

CCEHA Board Meeting Minutes
April 28, 2016
CCEHA Clubhouse

Call to Order: 4:59 P.M.

Present – Dan Welch, President; Linda Anderson, Treasurer; Diane Carl, Secretary; Bob Potter, Director; Clete Jackson, Director Absent – Alex Chacon, Vice President; Rick Molitor, Director

17 homeowners were present.

Adoption of February 2016 Minutes: *No changes to February 2016 minutes. No vote necessary. Adopted.*

April agenda change(s): *No changes to April 2016 agenda.*

Unfinished Business:

Proposed sale of 2910 Sand Trap to an under age 55 couple. Prior to Don Underwood and Chris Huff speaking, Dan explained to Chris Huff, renter of said property, once he stated his reason for wanting to buy, he will need to excuse himself as he is not a paying dues member. Dan did ask Chris about his age. Which is 44.

First up: Don Underwood who explained his reasons for wanting to sell his property to his current renters.

Second up: Chris Huff, renter and proposed buyer explains his reasons for wanting to buy in this community.

There were no questions from the Board.

The floor was then open to the audience. Many voiced their opinions, reasons and concerns for and against the possible sale to the current renter.

Dan encouraged people to read the HUD documents.

Dan made motion to approve sale to current renters of 2910 Sand Trap. Linda seconded it. 1 yes vote, 3 no votes, 1 abstain.

After the vote, Don Underwood requested a letter to be written and mailed as to why the Board did not approve.

Update on status of signage for dog waste and leash ordinance. Dan asked for approval to buy 7 sets of signs for dog waste and leash. *Bob made the motion to approve. Dan seconded it. Approved.*

New Business:

No new business

Committee Reports:

Welcome: Bill Carl reported they made no visitations for March and April.

Facilities: Dennis reported on behalf of the committee who met last week and discussed:

- The water drainage problem on street west of Club House. Dan will talk to city of the problem.
- Expanding the sidewalk and putting in slab on east side of new addition. Tabled for later.
- An awning to go on Club House on northeast wall. Ken will check on cost, etc. and report back to committee.
- Adding 4 or 5 new trees on west edge of Desert Walk. Will check on size and cost and report back.
- Problem of not being able to get deed for Desert Walk. Not a facilities issue. Dan will check with County Clerk.
- Drip system will be set for two days only.

A full report is attached to the minutes.

Activities: *No report.*

Newsletter: *No report.*

Architectural: Donna Potter reported that for the month of March and April. For the month of March they had 3 actions. April they had 3 actions. All ranging from house painting, installing a solar light and extending a fence. One weed violation. *A full report is attached to minutes.*

Website: Dan reported on behalf of Dawna Diltz. Total page loads and web visitor information. The following has been updated to the website: March and April Activity Calendar. *A full report is attached to the minutes.*

HUD Report: Dan reported that we are currently at 93% of homes occupied with at least one person over age 55. Homes occupied with no one over 55 is at 7%. *A full report is attached to the minutes.*

Home Sales Update: Dan reported on behalf of Alex. Two packages were processed for realtors

Treasurer's Report: Linda presented the February and March 2016 P & L for approval. First presented was the February report. There were no questions. *Linda made the motion to accept the February P & L. Bob seconded it. Motion carried.*

There was an error on the March 2016 P & L. Therefore it cannot be approved. Will hold for next meeting.

Legal Update: Dan reported that the Nelson vs. CCEHA case has not gone away and that he received an email from our attorney that a court date is set for the 24th of May at 9:00 a.m. Another conference call is scheduled for tomorrow, April 28th for further discussion. Tunis case is still scheduled for the 10th of August.

Meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Diane Carl
CCEHA Secretary

Facilities Committee April 2016

1. Discussed water drainage problem on street on west of club house. Discovered drainage holes (2) under wall were plugged with concrete. Dan will talk to city about problem.
2. Discussed expanding sidewalk and putting new slab on east of new addition. Tabled till later.
3. Discussed awning to go on club house on northeast wall. Ken will check on cost est. and get back to committee.
4. Discussed adding 4 or 5 new trees on west edge of Desert Walk. I will check on size and prices. Report back.
5. Talked about problem of not being able to get Deed for Desert Walk. Not a facilities problem. Dan will check with County clerk.
6. We will set drip system for two (2) days only.

