

**Country Club Estates Homeowners Association**  
**Board of Directors Meeting**  
**Saturday, March 10, 2007**  
**9:00 a.m. to 10:00 a.m.**

President Clete Jackson called meeting to order at 9:00 a.m. Board members present: Marc Diltz, Clete Jackson, Bob Nelson and Donna Robbins. Absent: Don Ward. Dave Elmore and Rudy Rosenquist have submitted their resignations from the Board.

Minutes approved from the Jan. 10, 2007 and Jan. 27, 2007 Board meeting. Minutes from the Annual meeting on Jan. 27, 2007 will be discussed on March 31, 2007 at the special meeting.

Correspondence: Dave Elmore has resigned from the Architectural committee.  
Clete Jackson has resigned from the Facilities committee.

Motioned was made by Bob Nelson to appoint Fred Paul as the new Treasurer, seconded by Marc Diltz. Motion approved. Mr. Paul, a CPA, has 30 years experience, including a position with IRS. Mr. Paul stated he “wants to benefit the community”.

Treasurer’s Report: No report

Unfinished business: The budget will not be discussed at present; it’s in the mail and will be discussed at the Special meeting, March 31, 2007, 9:00 a.m. at the Senior Center

New Business:

Donna Robbins reported on meeting with association attorney. See Attach. A

Donna Robbins reported on meeting with City Manager and Mayor. See Attach. B

Discussion on guidelines and procedures for committees. Board will be working on this issue; and is currently reviewing names of those who have indicated an interest in serving on committees. The Architectural committee has four volunteers and they are being reviewed. Motion to appoint temporarily, Jackie Loflin to the Architectural committee was proposed by Donna Robbins and seconded by Marc Diltz. Motion passed.

Formation of Special Committees: Long Range Planning Committee was discussed on terminology to identify the committee for more community involvement. Motion to change from Board committee to Special committee made by Donna Robbins and seconded by Marc Diltz. Motion approved.

Recycling committee: Donna Robbins explained function of committee and how it can affect the whole city. Two individuals, Patty Salessess and Doreen Paul are currently involved in recycling and volunteered to serve on this committee. Motion to appoint Patty Salessess and Doreen Paul to this committee by Bob Nelson, seconded by Donna Robbins. Motion approved. Others who have expressed an interest in serving on this committee are: Diane Patterson, Pam Fletcher and Susan Wolf and will be contacted by Donna Robbins. Charlie Barnes will be asked to continue to serve on this committee as well.

Age Verification: Bob Nelson recommended that Dawna Diltz and Betteanne Strauss be put on the Age Verification committee. Discussion on who will maintain Age Verification forms. The Secretary will be responsible for all CCHEA records and documentation. Discussion held on resale of homes for Age Verification and was tabled.

President Clete Jackson, brought up that no one was appointed to the Long Range Planning committee. Discussion held on past and present members, with no action. Tabled until a later date.

Committee Reports:

Activities - Leighanne Wagner reported that on 03-17-07, a pot luck, St Patrick's day supper will be held at the clubhouse at 5:00 p.m. and CCHEA garage sale will be held on April 28<sup>th</sup>.

Architectural - President Clete Jackson stated that Don Ward, Bob Nelson and himself have addressed all Architectural issues.

Facilities - Tom Griffith reported that a thermostat was donated to the clubhouse; THANKS to Larry Boushon. Chuck Gomes is also willing to serve on this committee.

New Owner Welcoming Betteanne Strauss reported she and Dawna Diltz welcomed two new owners: Bruce & Pam Fletcher at 3209 Water Hazard and Keith & Joann Wagner at 3109 Water Hazard

No Reports from: Newsletter, Web Master and Developer.

Announcements:

Special Board Meeting – March 31<sup>st</sup>; 9 a.m. at the Senior Center  
Next Open Forum – April 14<sup>th</sup>, 9 a.m. at the CCEHA Clubhouse  
Next Board Meeting – May 12<sup>th</sup>, 9 a.m. at the CCEHA Clubhouse

Remarks: The Treasurer has the auditor's report and commented on the review. General discussion was held on 2007 budget. Motion was made and approved to include a copy of the Treasurer's report with the Bi-monthly Board Meeting Minutes.

Motion to adjourn by Bob. Nelson and seconded by Marc Diltz Motion passed.

Submitted by  
Bob Nelson, Secretary

See Attachments: A & B

**Attachment A**

Visit with CCEHA Attorney, Jennifer DeLaney on Thursday, February 22, 2007 at 10:00 a.m.

Issues discussed (1) Having a Parliamentary Committee---Jennifer is checking into the legality of a committee advising the Board. What our by-laws and Robert's rules say is not the issue, it is the State statues where the legality issue comes in to play. Jennifer will check on any liability and if the committee would be covered under our insurance.

PUD vs. City Ordinance-----Believes the City takes precedence but will research

R.V. Parking -----is reviewing our by-laws and if anyone is obligated. She is still researching. We will get a written statement from her.

Reported by Donna Robbins

### **Attachment B**

Meeting with Richard McInturff, City Administrator and Andres Silva, Mayor  
Thursday, February 22, 2007, 2:30 p.m.

PUD.....PUD is a District within the ordinance. CCEHA was done as a PUD (Planned Unit Development) because of a clubhouse and has to do with setbacks. Our green areas were replated away, which is legal per the city. McInturff says they are gone. "It wasn't working for us." McInturff sites Del Sol where the city thought they were getting a percentage of that development for a park and it turned out to be such a small amount that it could not be used for the public.

Ponding Areas.....Pond areas are required in our subdivision. The city is not required to maintain them. The lots are in Jim Reedy's name. If the association chooses not to accept them they will stay in Reedy's name even after he is done developing here. If the association chooses to take on the ponds it is Reedy's responsibility to come to an agreement with us. **IF** we accept them we can decide to maintain them ourselves or ask the city to maintain and arrive at a mutual price per household, it does not have to be \$25.00.

Bocce Ball lot.....McInturff says this can never be built on, it does not meet the set back or accessibility requirement.

Handicapped Parking.....State requirements at our Clubhouse at this time is 1 parking space. City says this parking space must be off street parking. Since we don't own the parking lot we can't pave it correctly or establish the sign.

Road in front of clubhouse (west of)....If the city decided to vacate the street by the clubhouse they would first get it appraised. McInturff says roads appraise for a low amount. After appraisal, 1/2 of the road is offered to nearby property owners. If the nearby owners don't want it we could purchase it for the appraised value.

Speed Limit Signs.....even if not posted it is 25 mph in our subdivision. Ignorance of the law would not keep you from getting a ticket if someone were speeding.

Alley Ways.....Homeowners are responsible for middle of alley to their property line. This includes weeds and tumbleweeds. The only time the city comes in to smooth ruts down or grade would be if the alley got so rutted or muddy that the garbage trucks couldn't get through.

Reported by Donna Robbins