

Country Club Estates Homeowners' Association Board Meeting November 4, 2004

Meeting called to order at 1:03 p.m. by President Sharon Galbraith

Attendance: Board members present were Sharon Galbraith, Carol Krum, Marie Miller, Janet Secor, Shirley Wheeler, and Dale Vance. 23 members were in attendance.

Minutes of the October 7, 2004 meeting;

Motion to accept with correction was made by Janet Secor

Seconded by Shirley Wheeler.

Discussion: None.

Vote: Accepted as corrected.

Treasurer's Report:

Balance on hand as of 9/04 is \$16,281.71

Motion to accept report as written was made by Marie Miller.

Seconded by Carol Krum.

Discussion: None

Vote: Accepted as written..

Old Business:

1. Satellite usage at clubhouse: Not being used as anticipated. Cheryl F. is to check on contract.....if no "year" requirement, we should cancel. Will still be able to get local channels.

2. Proposed sign for Clubhouse: Sharon G. reported for John Ewert, who was absent. John had drawn up a design and had someone come to bid on the job.....the man refused to bid on it. She doesn't know why.

3. Standardized Leases: Sharon G. said the realtors at Reedy's were using a lease form from NM Realtors Association.

New Business:

1. Annual Meeting: Sharon G. is looking into finding a room large enough for holding all our members, if they should come to the meeting. Will let us know when she has found a suitable place. Places she mentioned were: Palma's, Learning Center, Civic Center, Morgan Hall, La Fonda's, Country Club, and Walt H. suggested the Senior Center.

2. Healing House Christmas Walk: Sharon G. said she thought it would be nice to do a re-do of last year's Walk. She stated how the proceeds are for a good cause. Asked for volunteers to open their houses. Those interested in doing so, to please contact Sharon. Sharon also mentioned that Healing House is looking for some people to volunteer to be on their board.

Committee Reports:

1. Activities: Cheryl F. said they were going to have a special Thanksgiving Coffee Hour. On Nov. 11 at 7 p.m. there will be a speaker talking about Desert Landscaping.....come and bring your questions. On Wed. Nov. 10th we will be going to the Adobe Deli in Silver City for the women's luncheon.

2. Architectural: There had been 2 inquiries, and 2 approvals. The approvals were for a satellite dish, and a roof over a hot tub.

3. Facilities: Joe S. reported that there is a problem with keeping the weeds at the club house under control. He stated he cut the weeds twice, and hired Jose Ortiz to do it twice, and that Jose charges \$60 for each

time. Joe has contacted Jim Dye from Border Pest Control as to what he would charge. Joe said the initial service would cost \$200, and then be \$25 dollars a quarter. Jim uses a herbicide that has a low toxicity. The weeds would be "blue" (from a dye) for a couple of days, and then the color would be gone. It is also not harmful to ground water.

4. Election Committee: Keith S. said he would like to have some more volunteers for the positions that are open. Those being: Vice-President, Secretary, and a member for the Board. They have one name for each opening, but would like to see some others on the list.

5. Budget Committee: Sharon G. said they would be meeting again next week, but stated she thinks we have done a good job with this year's budget, judging by the amount we have in our checking account.

6. Community Development: Carol Hoefer said that she went to the City about our broken sidewalks, and was directed to the paper on sidewalk maintenance used by the City. It says that the property owner adjacent to the sidewalk in question is responsible for repairs. **See attached copy.** Those by the alleys would then be under the responsibility of the owners, in this case, would this be the Reedys? Keith said that AT & T has been contacted and they will not do anything about it.

Carol H. said that the truck noise (jake brakes & loud music) that those owners along Country Club Road are reporting, is being considered by the city and county. They are looking into a new truck by-pass project, and along with this an increase in the Lodger's tax from 3% to 5%. **See attached article.**

Carol H. said she is still looking into improving landscaping by our entrance. Has found out that the cost of rocks plus the cost of transporting them is very expensive and that we also would be liable if someone ran into them.

As for our "recreation area" trees, they have not been getting water. Walt H. said he put new heads on the sprinkler system, but it just was not being turned on. We should look into changing the water meter to CCEHA and take care of it ourselves. This is part of a 10 foot right of way and Keith S. thinks Forrest Westmoreland may still be the owner? Needs to be looked into.

Ben S. said Ed has to put in rain collection areas, so why not CCE? Janet S. said PUD says there needs to be on site water containment. A lot of homeowners thought that no further development than Eagle Street could be done until an engineer had developed a viable water runoff system. Jack G. said those roads that have been put in are in the agreement And note was made of the fact that this is the 4th or 5th meeting that no one from the developers office has come to our meeting.

7. New Owners: Eve Meyer said packets had all been used and they are busy getting more ready. She also mentioned there had been an outhouse in the middle of one of roads where construction was going on and wonders why this has to be.....they should put it off to the side of the house they are working on so it is not so obvious.

8. Age Database: Carol K. said we have zero ages unverified, 96 owners, and 79 houses, giving us 74 owners over 55, and 5 under 55, making our compliance 93.67%.

