

MINUTES OF BOARD OF DIRECTORS MEETING
COUNTRY CLUB ESTATES HOMEOWNERS' ASSOCIATION
JUNE 5, 2003

Meeting called to order at 12:00 P.M. by President Mike Walsh.

Board Members in attendance:

Walter Hoefer
Mike Walsh
Jane Franklin
Sharon Galbraith
Barbara Reedy
Janet Secor

Absent: Marie Miller

Attendees at large:

Ben Secor
Jack Galbraith
Eve Meyer
Lorn Harris
Norice Harris
Peter Parpartis
Carol Hoefer
Dale Vance
Shirley and Hal Wheeler
Egil Lien
Barbara Walsh

A motion to accept the Minutes of the May 1, 2003 meeting was made by Walt Hoefer and seconded by Janet Secor. Motion carried.

The Treasurer's Report was presented by Jane Franklin. A motion was made by Sharon Galbraith and seconded by Janet Secor to accept the Report. Motion carried.

Old Business

Mike Walsh informed everyone of the June 9th Public Hearing on re-zoning Country Club Estates from Commercial to PUD (Planned Unit Development) status. The hearing will be held at City Hall at 7:30 P.M.

Mike also mentioned on-going discussions with the Reedy's on the re-platting of the undeveloped area of Country Club Estates.

Mike stated that the Sidewalk Problem on Driver had been discussed with Qwest as it has been determined that they are responsible for the sidewalk damage. An inspector from Qwest will view the damaged area.

New Business

Unpaid assessments. Jane Franklin reported that three Homeowners are delinquent in paying their 2003 membership fees. Various options were discussed for resolving the issue of unpaid fees including a change to the By-Laws which would allow the assessment of late fees on delinquent accounts; certified letters to be sent to those delinquent and requesting our attorney to send a letter and as a last resort taking the issue to Small Claims Court.

A Motion was made by Sharon Galbraith that the unpaid accounts be submitted to our attorney to send collection letters and if they remain unpaid to enter actions in Small Claims Court for collect. The motion was seconded by Jane Franklin. Motion carried.

Jane also reported that the By-laws require that the Bank Statements should be audited by a member of the association. Carol Hoefer volunteered to perform this duty and it was also suggested that Carol Krum may also be available to help out.

Discussion was held on Goals and Implementation strategies. Mike requested a Committee be formed to work with the Developers, Barbara and Jim Reedy, on a 5-Year Plan. The following people agreed to serve on this Committee: Barbara Walsh, Sharon Galbraith, Carol Krum (by proxy) and Carol Hoefer.

Discussion was held on Community outreach ideas for identifying and working with people in our CCE Community who may be in need of help. Eve Meyer stated that the Activities Committee would be willing to be responsible for the implementation and execution of this activity.

The Reedy's were thanked for the installation of our new push button lock on the Club House door. The Code for entry is 0932. It was decided that the Bocce Ball equipment will be stored in the Club House and Eve Meyer and Shirley Wheeler have developed a sign-out sheet for the equipment.

Mike Walsh reported that we are still in need of a Chairperson for the Architecture Committee. He stated that he has literally begged everyone in CCE to accept this appointment to no avail. After much discussion, Robert Bernhardt volunteered to take on the Chairmanship of this Committee.

Mike Walsh reported that Dale Vance, and Debbie and Robert _____ have accepted appointment to our newly formed Community Affairs Committee.

Barbara Reedy mentioned that they have a Sprayer which can be used by anyone who wants to spray weeds. She cautioned that the herbicides required to eliminate many of the weeds is quite toxic and should be used with caution.

Sharon Galbraith stated that she has received several calls from homeowners on Playthru regarding the watering of the large pine trees in their backyards. Barbara Reedy said that Forest Westmoreland had set up a watering system for these trees and had taken responsibility for the cost. Barbara stated that since the trees are in the homeowners backyards she feels they are responsible for them. Especially since the system originally installed by Forest is damaged and had to be turned off to prevent water damage.

Committee Reports

Dale Vance reported on his extensive research and actions concerning the The West Nile Virus threat posed by the mosquito problem. Of special concern is the disposal of effluent by Border Foods on city land directly East of CCE across McCan Road. Dale reported that he, Mike Walsh and Ben Secor met with city officials on this matter and detailed his correspondence with officials in Santa Fe. He reported that the City appears to be on top of the problem, and they are taking such actions as appear to be necessary to alleviate the danger.

Eve Meyer suggested that carpeting be acquired for the floor of the club house to help alleviate the sound problem. Hal Wheeler stated that there are several places listed in the Las Cruces phone book which state they will give free advise on acoustical problems. Hal agreed to follow up with them and make a recommendation.

It was also mentioned that the Activities Committee has formed a sub-committee to work on developing a CCE Cookbook. They will request all homeowners to submit their favorite recipes.

There was no report from the Architecture Committee as no members were present.

There was no new report from the Age Verification Committee.

Ben Secor reported on behalf of the Facilities Committee that Mike Walsh had gotten the electrician to properly finish wiring so that the dishwasher and garbage disposal in the Club House now work. A halogen light was added by the front door to help light that area.

There was brief discussion on designing a logo and getting CCEHOA Polo Shirts with individual names on them. These shirts could be purchased by all present Homeowners and could be added to the welcome package for new homeowners.

Barbara Reedy requested that a period of time be designated for all homeowners to save all their receipts for any purchases or business services obtained in Deming so that she can show the powers that be in Deming how much our development contributes to the community. It was tentatively decided that September 15 to October 15 may be a good period. Shirley Wheeler will mention it in the next newsletter.

Respectfully submitted for Marie Miller,

Janet Secor