

# Country Club Estates Homeowners Association

Special Meeting – Senior Center

Saturday, March 31, 2007

9:10 a.m. to 10:50 a.m.

The Special Meeting was called to order 9:10 a.m. by President Clete Jackson. Board Members present: Marc Diltz, Bob Nelson, Donna Robbins, Don Ward and Fred Paul.

## **Unfinished Business:**

Clete Jackson turned over the gavel to Vice-President, Marc Diltz. Clete Jackson was considering voicing an opinion on the budget. Vice-President, Marc Diltz, had Treasurer, Fred Paul, explained the new 2007 budget options and components. Mr. Paul briefly outlined his past experience as a CPA with the IRS and public practice. He explained that everyone had a choice of 5 options, explained each option and then asked for any questions from the membership. There were no questions.

Donna Robbins explained the voting guidelines and its process. Donna Robbins also explained the written correspondence from the Association's attorney, the current by-laws for the Association, and Roberts Rules of Order. The CCEHA Lawyer gave legal advice regarding quorums and voting based on her analysis of State Statutes and Annotated, our by-laws and Roberts Rules of Order. A quorum, as of end of business, December 29, 2006, we had 164 homeowners and J.R. Builders had 135 votes which came to a combined total of 299 votes. To establish a quorum; we needed 150 homeowners present to vote, which included J.R. Builders votes of 135. Donna Robbins further explained in case of a tie, another vote would be taken. In the case of multiple options, it is possible that a minority opinion could become the majority vote. For example, with the clubhouse voting options, if 23% of the members who vote cast their vote to not explore the clubhouse, and there is no other option that received as much as 23% of the votes, then the measure that received the 23% received the majority of the votes and is the "winner" of the vote even though 77% of the votes wanted to explore some type of clubhouse option, just not the same options. The vote was taken and the tellers collected and tallied the votes.

During the tally of the votes, Bob Nelson and Don Ward spoke about Pondering on Country Club Estates. According to Bob Nelson, the city does not have an ordinance in place at this time. The city of Deming, Planning and Zoning Committee is currently working on an ordinance. The city wants to charge each property owner a fee of \$25 per lot, per year. The question was asked, "What is Pondering?" Pondering was explained as retention of runoff water from your property. Don Ward commented that as

development expands, ground hardens and rain water runoff increases from other developments.

A break was taken from 9:40 a.m. to 9:55 a.m. to count the votes. Vice-President reopened the meeting and explained again why President, Clete Jackson, had passed the gavel.

#### Results of First Vote:

- Option 1 - 12 votes
- Option 2 – 30 votes
- Option 3 – 25 votes
- Option 4 – 16 votes
- Option 5 – 30 votes

The vote was tied on option 2 and 5. These options were explained and a second vote was taken with the tellers collecting and tallying the votes.

#### Second Vote Tally:

- Option 2 – 54 votes
- Option 5 – 53 votes

Ben Friedman moved for a recount. Motioned seconded by Bonnie Rosenquist. Ben Friedman returned with the same count and made a motion to approve the budget with Betteanne Strauss seconded the motion. Motion to approve the budget with option 2 was made by Rudy Rosenquist and seconded by Janet Chartier. Motion passed.

Richard Hayhurst questioned the amount for 2008 dues. Discussion was held and it was explained that the due amounts for 2008 would be established when the 2008 budget is prepared.

Donna Robbins thanked the following people for their part in our Budget/Voting process: Toms and Betteanne Strauss, Dave Elmore, Rudy Mayer, Fred Titmus, John and Janet Chartier, Sue Gomes, Shirley Wheeler, Barbara Hamilton, Lynne Peary and Fred Paul.

The gavel was returned to President, Clete Jackson, who continued with the meeting.

Approval of January 27, 2007 Annual Meeting Minutes: A few corrections and additions were mentioned by Donna Robbins. She wanted to recognize and thank, Charles Barnes and Jack Galbraith on their help and work with the candidates forum. On her report to the Election Committee; she wanted to mention that an owner of two adjoining lots, #s 207 & 208, Ron and Susan Wolfe, did not put in a waiver, therefore must pay annual assessments on both lots. A motion to approve the annual meeting minutes was

made by Bob Nelson and seconded by Marc Diltz. Don Ward objected to approving the Annual Meeting minutes until the annual meeting of 2008. No further action.

**New Business:**

Motion to appointment Patty Salesses as a Director, replacing Dave Elmore, who resigned from the Board, made by Bob Nelson and seconded by Don Ward. Motion approved.

Architectural: Jackie Loflin will be placed permanently on this committee and Gary Roosenberg was also appointed. A third member is to be selected at another time. The Board is still interviewing.

Facilities: Joe Tunis accepted. This committee now has three members, including Tom Griffith and Chuck Gomes.

Recycling: Susan Wolfe accepted a position on this committee.

Jackie Loflin asked if someone else could take her place on the Architectural Committee while she was on vacation and President, Clete Jackson said no.

Dave McLeroy asked why the Treasurer's Report was not covered and President, Clete Jackson replied that the Treasurer's Report was decided not to be discussed.

**Announcements:**

Next open forum – April 14; 9 a.m.; CCEHA Clubhouse  
Next Board Meeting – May 12; 9 a.m.; CCEHA Clubhouse

Remarks: Richard Hayhurst again brought up 2008 membership dues and it was again discussed with a decision to be reached by November 2007.

Motion to adjourn by Bob Nelson and seconded by Ben Secor at 10:50 a.m. Motion carried.

Bob Nelson,  
Secretary CCEHA