

**Country Club Estates Board Meeting
May 1, 2003**

Meeting called to order @ 12 noon by President Mike Walsh.

Attendance: Board members present were Mike Walsh, Marie Miller, Sharon Galbraith, Janet Secor and Jim Reedy.

Board members in absence were Walt Hoefer and Jane Franklin. 14 homeowners were in attendance.

Minutes of the April 3, 2003 meeting;

Motion to accept minutes with corrections, was presented was made by Janet Secor.

Seconded by Sharon Galbraith

Discussion: Board attendance needs to be addressed differently and the amount on hand should read \$10,928.64.

Vote: All in favor with above stated corrections.

Treasurer's Report:

Printed report handed out to everyone. Balance on hand as of 4/30/03 is **\$11,180.05**.

Motion made by Sharon Galbraith to accept report as written.

Seconded by Janet Secor.

Discussion: Eve Meyer asked if money spent for rugs for clubhouse should be taken out of their Activities Fund. Mike said this be taken out of Capital Expenses.

Vote: All in favor, with correction as stated above.

Old Business:

1. Reference Book: Sharon & Jack have finished the book, it's been printed, and there are copies here for any one who wants to have one

New Business:

1) Report from Jim Reedy regarding platt development:

Jim said he has approached the city regarding a new zoning ordinance and replatting of remaining housing development. After meeting with other members of the Board, we would like to change the roads so that no more roads will enter the community than we already have. All new roads to the south of Play Thru will be made into cul-de-sacs, and all roads to the north will go thru only as far as Hazard Drive. We would also like to platt a larger area in the center of the community for a new club house with enclosed swimming pool and a park area.

To do these changes there will be meetings with the Planning Commission to change our status from a commercial zoning to a PUD (Planned Unit Development) zoning. This will also entail a meeting with the City Council, and a hearing. It would be good to have any interested homeowners attend these. As we are set-up now, we don't come close to any of the 4 city ordinances for residential zoning.

Mike thanked Jim and also reminded us that we still need a 3rd volunteer to be on the City Planning Committee.

2) Repair of sidewalk on Driver Road:

Mike said a letter is being sent to Q-West about this matter, since the sidewalk was damaged during their installation of fiber-optic cables along the east-west AT & T right of way. This will be mailed out this week.

3) Weed removal at the clubhouse:

Discussion: the use of volunteers vs. hiring someone to do this, was discussed, with the decision to go with volunteers. Those volunteering were Joe, Eve, Jack, Ben, Mike, Keith and Janet and they will meet at the clubhouse on Sat. a.m. at 7:45.

4) Possible future plans:

Mike reported how in developing any acreage over 5 acres, 5% should be left as open area and deeded to the city. However, it was researched that this area could be deeded over to CCEHO instead. Therefore, with our future plans of developing a new club house and park area in the center of the development, we can accomplish this since it has been proven that this club house

is not adequate to our needs. The Reedys want to do the swimming pool and give us 9 lots plus or minus, which comes to almost the 5% mentioned above. We would like to build the club house with the pool inside.....this would cut down on liability and upkeep. Jim said that having a pool is a huge selling tool for them.

Discussion: Peter said there should than be a pool usage fee, and a 2nd opinion was to have pool memberships. Max suggested we get estimates on the cost of pool upkeep as right now we can't afford the expense. Egil asked if the RV covenant would be traded off for this added space. Mike thought there would be no change. Keith suggested we send a letter to Jim Reedy and ask them to do the analysis of what the cost of the pool and upkeep would be.

Committee Reports:

1) Architectural: Joe Myers has resigned from the committee, therefore we need a volunteer to take his place. Judy Weaver brought up about fencing her back yard, and was referred to sending letter to Arch. Comm.

2) Activities: Eve Myers reported that April was a busy month and that the Pot Luck was well attended.. See written report.

Coming Events:

1. Sat., May 3rd: 7 p.m., Cards & Games
2. Wed., May 14: Sharing Our Talents.....Janet & Ben Secor will display their bulldog collection.
3. Wed., May 21st: Ladies Day Ouy
4. Wed., May 28th: Readers Group meets at 9:30 a.m.

3) Age Committee: Carol Krum reported that they only had 2 families left to contact.

4) Facilities:

The air conditioning has been turned on. Gates are up and paid for. Outside wall decorations are up, on the club house Electrical jobs still not done.

Bocce: Dick Salesses reported that the court was ready, and that we actually have room to put in 2 more, if this takes off. He also said the equipment was on sale at Wal-Mart, if anyone was interested.

Horseshoes: Nothing done as yet.

Correspondence:

Mike reported that he had received a letter of complaint from one of our non-resident landowners, saying they had written one year ago to say that time of meeting notifications was not adequate, as they never received them in time to do anything about them. Mike said we would look at by-laws to see if we can change something as to when notifications should be sent out. Ruth Smith said that if the ruling says "at least", there is no problem with making a change, as that means the period of time can be longer than stipulation made.

Next Meeting: Thursday, June 5 @ 12 noon.

Meeting Adjourned @ 1:20 p.m.

Respectfully submitted,

**Marie Miller
Secretary**