

CCEHA Board Meeting Minutes

June 20, 2013

CCEHA Clubhouse

Call to Order: MaryKay Brady called the meeting to order at 4:01 pm. Roll call was taken with Board members present: MaryKay Brady, President; Dan Welch, Vice President; Janet St.Cyr, Secretary; Linda Anderson., Treasurer; Cheryl Richardson, Director; Phillip Swart, Director. Absent: Janet Hayhurst, Director. Nine visitors present.

Agenda Modification: Treasurer's reports will occur first.

Treasurer's Report: Linda Anderson presented financial reports for both April and May since there was no scheduled May Board meeting. CCEHA Balance Sheet and Profit & Loss reports ending April 30, 2013 and May 31, 2013 will be filed with the minutes. There are two outstanding assessments to be collected from Palko on Play Thru, and Palcovic which is in a lien situation. MaryKay reported that we will be receiving \$150. from Citizens Bank on the lien property.

Moved by MaryKay Brady, Seconded by Cheryl Richardson that \$30,000 be transferred from our general checking account, a non-interest bearing account, into the reserve account which is an interest bearing account. Motion carried.

Adoption of Minutes: *Moved by Linda Anderson, Seconded by Dan Welch that the minutes of April 18, 2013 be accepted as written. Motion carried.*

Old Business: MaryKay stated that there is nothing new to report regarding the legal proceedings.

New Business:

HUD Report Dan Welch reported that as of June 20, 2013 we are currently at 80% HUD Occupancy – 93.08% homes occupied with at least one person over 55; 6.92% homes occupied with no one over 55.

Committee Reports

Website – Stats Report submitted by Dawna Diltz

May Total page loads (2006-2013) 26,013

Year to date – 3,125

1,188 Unique visitors (702 first time visitors; 486 returning visitors)

May page loads – 496

244 Unique visitors (174 first time visitors, 70 returning visitors)

Visitors came from New Mexico, Arizona, California, Illinois, Florida, Michigan, and the United Kingdom.

Tuesday, May 7 was the biggest hit day with 66 page loads

June Total page loads (2006-2013) 26,592

Year to date – 3,704

1,300 Unique visitors (755 first time visitors, 545 returning visitors)

June page loads – 579

112 Unique visitors (53 first time visitors and 59 returning visitors)

Visitors came from New Mexico, Arizona, Canada, Louisiana, Wisconsin, and Texas

Friday, June 14 was the biggest hit day with 148 page loads

Survey Results (a special Board task, not a committee report)

Dan Welch reported that included in this upcoming issue will be a summary of the homeowners' association survey results acknowledging that we received 91 responses, 36%. The results were mostly positive..

Moved by Janet St.Cyr, Seconded by Dan Welch that the entire survey results be available in a separate binder in the clubhouse for the period July 1 - December 31, 2013 for homeowners to peruse. Motion carried with one Nay vote.

Welcome – MaryKay reported the Welcome Committee has met three new residents.

David and Kris Lanoue, 3101 Slice, 55+, renters.

Moises and Delores Fraire, 3017 Slice, 55+ owners.

Michael Christensen, 3017 Eagle, under 55 renter.

Neil and Zelda Greco, 3007 Wedge, 55+ owners.

Newsletter – Barb Root reported that the next newsletter, to be completed mid-July, will be posted to the web. It will be dedicated in large part to the survey results.

Facilities – Dennis Grier reported several items regarding the Desert Walk:

- one dead tree has been replaced
- there have been small changes to the drip system
- a fire pit project is underway
- irrigation system timer has been replaced
- the flag pole has been moved from outside the clubhouse to the Desert Walk

Dennis expressed his gratitude to everyone who has been keeping weeds under control at the Desert Walk. They have not been asked to do it, they just do. "I guess they want their community to look as good as possible. Thank you again!"

- All the light tubes in club house have been replaced.

Architectural – Five requests have been received; all have been approved.

- Costas, 2909 Driver: house to be painted; stairway to roof (identical to neighbors' stairway at 2905 Driver). All to be textured and painted the current house color.
- Davidson, 2400 Play Thru: addition of 8' x 10' sun room on rear patio; will match current Santa Fe home style.
- Hayes/Gwin, 3006 Slice: house to be painted, suede color.
- Wagner-Chatfield, 2915 Wedge: new front screen door.
- Molitar, 2400 Fairway: install flagpole.

Activities – Leighanne Wagner reported that plans for the July 4th gathering are underway. There is a need for help putting up the tents. On June 22 at 10:00 a.m., Pablo Salazar, a local electrical contractor, will give a presentation and answer questions about how to save money, be green, buy US made products, and lower your KW usage. August, the committee will host a "Not-So-Newlywed" Game.

MaryKay reported on the search for an alternative location for the CCEHA Annual Meeting that does not require as much furniture moving as is necessary at the Senior Center, and where we might be better able to see and hear the proceedings. She contacted the City of Deming and learned that the Depot, next to Starmax, is available for use with a non-refundable \$50 rental fee, as well as a \$100 cleaning fee (refundable in all or part, depending on the condition in which we leave it). We would have access to the building between 8:00 a.m. and Noon. As food and drink are not allowed in the theater, no refreshments would be provided.

Moved by Phil Swart, Seconded by Cheryl Richardson that we make arrangements to hold the CCEHA Annual Meeting at the Train Depot, beginning at 9:00 a.m. on Saturday, January 25, 2014.

MaryKay read a lovely thank you card from Judi Taylor and staff at *The Galleria*, thanking Barb Root and Janet St.Cyr for “putting their whole heart” into the feature article in the March 2013 newsletter.

Meeting adjourned at 4:37 p.m.

The next regularly scheduled CCEHA Board meeting: Thursday, July 18, 2013 at 4:00 p.m. with open discussion at 3:45 p.m. in the CCEHA Clubhouse.