Questions from the floor:

1. Sharon Galbraith said the Covenant's Revision Committee has met, but they still will have another meeting.

2. Sharon G. brought up the DSL lines. We have to be within 2.2 miles of the relay. But anyone interested should let Linda D. know this.

Next Meeting: Thursday, December 2nd at 1 p.m.

Meeting Adjourned @ 2 p.m.

**Respectfully submitted,
Marie Miller, Secretary**

8-1-2: SIDEWALK MAINTENANCE:

- A. **Unsafe Sidewalks:** No person or entity owning or controlling any lot or property within the city shall permit any footway or sidewalk contiguous thereto or running along the street line thereof to be out of repair, loose or to be unsafe to pedestrians. To determine whether a sidewalk is out of repair, city officials shall evaluate the sidewalk using the following criteria:
1. **Sunken Or Lifted:** Sunken or lifted refers to those sections of sidewalk where there exists a differential settlement or lifting between two (2) sections of sidewalk; it can occur at joints or cracks in the concrete. A differential of one-half inch (1/2") or more shall be prima facie evidence that the sidewalk is out of repair and unsafe to pedestrians.
 2. **Cracked:** Cracked sidewalk refers to breaks in the concrete itself. A crack of more than one-half inch (1/2") in width shall be prima facie evidence that the sidewalk is out of repair and unsafe to pedestrians.
 3. **Spalled/Scaled:** Spalling and scaling refers to the disintegration of the surface of the concrete. Spalling or scaling of more than ten percent (10%) of the sidewalk shall be prima facie evidence that the sidewalk is out of repair and unsafe to pedestrians.
- B. **Completion Of Repairs:** The person or entity owning or controlling a lot or property within the city where there exists a footway or sidewalk contiguous thereto or running along the street line thereof which is out of repair or is in a condition unsafe to pedestrians, shall, upon notice by the city, effectuate repairs within fifteen (15) days. The code enforcement department shall be authorized to grant an extension of this fifteen (15) day period if it is determined that an extension is required to effectuate said repairs.
- C. **Maintenance And Repair Specifications:** Each sidewalk shall be maintained and repaired to the specifications and requirements contained in section [8-1-3](#) of this chapter.
- D. **Violation:** The failure to make or commence repairs within fifteen (15) days, unless an extension has been granted, or the failure to make repairs consistent with section [8-1-3](#) of this chapter shall be a violation of this section.
- E. **Other Remedies:** Nothing in this section shall be construed to deprive the city of the remedies set forth in New Mexico Statutes Annotated section 3-49-4. (Ord. 1031, 9-11-2000)

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Public hearing to determine possible lodger's tax increase

By Desma Montellano

Oct 14, 2004, 11:34 am

Deming could soon see a 2 percent increase in lodger's tax, with an amended ordinance set to be discussed by city council at a public hearing next month. Deming City Council agreed Monday evening to address the proposed increase during public hearing at its Nov. 8 meeting.

Currently, Deming's lodger's tax sits at 3 percent but is recommended to be increased to 5 percent.

"The neighboring areas such as Las Cruces, Silver City and Lordsburg, stand at 5 percent," Deming's City Assistant Administrator Rick McInturff said.

"It means that it [increase] won't put us at a competitive disadvantage," he said.

The lodger's tax generates funds to support the local Tourist Development Committee. TDC focuses on the promotion of Deming, advertising and provides a third of the Deming Luna Chamber of Commerce's operating budget.

McInturff said if approved, the added lodger's tax would not be collected until January 1 of next year.

"The city won't see monetary benefits until about March," he said.

A recommendation to allow marketing expenditures of \$6,760 for magazine ads was also approved by city council Monday, under its consent agenda. The funds would be used for ads in the "New Mexico Magazine," "El Paso Visitors Guide," "Southern Living," "Magazine Travel Directory" and "Winter."

The council approved under new business, to allow city management to collaborate with the county on a truck by-pass project.

"There's a lot of truck traffic on Country Club Road, and we're looking to divert that away from Country Club," McInturff said. "This would be a city, county joint project because congestion is in the city, but the 'by-pass' would be in the county."

City management and the council are considering the creation of a road that would "link Raymond Reed Boulevard and Tapia Road," in order to provide an alternate route for truckers.

"That would take them to State Road 549 and get them to Interstate 10," McInturff said.

Much of the truck traffic that would be diverted, relieving Country Club Road from substantial congestion, would be Ritchey Alan Mail and Border Foods trucks.

Pepper's Supermarket was also given the okay to purchase an estimated \$8,700 in materials for chip seal to pave Holly Street. McInturff said the New Mexico Department of Transportation required modifications to Holly Street for access to Ike Smalley Highway.

The city will eat the estimated \$25,000 cost to provide NMDOT's modifications.

"The expense is worth it. It will be beneficial because it will reduce the traffic at the intersection, and the residential neighborhoods to the east of it will also see benefits," McInturff said.

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