

CCEHA Board Meeting Minutes
September 19, 2013
CCEHA Clubhouse

Call to Order: MaryKay Brady called the meeting to order at 4:05 p.m. Roll call was taken with Board members present: MaryKay Brady, President; Dan Welch, Vice President; Linda Anderson, Treasurer; Cheryl Richardson, Director. Absent: Janet St Cyr, Secretary and Phillip Swart, Director. Also in attendance were 4 homeowners.

There were no changes to the proposed agenda.

Adoption of Minutes: *Moved by Linda Anderson, Seconded by Cheryl Richardson that the minutes of August 18, 2013 be accepted as written. Motion carried.*

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

HUD Report – Dan Welch reported that as of September 19, 2013 we are currently over the 80% HUD Occupancy requirement with 93.87% homes occupied by at least one person over 55; 6.13% occupied with no one over 55.

Cheryl and MaryKay attended the recent monthly Board of Realtors meeting. Three topics were covered

1. New HOA law and required disclosures
2. Weeds at homes for sale and/or rented
3. Rental policies

Wes Hooper with the City of Deming has confirmed that the sidewalks on Wedge and Water Hazard will be repaired.

Committee Reports:

Website - Status report received from Dawna Diltz; details attached to minutes on the website.

Welcome – MaryKay reported that new home owner Linda Dahlberg of 2421 Play Thru was welcomed as well as two renters, Marie Meulemans at 2417 Fairway and Linda McCarty at 3001 Driver. All are over age 55.

Newsletter - Barb Root reported that the newsletter website has had 100 lookers on the web. Next issue will out in mid-November.

Facilities – Dennis Grier reported that a young man has been hired to keep the Desert Walk, clubhouse and entry ways in good order. He reminded all of us the importance of keeping our yards, curbs, alley ways and easement areas weed free. Refrigerated air conditioning is in the process of installation and should be complete by September 21st. More details are attached in his written report. Cheryl and JR Richardson have donated three sets of solar lights for the Desert Walk. They are a great addition to the area. Thank you!

Architectural - Rick Molitor reported that three requests have been received and approved: Dahlberg, 2421 paint front door; Fontane/Sena, 3000 Wedge paint gates and Rankin, 3025 Putting Green add an aluminum pergola.

Activities – MaryKay reported that the next meeting will be October 1st at 3:00 pm—everyone welcome to attend and bring ideas; First Friday coffee will be October 4th from 9-10 am at the Clubhouse. There are still tickets available for the Titanic Murder Mystery to be held October 15th at 6:00 pm. Contact her for details.

Treasurer's Report: Linda Anderson presented financial reports for August. The CCEHA Balance Sheet and Profit & Loss reports ending August 31, 2013 will be filed with the minutes.

Nomination and Election Committee Sign-up Sheet is now available in the clubhouse. This is your chance to help the community and make a difference...

Budget Committee Sign-up Sheet is now available in the clubhouse as well. Committee chairs are asked to provide their 2014 projected budget needs to Linda by the October meeting.

Legal review of governing documents

This item was tabled when MaryKay learned that she had not sent copies to the Board in time to review for discussion.

Discussion of potential for a Management Company

Board members present have had the opportunity to read the proposal and sample contract. There are many issues and questions. MaryKay was asked to contact the representative and set a time for discussion prior to the next meeting.

Preparation for Annual Meeting.

A worksheet was shared with a timetable to the January 25, 2014 meeting. Barb Root has agreed to handle the job responsibilities she did last year.—thank you, Barb.

With no other business presented for the good of the community the meeting adjourned at 5:10 p.m.

The next regularly scheduled CCEHA Board meeting will be Thursday, October 17, 2013 at 4:00 p.m. with open discussion at 3:45 p.m. in the CCEHA Clubhouse.

MaryKay Brady
Acting for the CCEHA Secretary

C.C.E.H.A Balance Sheet

as of September 30, 2013

Assets			
Current Assets			
	First New Mexico Bank	\$	20,211.99
	FNB Reserve Account	\$	63,002.84
	Total Checking/Savings	\$	83,214.83
	Total Current Assets	\$	83,214.83
Fixed Assets			
	Club House	\$	47,900.00
	Land	\$	36,386.00
	Total Fixed Assets	\$	84,286.00
	Total Assets	\$	167,500.83
Liabilities & Equity			
	Opening Bal. Equity	\$	89,611.03
	Retained Earnings	\$	61,621.55
	Net Income	\$	16,268.25
	Total Equity	\$	167,500.83
	Total Liabilities & Equity	\$	167,500.83

