

Country Club Estates Homeowners Association
March 3, 2005 Meeting

MEETING CALLED TO ORDER at 1:05 p.m. by President Sharon Galbraith at the Country Club Estates clubhouse. All were asked to sign in.

ATTENDANCE: Board members present were Sharon Galbraith, John Ewert, Shirley Wheeler, Betty Buman, Jackie Loflin and Dick Hayhurst. Twenty nine additional members attended.

MINUTES OF ANNUAL MEETING. Motion was made by Shirley Wheeler to accept the minutes as written; seconded by Peggy Eggleston. Approved.

TREASURER'S REPORT. Shirley Wheeler reported \$14,600 income; \$1,232 expenses; \$29,877 balance in checkbook. Motion to approve by Dick Hayhurst; seconded by John Ewert. Approved.

DEVELOPER'S REPORT, ADVISORY COMMITTEE. Richard Orona said nothing was settled in the meeting of the Advisory Committee. They have agreed to meet at 9:30 a.m. the last Monday of each month. Richard is to be the spokesperson for the committee. Committee reports will be mailed to each home. Barbara Reedy volunteered to pay the postage. Richard asked that homeowners make any comments in writing; committee members will not address comments/complaints over the phone.

Talking points at the last Advisory Committee meeting on 2/23:

- Present at the meeting were Debbie Hayhurst, Veronika Barnes, Dawna Diltz, Richard Orona, Barbara Reedy.
- Plan to meet with engineers to discuss drainage plan for the subdivision.
- Talked about walking paths.
- Talked about landscaping of paths and ponding areas.
- Discussed what will be the common areas in the development.
- Discussed cracks in the sidewalks.
- Discussed lights of the border patrol facility. Barbara Reedy suggested writing a letter to Rick Moody.
- Veronika Barnes suggested the committee's "mission statement" could be -- ...to facilitate between homeowners and developers of Country Club Estates.

Shirley Wheeler said she thinks the committee report should be run by the Board before it is sent to the members of the community. Richard Orona asked why she wanted that done. Shirley replied that she didn't want the Board in the dark about committee proceedings, that the leadership needed to know what was discussed. She said it did not seem right that only the Reedys and the committee knew what they had talked about. Richard asked if this was a "trust thing," and Sharon Galbraith assured him it was not and reiterated that the Board would like to be in the loop before the discussion goes to everyone in case something should be on the next meeting agenda. She said they had no intention of overriding anything the committee did.

Richard said he would get the report to the Board in time for it to read and digest it. It may mean the committee has to meet earlier in the month.

Veronika Barnes said this is a new committee and they are still settling in and said maybe they could meet two weeks before the Homeowners' meeting instead of one week. Sharon Galbraith said it was the type of committee that would probably generate more questions than other committees and said it is important that we know if we have to expand the agenda based on the committee's discussion.

Ben Secor asked why the Reedys did not attend the Homeowners' meeting and said by the time minutes get back to the Board, things could change. He said if the Reedys are members of the Board, they should attend the Homeowners' meeting. Richard Orona said they were meeting on Monday because that is Barbara's day off and it is more convenient for her to meet then, but inconvenient to come to the Homeowners' meeting on Thursday. He says nothing changes because he writes up the report, sends it to the committee members and they must agree to it. Ben asked why she's able to meet with the committee but can't come to the Homeowners' meeting. Shirley Wheeler said that if the Reedys can't make a Board meeting, then maybe they should not be members of the Board. Sharon Galbraith said she didn't think that could be done. Janet Secor asked what is the point of having them on the Board if they can't attend. Dick Hayhurst agreed. Richard Orona said he would bring it up with Barbara Reedy. Sharon said she would like a commitment for them to attend so specific questions can be answered in "real time."

OLD BUSINESS.

Follow up letter to city engineer. Mike Walsh had sent letter to city administrator. (November 2003) about repairing the sidewalks when he was president. Sharon G. sent letter also (December 2004) to the city administrator. The city engineer said he wanted copies of the letters, so Sharon sent them to him. Dick Hayhurst said we should see who is responsible for sidewalks in the city.

Gravel for parking lot. Sharon thanked members of the Facilities Committee for taking care of it.

NEW BUSINESS.

Newcomers' Cake and Coffee. Sharon said she hopes to set up a time for the informal coffee by the end of the month. The purpose of the coffee is that anyone who is new can come by and meet people from CCE and ask questions they may have. Sharon said she would like members of the Architectural Committee, the builder, Activities Committee members, and some Board members to attend. Sharon said she will post the date of the coffee at the clubhouse.

Electrical improvements. Sharon said when we plug in high-heat appliances, we blow circuits and said we should have a licensed electrician install another circuit for safety reasons. This will be followed up.

Definition and maintenance of common elements. David Curry and Sharon met with the Reedys and said they ought to identify the common elements.