Respectfully Submitted,

Janet St.Cyr

CCEHA Secretary

CCEHA Profit & Loss Budget vs. Actual

June 30, 2013

Income			June	YTD	Budget	Budg. vs Actual
Annual Assessments			\$ 300.00	\$ 26,832.74		
Late Fees From 2013			\$ -	\$ 12.50		
Annual Assessment 2012			\$ -	\$ 65.16		
Total Association Income			\$ 300.00	\$ 26,910.40	\$ 26,400.00	\$ (355.08)
Association Expense						
	Bookkeeping		\$ -	\$ 322.50	\$ 500.00	\$ 177.50
	Emergency		\$ -	\$ 833.30	\$ 1,500.00	\$ 666.70
	Legal Fees		\$ -	\$ 57.69	\$ 10,000.00	\$ 9,942.31
	Licenses & Permits, Dues & Subscript.		\$ -	\$ 50.00	\$ 250.00	\$ 200.00
	Insurance (3)		\$ 359.00	\$ 2,338.00	\$ 2,500.00	\$ 162.00
	Supplies & Mailings		\$ 83.42	\$ 780.18	\$ 1,000.00	\$ 219.82
	Taxes & Property Tax		\$ -	\$ 93.36	\$ 800.00	\$ 706.64
	Telephone		\$ 55.90	\$ 335.52	\$ 750.00	\$ 414.48
	Web Site		\$ -	\$ 115.99	\$ 200.00	\$ 84.01
	Utilities					
	Electric		\$ 24.97	\$ 164.31		
	Water & Gas		\$ 56.90	\$ 334.99		
	Total Utilities				\$ 820.00	\$ 820.00
Total Association Expense			\$ 580.19	\$ 5,425.84	\$ 18,320.00	\$ 13,393.46
Committee Expense						
	Activities		\$ 100.00	\$ 175.34	\$ 2,000.00	\$ 1,824.66
	Architectural		\$ 51.54	\$ 51.54	\$ 10.00	\$ (41.54)
	Bylaws				\$ -	\$ -
	Election & Nominations				\$ 400.00	\$ 400.00
	Facilities					\$ -
	Club house clean		\$ 100.00	\$ 600.00	\$ 1,200.00	\$ 600.00
	Garden & common areas		\$ 132.37	\$ 921.70	\$ 2,800.00	\$ 1,878.30
	Club house Maintenance		\$ -	\$ 183.54	\$ 1,000.00	\$ 816.46
	Total Facilities				\$ 5,000.00	
	HUD age verification				\$ -	\$ -
	Newsletter		\$ 53.94	\$ 163.52	\$ 400.00	\$ 236.48
	Long Term Planning				\$ -	\$ -
	Welcome				\$ 100.00	\$ 100.00
Total Committee Expenses			\$ 437.85	\$ 2,095.64	\$ 7,910.00	\$ 5,814.36
Total Expenses			\$ 1,018.04	\$ 7,521.48	\$ 26,230.00	\$ 18,708.52
Interest Income Reserve Account			\$ 47.41	\$ 100.03		
Net Income			\$ (670.63)	\$ 19,488.95		

C.C.E.H.A Balance Sheet
as of June 30, 2013

Assets			
	Current Assets		
	First New Mexico Bank	\$	23,504.07
	FNB Reserve Account	\$	62,931.46
	Total Checking/Savings	\$	86,435.53
	Total Current Assets	\$	86,435.53
	Fixed Assets		
	Club House	\$	47,900.00
	Land	\$	36,386.00
	Total Fixed Assets	\$	84,286.00
	Total Assets	\$	170,721.53
Liabilities & Equity			
	Opening Bal. Equity	\$	89,611.03
	Retained Earnings	\$	61,621.55
	Net Income	\$	19,488.95
	Total Equity	\$	170,721.53
	Total Liabilities & Equity	\$	170,721.53

JULY 2013 WEBSITE REPORT

July 1st – July 17th

UPDATES:

July Activities Calendars

Photo Gallery: 4th of July Potluck and BBQ—thanks Pamela

Reference Manual: updated Emergency Contact Form (page 54)

STATS:

Total page loads (2006-2013) 27,314

Year to date—4,426 page loads

1,542 Unique visitors (915 first time visitors and 627 returning visitors)

July page loads were 528 (as of July 17th)

207 Unique visitors (142 first time visitors and 65 returning visitors)

Visitors came from New Mexico, Arizona, Washington, Colorado, Michigan, Oklahoma, Pennsylvania, New Hampshire, Illinois, Florida, and Indiana

Monday July 15th `was the biggest hit day with 331 page loads

Dawna Diltz

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

Date: 6/20/13

To: Homeowners Board

From: Architectural Committee

REPORT ON PETITIONS, APPLICATIONS, AND ACTIONS

REPORTING PERIOD: 6/20/13 - 7/18/13

DATE	APPLICANT	ADDRESS	ACTION REQUESTED
6/20/13	DAN WELCH	3000 BOGIE CT SE.	ADD STORM/SCREEN DOOR TO FRONT ENTRANCE
6/22/13	ROBT. & JOANNE DONAHUE	2424 FAIRWAY DR	POUT OUT SECTION WALL & INSTALL
7/5/13	KENNETH LINENDOLL	3010 NINE IRON RD.	ADD TILED ROOF OVER SIDE EXIT DOOR

DATE	APPLICANT	ADDRESS	ACTION TAKEN
6/21/13	DAN WELCH	3000 BOGIE CT SE.	APPROVED
6/26/13	ROBT. & JOANNE DONAHUE	2424 FAIRWAY DR.	APPROVED
7/5/13	KENNETH LINENDOLL	3010 NINE IRON RD	APPROVED