CCEHA Profit & Loss Budget vs. Actual

September 30, 2013

Income			September	YTD	Budget	Budg. vs.
Annual Assessments			\$ -	\$ 27,045.24		
Late Fees From 2013			\$ -	\$ 12.50		
Annual Assessment 2012			\$ -	\$ 65.16		
Annual Assessment Other			\$ -	\$ 150.00		
Transfer Fee			\$ 300.00	\$ 600.00		
Total Association Income			\$ 300.00	\$ 27,872.90	\$ 26,400.00	\$ 1,472.90
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.		\$ -	\$ 75.00	\$ 250.00	\$ 175.00
	Insurance (3)		\$ -	\$ 2,338.00	\$ 2,500.00	\$ 162.00
	Supplies & Mailings		\$ 28.01	\$ 840.03	\$ 1,000.00	\$ 159.97
	Taxes & Property Tax		\$ -	\$ 93.36	\$ 800.00	\$ 706.64
	Telephone		\$ 56.48	\$ 505.03	\$ 750.00	\$ 244.52
	Web Site		\$ -	\$ 115.99	\$ 200.00	\$ 84.01
	Utilities					
	Electric		\$ 30.10	\$ 253.77		
	Water & Gas		\$ 71.22	\$ 548.57		
	Total Utilities				\$ 820.00	\$ 820.00
Total Association Expense			\$ 185.81	\$ 5,983.24	\$ 18,320.00	\$ 13,336.79
Committee Expense						
	Activities		\$ -	\$ 387.34	\$ 2,000.00	\$ 1,612.66
	Architectural		\$ -	\$ -	\$ 10.00	\$ 10.00
	Bylaws				\$ -	\$ -
	Election & Nominations				\$ 400.00	\$ 400.00
	Facilities					\$ -
	Club house clean		\$ 100.00	\$ 900.00	\$ 1,200.00	\$ 300.00
	Garden & common areas		\$ 176.66	\$ 1,539.02	\$ 2,800.00	\$ 1,260.98
	Club house Maintenance		\$ 2,426.82	\$ 2,693.82	\$ 1,000.00	\$ 1,693.82
	Total Facilities				\$ 5,000.00	\$ 5,000.00
	HUD age verification				\$ -	\$ -
	Newsletter		\$ 54.79	\$ 272.64	\$ 400.00	\$ 125.21
	Long Term Planning				\$ -	\$ -
	Welcome				\$ 100.00	\$ 100.00
Total Committee Expenses			\$ 2,758.27	\$ 5,792.82	\$ 7,910.00	\$ 2,137.55
Total Expenses			\$ 2,944.08	\$ 11,776.06	\$ 26,230.00	\$ 14,253.89
Interest Income Reserve Account			\$ 71.38	\$ 171.41		
Net Income			\$ (2,572.70)	\$ 16,268.25		

Facilities 10/17/13

1. Air Conditioner has been installed to replace the old swing cooler.
2. Budget for 2014 has been completed and turned in to Linda Anderson.
3. Parking lot lights were checked out and need some work.

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

Date: 10/17/13

To: Homeowners Board

From: Architectural Committee

REPORT ON PETITIONS, APPLICATIONS, AND ACTIONS

REPORTING PERIOD: 9/20/13 - 10/17/13

DATE	APPLICANT	ADDRESS	ACTION REQUESTED
10/3/13	MARC/DARWIN DILTZ	3025 EAGLE	SEAL CRACKS; PAINT HOUSE SAME COLOR (R/B)
10/7/13	RICHARD COSTA	2913 BOGIE	INSTALL STORM DOORS FRONT (COLOR TO MATCH)
10/16	JUNE DAVIDSON	2400 PLAY THRU	REMOVE 6-7 SELECTED PINE TREES ON S W. SIDE OF PROPERTY

DATE	APPLICANT	ADDRESS	ACTION TAKEN
10/5/13	M/D DILTZ	3025 EAGLE	APPROVED
10/11/13	R. COSTA	2913 BOGIE	APPROVED
10/16/13	J. DAVIDSON	2400 PLAY THRU	APPROVED

OCTOBER 2013 WEBSITE REPORT

October 1st – October 16th

UPDATES:

October Activity Calendars

August Board meeting minutes

STATS:

Total page loads (2006-2013) 29,078

Year to date—6,190 page loads

2,155 Unique visitors (1,311 first time visitors and 844 returning visitors)

October page loads were 119 (as of October 16th)

43 Unique visitors (25 first time visitors and 18 returning visitors)

Visitors came from New Mexico, Arizona, California, Ohio, Oregon, Illinois, Nevada, North Carolina, Nebraska, Texas, Nettingham, United Kingdom, Sherborne, United Kingdom

Wednesday October 2nd was the biggest hit day with 29 page loads

Dawna Diltz