Submitted by
Dennis Grier

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION
MONTHLY REPORT OF THE ARCHITECTURAL COMMITTEE

Date April 27, 2016

To: Homeowners Board

From: Architectural Committee

REPORT ON PETITIONS, APPLICATIONS, AND ACTION

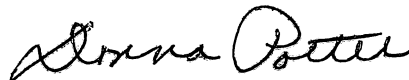
REPORTING PERIOD March 2016

~~8~~ Actions

Painting	2
Wall Extension	1

1 Covenant violation reported of weeds out of control.

Architectural Committee



Donna Potter, Chairman

COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION
MONTHLY REPORT OF THE ARCHITECTURAL COMMITTEE

Date: April 27, 2016

To: Homeowners Board

From: Architectural Committee

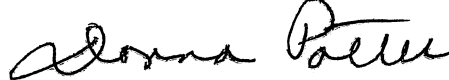
REPORT ON PETITIONS, APPLICATIONS, AND ACTION

REPORTING PERIOD April 2016

3 Actions

Painting	2
Solar Light Installation	1

Architectural Committee



Donna Potter, Chairman

APRIL 2016 WEBSITE REPORT

April 1st – April 26th

UPDATES:

April Activity Calendars

March Activity Calendars

STATS:

Total page loads (2006-2016) 48,978

Year to date—2,346 page loads

731 Unique visitors (440 first time visitors and 291 returning visitors)

April page loads were 388 (as of April 26th)

102 Unique visitors (51 first time visitors and 51 returning visitors)

Visitors came from New Mexico, Arizona, New York, Colorado, Florida, and Indiana

Monday April 4th was the biggest hit day with 41 page loads

Dawna Diltz

**HUD 80% Occupancy Report Summary
4/27/2016**

Number of Homes Built:	171	
Number of Occupied Homes:	167	
Homes Occupied with at Least One Over 55:	156	93%
Homes Occupied with No One Over 55:	11	7%
Number of Rentals Included in this Summary:	17	
Number of Vacant Homes NOT Included in this Summary**:	6	
Owned Lots w/o Homes NOT Included in this Summary:	9	

**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.

Country Club Estates Homeowners Associat
BALANCE SHEET
As of February 29, 2016
ASSETS

CURRENT ASSETS

First NM Bank - Cash	\$ 28,745.11
First NM Bank - Reserves	<u>88,376.93</u>

Total Current Assets	<u>117,122.04</u>
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PROPERTY AND EQUIPMENT

Club House	47,900.00
Land	<u>36,386.00</u>

Net Property and Equipment	<u>84,286.00</u>
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TOTAL ASSETS	<u>\$ 201,408.04</u>
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Country Club Estates Homeowners Associat
BALANCE SHEET
As of February 29, 2016

LIABILITIES AND STOCKHOLDERS' EQUITY

CURRENT LIABILITIES

Cleaning Deposit \$ (125.00)

Total Current Liabilities (125.00)

LONG-TERM LIABILITIES

Total Liabilities (125.00)

STOCKHOLDERS' EQUITY

Fund Balance 180,269.89

Retained Earnings 21,263.15

Total Stockholders' Equity 201,533.04

**TOTAL LIABILITIES AND
STOCKHOLDERS' EQUITY** \$ 201,408.04

**Country Club Estates Homeowners Associat
General Ledger**

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
	1010		First NM Bank - Cash	6,974.10		
02/29/16	1		Total Checks		(702.62)	
02/29/16	1		Total Drafts		(132.37)	
02/29/16	2		Deposit		22,606.00	
					<u>21,771.01</u>	<u>28,745.11</u>
	1021		First NM Bank - Reserves	88,376.93		
					<u>0.00</u>	<u>88,376.93</u>
	1105		Club House	47,900.00		
					<u>0.00</u>	<u>47,900.00</u>
	1130		Land	36,386.00		
					<u>0.00</u>	<u>36,386.00</u>
	2150		Cleaning Deposit	125.00		
					<u>0.00</u>	<u>125.00</u>
	3198		Fund Balance	(180,269.89)		
					<u>0.00</u>	<u>(180,269.89)</u>
	4000		Assessment Income	(235.00)		
02/29/16	2		Asses. Income		(15,721.91)	
					<u>(15,721.91)</u>	<u>(15,956.91)</u>
	4020		Fines/Legal/Liens	0.00		
02/29/16	2		Fines & Liens		(113.09)	
					<u>(113.09)</u>	<u>(113.09)</u>
	4230		Other Income	0.00		
02/29/16	2		State Farm Ins. Claim		(6,771.00)	
					<u>(6,771.00)</u>	<u>(6,771.00)</u>
	7000		Capital Improvement	0.00		
02/09/16	1977		Robert & Donna Potter		376.64	
					<u>376.64</u>	<u>376.64</u>
	7050		Accounting Fees	80.91		
02/09/16	1976		Tamara Hurt CPA		85.91	
					<u>85.91</u>	<u>166.82</u>
	7065		Office Expense	0.00		
02/03/16	1974		Diane Carl		20.63	
02/03/16	1975		Barbara Root		99.44	
					<u>120.07</u>	<u>120.07</u>
	7111		Nomination Committee	171.35		
					<u>0.00</u>	<u>171.35</u>

