

**Country Club Estates Homeowners' Association Board Meeting  
June 3, 2004**

**Meeting called to order @ 6:15 PM** by President Sharon Galbraith.

**Attendance:** Board members present were Sharon Galbraith, Carol Krum and Janet Secor. 28 members were in attendance.

**Minutes of the April 4, 2004 meeting:**

In the absence of a quorum, no vote was taken to accept the minutes.

**Treasurer's Report:**

In the absence of a quorum, the report was not given and no vote was taken to accept.

**Old Business:**

**1. Letter to the city regarding dump and city's response:**

In reply to Sharon's letter to Scott Vinson, Luna County Manager, concerning the illegal dumping adjoining Country Club Estates, Ron Kilmer, Director of Planning and Community Service, responded that he inspected the area and agrees that there is a problem. The County code enforcement officers have been assigned to deal with the problem.

Homeowners reported that no difference has been observed in the dumpsite thus far. Sharon will call and ask when we can expect a resolution of the problem.

**2. Audit for 2003 and back tax liability:**

Neither of these issues could be addressed because of lack of information.

**3. Liability and Directors and Officers Insurance:**

Linda Drilling presented the research that she had completed on insurance and explained the absolute necessity of having a policy in the very near future. Linda pointed out the "worst case" scenarios that could befall us as an association. The membership appeared to agree that this was a necessary expense. As soon as there are enough board members present to vote, a meeting will be called to address the situation.

**4. Rental Issues:**

Sharon explained the need for a lease/rental agreement to be completed by homeowners and lessees. An agreement will give homeowners' board some control over situations which arise from rentals. Janet Secor suggested that resales should also be covered. Janet, Carol Krum and Sharon will meet with Attorney Kent Cooper on Thursday, June 10, to address these issues.

**5. Additional Old Business:**

Carol Hoefler asked what, if anything, was decided about upgrading the patio at the clubhouse? Sharon suggested that Walt Hoefler and Dick Hayhurst work up a plan that reflects the increase in cost of materials since we last looked at the plan and we will revisit it.

Carol Krum raised the issue of weeds on properties and in alleyways. It was suggested that letters be sent to property owners with phone numbers of handymen who will clean up their properties. It was also suggested that we call the city and have an inspector come out. The city has stated in the newspaper that properties must be free of weeds or fines will follow.

**New Business:**

**1. Request for telephone for the clubhouse:**

There have been many requests for a telephone for emergency use only for the clubhouse. To have a phone installed for local use would cost approximately \$228.00/year.

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**New Business (cont'd)**

**2. Need for Architectural Committee Volunteers:**

Five members have volunteered for the Architectural Committee: George Lopes, Dave Curry, John Wood, Linda Drilling and Jackie Loughlin. George has been anchoring the committee by himself and since the by-laws state that there must be three members, two more will be chosen from this group of volunteers.

**3. Summer meetings:**

Sharon questioned whether we should try to have summer meetings since so many people are often away. Since there was no quorum for this evening's meeting, it seems imperative that we try to have a meeting in July. We will look at August at that time.

**4. Direction for Facilities Committee expenses:**

If something is broken and needs attention and the cost is under \$100.00, it should be fixed. The board will vote on this as soon as there is a quorum.

**Committee Reports:**

**1. Activities:** Cheryl Fontane reported that Ladies Day Out at Joe Perk was a success and that the Mother's Day coffee was well attended and enjoyed by all. She outlined activities for June which include Father's Day brunch on the 19th, Ladies Day Out in Las Cruces at the Farmer's Market on the 12th, cards and games on the 5th and crafts on the 16th. There will be no Reader's Group until September 29. There is a cookout being planned for the 4th of July at the clubhouse. Cheryl also reported the need for people to sign up to bring coffee and donuts on Saturday mornings.

**2. Architecture:** No report.

**3. Facilities:** Joe Sena reported that the DVD player failed and Sam's Club replaced it with no hassle. The cable also failed and the cable company reconnected it. Keith Smith and Walt Hoefler repaired the roof. Keith, Ben Secor, John Wood and Walt got the cooler started. There has been some concern that the automatic lock does not always work properly. There is a need to put weather stripping under the front doors. Future projects include shelves for the closet and cabinet storage in the bathrooms. Some thought has been given to purchasing a microphone that would be used through the DVD.

**4. Long Range Planning:** No report. Jack Galbraith reported that the committee had disbanded.

**5. Community Development:** Carol Hoefler spoke with Jim Reedy concerning the bocce ball court. Jim said that he will repair it. Carol also asked him about extending the walking path from Raymond Reed Blvd. The city would like to seek grant funds for this project, but currently the Pit Park is their major focus. Light standard selection is getting closer.

**6. New Owner:** New owner packets will include new clubhouse usage guidelines. More packets will be given to Jim and Barbara for the office.

**7. Age Verification:** Currently, we are at 92.1 % compliance.

**Developers Report:** No report.

**Questions from the Floor:** Joe Sena raised the issue of creating a slo-pitch coed softball team. We would need 14 to 22 people to create two teams to play each other.

**Next Meeting: Thursday, July 1, 2004 at 6:15 PM.**

**Meeting adjourned at 7:45 PM** Respectfully submitted, Carol Krum, Acting Sec'y