

## **Country Club Estates Homeowners Association May 5, 2005 Meeting**

**MEETING CALLED TO ORDER** at 1:00 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. About 25 additional members attended.

**MOMENT OF SILENCE.** Sharon requested a short period of silence to honor and remember Max Maxey, who was killed in an automobile accident on I-10 Wednesday. Sharon Lien will send emails to CCE members to let them know what arrangements have been made.

**MINUTES OF MARCH 3 MEETING.** Motion was made by Dick Hayhurst to accept the minutes as written; seconded by Shirley Wheeler. Approved.

**TREASURER'S REPORT.** Shirley Wheeler reported March income of \$750; no expenses; April income \$317.72; expenses \$567.50; \$29,682 balance in checkbook. Motion to approve by Dick Hayhurst; seconded by John Ewert. Approved.

**DEVELOPER'S REPORT, ADVISORY COMMITTEE.** Barbara Reedy reported the developer has opened up 47 more lots. The drainage plan has been completed by the engineers and accepted by the city. There are only three more lots in the current expansion. 12 homes are under construction and a new one started every five days. They took contracts on five lots this week.

In response to a question by George Lopes, Barbara said there were 128 houses built. With the 12 under construction and 5 started each week, it is estimated there are about 300 people in CCE.

Fewer people are buying two lots because the price of lots has increased to the \$25K to \$27K range.

The city wanted to keep a co-op road open through CCE into the Mills' development, but the Reedys said "no," so there will be a 5-foot rock wall, not a road. It will cost the Reedys about \$150,000 to build the road.

### **OLD BUSINESS.**

**Follow up letter to city engineer.** Sidewalks in front of a residence are the homeowner's responsibility. A broken one could have been caused by a garbage truck driving over it,

so the city will look into it, take pictures and submit the report to the city. They discussed who had control of the AT&T right of way.

**Newcomers' cake and coffee.** A small group attended. Next time, Sharon wants to invite the entire CCE community. Next coffee will probably be in the summer.

**Clubhouse electrical improvements** have been tabled for the time being.

**Landscaping.** Debbie has called the landscaper, who has yet to get in touch with her.

**Qwest DSL update.** DSL is probably years away for CCE according to a Qwest person who contacted Sharon. Qwest can spend the amount of money it would take to extend DSL to a few hundred people in CCE to serve 10K to 20K people instead. It is simply a business decision. We are 1.7 miles beyond the DSL service area.

#### **NEW BUSINESS.**

**Weeds on bocce ball court.** Weeds have been removed. Border Pest Control contract to continue removing weeds is \$440 for the first application, then quarterly application is \$35 to \$40. Janet Secor asked if the chemical is toxic and harmful to birds. No one knows for sure, but will ask Border Pest Control for a chemical breakdown when they do the next application.

**Outdoor bulletin board.** Veronika Barnes presented a memo outlining the Activity Committee's request to buy an outdoor bulletin board to attach to the outside of the clubhouse (memo filed with minutes). Cost for a 3 ft by 5 ft. bulletin board, with acrylic swinging doors, is \$549.99. Sav-On had the best product for the best price.

Discussion:

Dick Hayhurst – Concerned that the bulletin board will fall under the category of “sign” in the Covenant Rules and would be in violation ... Shirley Wheeler – don't think clubhouse falls under the same rules ... Jack Galbraith – why are we changing the idea we originally had that people would come into the clubhouse to read bulletin boards ... Hal Wheeler – I think it's a big step to call the bulletin board a “sign” ... Egil Lien – anything is better than tacking things on windows ... Sharon Galbraith – there's a section in the bylaws where the Architectural Committee can make exceptions, if it does fall under a “sign” category ... Cheryl Fontane – concerned about upkeep and removing old materials from the bulletin board ... Veronika Barnes – every announcement will have a date when it should be removed ... Eve Meyer – we have many reminders of activities; why do we need a bulletin board ... Sharon G. – it allows a sense of immediacy ... Cheryl F. – I'm tired of people saying they can't get into the clubhouse to read the inside bulletin boards ... John Ewert – the lock doesn't always work ... Veronika – if people don't want it, we can go to Plan B and improve the bulletin board inside ... Dick H. – will you put “for sale” items on it ... Veronika – for 30 days only, as space permits ... Sharon G. – would like to keep “for sale” and “recommendation” cards inside.

Motion made by Jackie Loflin to purchase the bulletin board; second by Shirley Wheeler. Approved.

**Rules and regulations, Class A and Class B votes.** Sharon read the definition of Class A and Class B votes; she explained that people involved in the beginning of the R & R process were filtering the potential changes and organizing. The original committee has now been replaced with a new one, so it has slowed things down. She intends to send the first 14 pages, the Declaration, to homeowners in a month. Everyone will have a month to indicate what they do not agree with. Write down your suggestions, so she has a written record of those changes. Then the changes will be voted on in a general meeting, probably in the fall. The changes have to be approved by 75% of the people authorized to vote.