Landscaping committee. Sharon asked for volunteers to form a Landscaping Committee. She said if we use the area, such as the bocce ball court, we should maintain it. Jack Galbraith said there was the possibility that we would then also pick up a tax liability. It's not clear who owns the common areas, but until it is decided, we should maintain them so the areas are not shaggy, Sharon said.

Sharon Lien asked if it is necessary to continue to post notices on the clubhouse windows. Veronika Barnes said the Activity Committee is looking at prices for an outside bulletin board.

Leola Palko asked who is responsible for the weeds growing between the bocce ball court and her lot. Sharon said she thought CCE should take responsibility for it. Sharon Lien suggested we have Border Pest Control take care of the weeds there as they do at the clubhouse.

Qwest DSL. Jack Galbraith presented the results of a discussion Sharon had with Qwest on DSL service to the CCE area. Points he made:

- Based on a Qwest-to-house line-quality check on their home phone line, Qwest said the line was not of sufficient quality to support DSL. A technician will visit to do an additional test to measure house-to-Qwest quality.
- The technician will determine possibility of adding line-conditioners to improve quality.
- If feasible, Galbraiths will order DSL service as a test site. If it works, Qwest will offer to others in CCE.
- Qwest premium plan is generally \$48 monthly. Basic plan is \$25/month. Other plans are \$35. Users would need to purchase a \$60 modem.

Inside bulletin board for "Services": Because the "Services" bulletin board is getting "scraggly," Sharon asked that no fliers be put on the bulletin board, but that information is put on a 4 x 6 card. If people put up business cards (from businesses they would like to recommend), Sharon asked that people put their name on the back in case anyone would like to ask about their experience with the business.

COMMITTEE REPORTS.

Activity Committee.

- Dawna Diltz announced there will be a St. Patrick's Day potluck from 6 to 8 p.m. on Thursday, March 17. Sign up in the clubhouse.
- A Creative Memories Scrapbook Workshop is Tuesday, Mar. 22. RSVP to Marie Miller by Mar. 15th. Cost is \$10 for supplies.
- There will be an April Lecture Night by "Desert Mary" from Rockhound Park, who will discuss preserving native plants.
- Next Activity meeting is March 10, 7 p.m., open to anyone to attend.
- Dawna is making the calendars; if you have something to put on the Activities calendar, call her.
- Movie night is now the first and third Sunday nights in the clubhouse.

Veronika Barnes said the Activities Committee is in flux and requested that everyone work together to put events on since no one is actually leading the group at this point although Debbie Raynor is acting as coordinator.

Architectural Committee. Nothing new.

Facilities Committiee. Joe Sena reported that:

- Several channels are now coming in very well on the TV.
- The ugly cable on the outside will be brought inside.
- He bought a new broom.
- He installed a smoke detector
- He bought gravel for the clubhouse.
- He wants to put a motion detector on front of the clubhouse, but cannot find a “southwest” style; if you know of a source, let him know.
- John Woods has volunteered to be the third member of the committee.

Community Development. Carol Hoefler resigned from the committee. If anyone is interested in picking up her responsibilities, let Sharon know.

New Owners. Eve Meyer said there is nothing new.

Age Database. Carol Krum said nothing has changed. We are 95.2 percent compliant. New residents at the meeting, Betteanne and Tom Strauss and Peter and Joanne Vincken, introduced themselves. The Vinckens will live on Putting Green; the Strausses will live on Eagle Rd.

Covenants Revision. David Curry and Sharon met with Barbara Reedy regarding changes. Since they are still identifying the “common elements,” Sharon has not gotten back to her. She has to contact her and see if she is ready with changes. Then she will bring it to the current Board. After discussions, she will send out copies by registered mail to everyone. This is not a ballot. People will have a chance to read them over before they are voted on in a general meeting. Ben Secor asked if the changes would be evident and Sharon will try to show in the document where all the changes are.

QUESTIONS FROM THE FLOOR

Re landscaping. Dick Hayhurst said he would like to see the entrances on Dona Ana beautified. Debbie Hayhurst said she will talk with a landscaper.

Re moving boxes. Betteanne Strauss said she will be moving here in April and asked where to dispose of moving boxes. Suggestions: Pepper allows citizens to use their recycling containers one day a week. Recycle other paper at the Headlight newspaper office. Or, put an ad in the newspaper saying you have moving boxes to give away.

Re reporting problems. Veronika Barnes asked if there is a committee to report things that are “amiss.” Sharon said that’s the Architectural Committee (John Woods, Dave Curry or Linda Drilling).

NEXT MEETING is Thursday, May 5, 1 p.m., at the Clubhouse.

MEETING WAS ADJOURNED at 2:15.

Respectfully submitted,

Betty Buman
Secretary