHLY REPORT OF THE ARCHITECTURAL COMMITTEE**

Date: 4/22/15

To: Homeowners Board

From: Architectural Committee

REPORT ON PETITIONS, APPLICATIONS, AND ACTIONS

REPORTING PERIOD: 3/18/15 - 4/22/15

DATE	APPLICANT	ADDRESS	ACTION REQUESTED
3/27	WAIER	2912 WEDGE	OUTSIDE RE-PAINTING OF GATES / METAL FLASHING TO ROOF

4/13	GUERRERA	2705 WATER HAZARD	RE-SEAL ROOF
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DATE	APPLICANT	ADDRESS	ACTION TAKEN
4/7	WAIER	2912 WEDGE	APPROVED

4/13	GUERRERA	2705 WATER HAZARD	APPROVED
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APRIL 2015 WEBSITE REPORT

April 1st – April 21st

UPDATES:

April Activity Calendars

February Minutes

2015 Board

STATS:

Total page loads (2006-2013) 42,147

Year to date—2,212 page loads

751 Unique visitors (497 first time visitors and 254 returning visitors)

April page loads were 187 (as of April 21st)

72 Unique visitors (56 first time visitors and 16 returning visitors)

Visitors came from New Mexico, California, New York, Washington, Louisiana, Nebraska, Arizona, Pennsylvania Florida and , Beijing, China

Thursday April 16th was the biggest hit day with 27 page loads

Dawna Diltz

HUD 80% Occupancy Report Summary*
4/22/2015

Number of Homes Built:	171	
Number of Occupied Homes:	167	
Homes Occupied with at Least One Over 55:	159	95%
Homes Occupied with No One Over 55:	8	5%
Number of Rentals Included in this Summary:	18	
Number of Vacant Homes NOT Included in this Summary**:	4	
Owned Lots w/o Homes NOT Included in this Summary:	11	

*CCEHA Board of Directors in April 2011 voted to use 88% as the optimum occupancy figure.

**HUD states that a home is considered vacant when the owner has not occupied the residence at anytime during the preceding year or has moved out and put the home up for sale. HUD does not consider vacant (unoccupied) homes as part of the over/under 55 requirement. As such, they are NOT considered in this Summary.