The Reedys have offered to get the Country Club meeting room at no cost for this general meeting. It will accommodate 250 people and has a PA system. Dick Hayhurst moved to accept that proposal; seconded by Betty Buman. Approved.

**Monthly/evening meetings.** Because two on the Architectural Committee work during the day and because people seem to prefer evening meetings, Sharon asked if people would like to change to evenings. Janet Secor said the monthly meetings are a good idea because it would make meetings shorter. Dick H. made a motion to move to monthly evening meetings; seconded by Shirley Wheeler. Passed. Meetings, unless there are exceptions (such as the June meeting), will be on the first Thursday evening, 6:30 p.m.

**Communications from homeowners.** George Lopes sent a letter to the Advisory Committee (letter filed with minutes) urging CCE to think about increasing yearly dues. Sharon read the letter so people will become aware of the upcoming issue. Sharon suggested a town hall meeting so people can discuss the issue. Eve Meyer said we should "have something to aim for." Joe Meyer asked if we had considered, if we use the six lots offered by the Reedys, who would be responsible for utilities and streets. No action taken.

#### **COMMITTEE REPORTS.**

**Committee changes.** Dave Curry has resigned from all committees. Ron Lowe is taking his place on the Architectural Committee.

**Activity Committee.** Dawna Diltz reminded people of the Saturday, May 7 Garage Sale in CCE. A fiesta will be held in the evening at the clubhouse. Reedys will have a picnic for CCE homeowners on Friday, June 10, 11:30 to 1:30 at the Country Club picnic grounds. They will provide all food and beverages. Reedys would also like to start an annual golf scramble and a scrapbook/photo album for new people to the community.

**Advisory Committee.** Ron Lowe presented the minutes of the April 28 Advisory Committee meeting. They suggested: the CC&R Reference Manual is sent to all

residents; they would like to work with the rules change committee. They would like Dick Hayhurst to join the Advisory Committee as a Board liaison. They recommended the re-formation of the Welcome Committee; also a neighborhood crime watch. They announced that the roads from CCE will not be allowed to intersect with Ed Mills' development. This is considered good news as the Mills' development allows for children, while CCE does not.

**Architectural Committee.** Only Ron Lowe was in attendance and since he was new, he had little to report. The committee did not provide a written report for the Board meeting. Discussion:

Sharon – the committee issued 10 citations for violations, on the basis of walking around the community, which is a valid approach. Some of the violations will be more properly addressed in the new declaration ... Janet Secor – should have some kind of hearing provision in place so if someone has a question, they have an opportunity for a hearing rather than just a letter based on the committee's decision and that's it; try to resolve the problems face to face first ... Debbie H. – problem with that is if you decide to allow your neighbor's violation, should the one down the street be issued a citation for the same violation ... Shirley W. – that's why we have an Architectural Committee, to make these kinds of decisions ... Dick H. – we never had a committee who stayed together; now we have a group with the fortitude to enforce the violations ... Sharon G. – if we don't enforce the rules, we might as well throw them into the garbage .. Hal Wheeler – instead of initially sending a letter why not make a personal call to the "culprit" ... Dick H. – to make it legal, we still have to send a letter; 60% of those who received citations said they would work with the Committee ... Linda Drilling will put an article in the CCE newsletter where she will regularly discuss requirements and issues ... Cheryl Fontane – do we have to notify the city when we send a letter ... Shirley W. – if we take that out, we can never put a lien on a person's property if they are in violation.

**Facilities Committee.** Joe Sena reported that: the lady who cleans the clubhouse is ill, so we need a new cleaning person for a month or two; the swamp cooler needs cleaning and put back into operation; a dawn-to-dusk motion detector will be put on the back door; haven't decided on the front door.

Discussion: George Lopes – are we getting picnic tables ... Joe Sena – no ... Joe – having trouble finding a motion detector with a southwest theme ... Sharon G. – how about solar lights along the cement pad ... Veronika – people will trip on them ... Cheryl Fontane – we need a motion detector to see the key pad at night ... Sharon – southwest style not necessary ... Joe – will call electrician to put the motion detector in. He also said anyone who has difficulty with the key pad to call him and he will give them a key to the back door.

**New Owners.** Eve Meyer said there has been no request for new packets. Half of the people who received violation citations did not know they were in violation; she would like to meet with new owners to explain the rules.

**Age Database.** Sharon Galbraith reported 118 properties in CCE; 94 are occupied; 93% meet the 55-and-over age cutoff.

**Next meeting** is Thursday, June 9, 6:30 p.m., at the Clubhouse. This is the second Thursday instead of the first, because most Board members will not be available on the first Thursday.

**Meeting was adjourned** at 3:00.

**Respectfully submitted,**

**Betty Buman**  
Secretary