**Country Club Estates Homeowners Associat
General Ledger**

<u>Date</u>	<u>Reference T</u>	<u>Description</u>	<u>Beginning Balance</u>	<u>Current Amount</u>	<u>YTD Balance</u>
	7121 Newsletter Services		31.72	<u>0.00</u>	<u>31.72</u>
02/18/16	7201 Grounds and Maintenance 1978	Maria Andrade	240.00	<u>120.00</u> <u>120.00</u>	<u>360.00</u>
02/23/16	7215 Telephone 125	Century Link	57.90	<u>58.11</u> <u>58.11</u>	<u>116.01</u>
02/10/16	7230 Utilities 122	City of Deming	60.98	3.00	
02/10/16	123	City of Deming		31.01	
02/18/16	124	Columbus Electric		<u>40.25</u> <u>74.26</u>	<u>135.24</u>
	7251 Operating Contingency Expenses		100.00	<u>0.00</u>	<u>100.00</u>
Current Profit/(Loss)			<u>21,771.01</u>	YTD Profit/(Loss)	
Number of Transactions			15	<u>21,263.15</u>	
The General Ledger is in balance					<u>0.00</u>

Country Club Estates Homeowners Associat
INCOME STATEMENT
For the 1 Month and 2 Months Ended February 29, 2016

	1 Month Ended February 29, 2016	%	2 Months Ended February 29, 2016	%
Sales				
Assessment Income	\$ 15,721.91	69.55	\$ 15,956.91	69.86
Fines/Legal/Liens	113.09	0.50	113.09	0.50
Other Income	6,771.00	29.95	6,771.00	29.64
Less Returns & Allowances	0.00	0.00	0.00	0.00
Total Sales	<u>22,606.00</u>	<u>100.00</u>	<u>22,841.00</u>	<u>100.00</u>
Gross Profit	<u>22,606.00</u>	<u>100.00</u>	<u>22,841.00</u>	<u>100.00</u>
Operating Expenses				
Capital Improvement	376.64	45.11	376.64	23.87
Accounting Fees	85.91	10.29	166.82	10.57
Office Expense	120.07	14.38	120.07	7.61
Nomination Committee	0.00	0.00	171.35	10.86
Newsletter Services	0.00	0.00	31.72	2.01
Grounds and Maintenance	120.00	14.37	360.00	22.82
Telephone	58.11	6.96	116.01	7.35
Utilities	74.26	8.89	135.24	8.57
Operating Contingency Expenses	0.00	0.00	100.00	6.34
Total Operating Expenses	<u>834.99</u>	<u>100.00</u>	<u>1,577.85</u>	<u>100.00</u>
Operating Income (Loss)	<u>21,771.01</u>	<u>96.31</u>	<u>21,263.15</u>	<u>93.09</u>
Net Income (Loss)	<u>\$ 21,771.01</u>	<u>96.31</u>	<u>\$ 21,263.15</u>	<u>93.09</u>

Country Club Estates Homeowners Associat
INCOME STATEMENT
12 Month Comparison For 2016

	1/31/16	2/29/16	3/31/16	4/30/16	5/31/16	6/30/16	7/31/16	8/31/16	9/30/16	10/31/16	11/30/16	12/31/16	YTD Total
Sales													
Assessment Income	235.00	15,721.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,956.91
Fines/Legal/Liens	0.00	113.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	113.09
Other Income	0.00	6,771.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,771.00
Less Returns & Allowances	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Sales	<u>235.00</u>	<u>22,606.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,841.00</u>
Gross Profit	<u>235.00</u>	<u>22,606.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,841.00</u>
Operating Expenses													
Capital Improvement	0.00	376.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	376.64
Accounting Fees	80.91	85.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	166.82
Office Expense	0.00	120.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.07
Nomination Committee	171.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171.35
Newsletter Services	31.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.72
Grounds and Maintenance	240.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
Telephone	57.90	58.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.01
Utilities	60.98	74.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.24
Operating Contingency Expen	<u>100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
Total Operating Expenses	<u>742.86</u>	<u>834.99</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,577.85</u>
Operating Income (Loss)	<u>(507.86)</u>	<u>21,771.01</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>21,263.15</u>
Net Income (Loss)	<u>\$ (507.86)</u>	<u>\$ 21,771.01</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 21,263.15</u>

See Accountants' Compilation Report