

**Country Club Estates Homeowners Association**  
*Organizational Meeting*  
**February 22, 2006 @ 7:00**

President, Bill Duncan, called the meeting to order at 7:00 PM. He introduced the board members present: Clete Jackson, Vice-President and Don Ward, Director. Marc Diltz was absent but available via phone. Marta Jackson was acting secretary.

A few "housekeeping" items were discussed. The Board would like to hear from the community at the meetings and is requesting that people stand when speaking. He discussed the meeting structure of old business, new business (board initiated and member submitted prior to the meeting) and announcements. Robert's Rules of Order will be followed for an orderly meeting. The proposed schedule of monthly meetings will be the second Wednesday of the month. The time will be from 6:30-8:00 PM.

**Approval of January Meeting Minutes**

The actual approval of the January General Meeting minutes will be at the next General Meeting. Due to the short notice of this meeting, the January General Meeting minutes will be discussed at the March meeting. Per the By-Laws, the minutes may need to be recorded.

**Completion of Board Makeup**

Rudy Rosenquist has volunteered for the Treasurer position. Marta Jackson has volunteered for the Secretary position. The Board President submitted the following motion to the board for approval: "A Motion is made to accept Marta Jackson as Secretary and Rudy Rosenquist as Treasurer of the CCEHA Board of Directors." Bill moved & Don Ward Seconded the motion. Motion passed.

**Committees & Functions being organized:**

**Activities**

Veronika Barnes is the acting chairperson of this committee. The committee normally meets the second Thursday of the month at the clubhouse; however, the next meeting will be March 16 at 7:00. A St. Patrick's Day party is planned for March 17. More details on the event will be forth coming.

**Age Verification**

This function will be attended to by Jim Reedy's office (through Broken Arrow Realty) for new lot sales and by the Welcome Committees for re-sales.

**Architecture**

Linda Drilling reported that the committee had 10 application requests, of which 5 were approved pending the restriction changes regarding security signs. The other 5 requests

are tabled and deal with those wanting name plate signs on their homes. Linda feels that this type of sign (name plate) should go before the neighborhood for approval. She has noticed several things in the neighborhood that have been a blatant disregard (painting of doors and gates) of the covenants.

A straw vote was taken among the attendees regarding the approval of name plate signs of a reasonable size. Most were in favor; three were opposed. If the name plate signs are allowed, the restrictions should reflect this. This committee will submit a new restriction for approval.

Linda will continue helping with this committee, but will not be able to be the chairperson. Betteanne Strauss and Pat Curtis volunteered to assist Linda and George Lopes. A replacement for George Lopes will be needed after July 2006.

### **Facilities**

Volunteers for this committee are Bob Nelson, Walt Hoefler, Chuck Gomes, and Tom Griffith.

The committee has requested an account be established to assist in purchasing items for the clubhouse. The committee will have the keys to the clubhouse and the bulletin board. The bulletin board outside the clubhouse was purchased by the Activities Committee and should only be used for neighborhood CCEHA announcements and activities. The facilities committee will be listed with their phone numbers on this bulletin board for contact purposes. The bulletin boards inside the clubhouse are to be used for Deming area announcements and events.

### **New Owner Welcoming**

This committee will be working also as the Age Verification committee for re-sale homes; renters will also be contacted. A packet is being compiled for distribution that will contain important CCEHA information. There is not a budget line item for this. The next meeting will be March 7.

The committee is organized by street and the committee members are:

Carol Hoefler—Bogie  
Jill Titmass—Slice  
Debbie Raynor and Sharon Curry—Fairway  
Donna Robbins, Sharon Boushon, Charlene Griffith—Driver  
Donna Robbins, Charlene Griffith—Putting Green  
Marta Jackson—Play Thru  
Jackie Loflin – Water Hazard & Wedge  
Dawna Diltz, Eleanor Fuller & Betteanne Strauss – Eagle

### **Newsletter**

Tom Strauss will be the Newsletter Editor. His goal is to publish the newsletter every other month. He is looking for submissions from the neighborhood and each committee.

### **Emergency Call List**

This is not an official committee function. Cheryl Fontaine & Sharon Galbraith are the coordinators for this information. Eva Meyer explained the process of filling out the form and that Cheryl & Sharon each keep copies of contact information for emergency use. It was suggested that this form be added to the New Owner Packet.

### **Recycle**

Charlie Barnes will take over the recycling program. The money made from recycling the cans will go to the Activities Committee fund.

### **Web Master**

Dawna Diltz is CCEHA's new webmaster. She will notify CCE if there is a new web address change. Please watch for changes to the website.

### **Developer's Report**

Jim Reedy reported on the new street lights that have been installed and the paving of Water Hazard, Hook, Slice and Sand Trap (and others). The office is continuing to work with Qwest to bring high speed internet to the neighborhood.

### **Old Business**

#### **"Declaration of Restrictions" Revision**

There was discussion regarding 75% of CCE did not vote which is necessary by the by-laws. It was the consensus of those in attendance there was a lot of confusion over the voting in October and that a simpler way of voting for the restriction changes would be beneficial. The Board will pursue this and come up with a recommendation.

### **RV Storage**

Bill recommends this "restriction" be removed from the general Declaration of Restrictions. There is a group of residents that is actively seeking an RV storage facility and they could form a subgroup of CCEHA to manage the facility. This thinking, Bill explained, formed the basis for the recommendation to remove this Restriction from the declarations, However, such an action is not only premature but requires approval of 75% of the CCEHA members. Therefore Bill asked that the Agenda item, "Board recommends this "Restriction" be severed from the general Declaration of Restrictions and handled as an individual item," be stricken from the agenda.

Linda Drilling read the minutes from their meeting.

Meeting Minutes-01/20/06

Thank you for your time and lively discussions during our meeting this morning. The following was covered and discussed:

Attendees: Sharon Lien by early phone conversation; Skip Baum; Betteanne Strauss; Clete Jackson; Jim Reedy; Linda Drilling.

- Survey Results - Out of 113 Homeowners, 76 were contacted by e-mail. (67%); 45 responded (59%); 22 have RVs (48%); and 15 said they would use the proposed facility (68%).

- Estimated Annual Costs to run an RV Parking Facility: **Insurance:** General Liability-**No Additional Cost**; Property Coverage on Rock Wall to be determined based on cost per linear foot and if coverage is desired. Information provided by Justin Alonzo on 01/19/06. **Electricity: \$600. Maintenance** such as resurfacing, light replacements, weed abatement etc. **\$600. Taxes: Est.\$1200. Contingency Fund: \$600.** Total Estimated Annual Costs: **\$3,000**
- Estimated Annual Revenue from RV rented spaces: 30 Spaces X \$20.00 X 12 = **\$7,200 (High if all spaces filled) vs \$3600 (Low if only 15 spaces were rented).**
- Estimated Net Income to CCEHA: **\$4,200 (High) vs \$600 (Low).**
- Sharon Lien suggested by phone, the RV Ad Hoc Committee re-work the existing Restriction #14 and take into consideration who would manage or run the facility
- Round-table discussion followed looking at all aspects of costs, feasibility, fairness and acceptability to all CCEHA members, RV Owners and the Grantor.
- Jim advised he would develop estimated costs and consider building and deeding the RV Parking Facility to CCEHA upon its completion, if CCEHA agrees to accept and maintain the facility, while reaching a level of a more cooperative spirit in the community with further stipulations feasibility to be explored by Skip Balm.
- Agreed to continue to table Restriction #14 until the group can reconvene on Friday, February 3 at 3:00 pm.

The committee is tentatively making the following recommendation:

### **Recreational Facility**

An RV Parking Facility for CCEHA members only will be developed and located adjacent to the subdivision by the Grantor to accommodate a minimum of 30 spaces not later than the completion and occupation of the first 140 homes within the subdivision. This facility shall have a perimeter fence to match the subdivision's current stone wall fencing, security lights, graveled surface and gates with locks.

The Committee Chairperson, Linda Drilling, commented that originally the developer agreed to deed the property and build a RV storage facility. At the last committee meeting, Jim Reedy said he would build the facility, but not deed it to the homeowners. The committee will continue to meet to resolve the issue of the developer deeding the property to CCEHA. There was some discussion in this meeting about whether the developer was reneging on his promise regarding the deeding of the RV storage facility if the "white hat" group removed their For Sale signs. Jim said he will stand by what he said.

The Committee will submit a revised document for consideration. The choices regarding the restriction seem to be, 1) Delete it, 2) amend it or 3) leave the current published recommendation on the table.

### **Capital Reserve Account**

The Board will meet with a financial advisor and identify the best instrument for the deposit of these funds.

### **"New Facility" planning**

John Ewart will chair this committee and seek others to join him.

**New Business**

There was none to report.

Tim and Leann Wagner were introduced. They have purchased a lot and are building on Putting Green.

**Announcements**

A group has volunteered to distribute announcements/mailings, etc to those who do not have email. There will be no cost since the supplies are donated by the volunteers.

**Adjournment**

The meeting was adjourned at 8:30 PM.

The next meeting will be Wednesday, March 8, 2006 at 6:30 PM.