

**Country Club Estates Homeowners' Association Board Meeting  
October 2, 2003**

**Meeting called to order** @ 12:05 p.m. by President Mike Walsh.

**Attendance:** Board members present were Mike Walsh, Walt Hoefer, Marie Miller, Jane Franklin, Sharon Galbraith, Janet Secor, and Jim Reedy . 14 homeowners were in attendance.

**Minutes of the September 4, 2003 meeting;**

**Motion** to accept as written was made by Jane Franklin

**Seconded** by Janet Secor

**Vote:** All in favor.

**Treasurer's Report:**

Printed report handed out to everyone. Balance on hand as of 9/30/03 is \$10,009.93

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

**Seconded** by Walt Hoefer..

**Discussion:** Jane reported that the one delinquent home owner has paid without resorting to further recourse and that with the second one there was a mix-up in how she presented bill, and the assessment has been paid, but not the initiation fee. Also Mike reported that the insurance (Brook) has been paid, but we have still not received a copy of just our coverage entails. Jim did say he found out that we were not covered for liability last year, but we are this year. Mike said we are still looking at a quote from State Farm.

**Vote:** All in favor.

**Old Business:**

**1. Driver sidewalk repair:** Jim Reedy that the bill for this would be about \$300 from David, and he would bill us when it is done.

**2. Sound proofing the clubhouse:** Cost of glue on ceiling tiles would run about \$500 and that is cheaper than other alternatives. Walt Hoefer made a motion to proceed with this means of soundproofing, Seconded by Marie Miller. All in favor. Walt will set up a working committee

**3. Healing House open house:** Will be on Saturday, December 20th from 1-4. Refreshments will be served at the club house, but people will go to the office to pay for tour and get their hand "stamped". No one will be allowed to tour without this stamp, and there will be a representative from the Healing House at each home to keep an eye on things. We can also use one of the white flags to designate the homes open for the tour. Those homes that will be open are: Bunch, Drilling, Franklin, Miller, Secor and Walsh.

**4. Unpaid assessments:** Being corrected as reported in Treasurer's report. Jim would like to see us come up with a form letter to give to new owners explaining the initiation and assessment fees. Mike said it might be possible to do this through the title companies so that it was taken care of at the time of settlement. Sharon suggested that someone meet with the new owners to discuss homeowner association and why we have fees. She will get a group together. She feels the personal touch is better than a form letter.

**5. By-Law and Declaration of Restriction amendment:** The committee got together and want to revamp some of the wording that goes back to the original owner. Need to go over changes with Jim Reedy and also make changes with regard to initiation fees at this time.

**New Business:**

**1. Discussion of Goals and implementation:**

**a) 5 year plan:** the committee (Carol H., Jack G., Barbara W., & Shirley W.) will meet with Jim Reedy when plan is ready, which Jim said is still not done.

**b) Community Outreach ideas:** Cheryl F is coordinating a contact list (someone who can act for you in case of illness, etc.). She has made out a form which will be optional for homeowners to fill out. Will add form to next newsletter. Also will look into having someone come to do a "flu shot" clinic. Jim R. suggested we give a resource list of doctors's , etc. to new owners before they move in. It was decided to give a local phone book, to avoid any legalities involved with giving only certain names.

**c) Improved amenities:** Horseshoe courts.....Max M will help set up with Dick Hayhurst's help. Will discuss at Sat. coffee hour. Jim R offered Manny's help in making back boards out of left over lumber. Eve M suggested having a good quality American flag that we could put up at clubhouse whenever an activity is going on, as a reminder to people that "something" was going on.

**2. Election committee:** Nominating Committee, minus Sharon G (Eve M, Max M, Barbara W & Keith S), will oversee the election. They need someone with capability of making computer labels, etc. Jane F volunteered. Mike W also stated we need a record date of ownership set, so we know who is eligible to vote. Going by the by-laws there needs to be 30 days of notice, so the date has to be Jan. 1st. Also need to set a cut-off date, which the committee will decide one.

**3. Budget Committee:** Mike W said he took the liberty to appoint a committee consisting of Mike W., Jane F, Sharon G, Robert R. and he wanted one more volunteer. Carol K said she would do it. He said they would meet soon. Need to present the budget to the Board in December, and need Board approved Budget to bring to Annual Mtg. Also need a report from the Nominating Committee for the Dec. Newsletter. Mike W will ask Shirley W to do a Newsletter in December instead of January. This committee will meet at 9 a.m. on Monday, 10/6 at the clubhouse.

**4. Insurance:** As discussed during Treasurer's report, we will stay in a waiting mode until more info is accrued.

#### **Committee Reports:**

**1) Architectural:** Robert B said they are working on rewriting these regulations, and also that he will have to resign, as they will be selling their home and moving.. Mike reported they are working out a way to work around not having any "for sale" signs, and Robert B said they want to make the regulation for other buildings to be "no" outbuildings. Things like gazebos have to have architectural Committee approval.

**3) Activities:** Eve M reported there is a **cards & games nite** this Sat; that the Chatfields donated a new book case; that the **ladies day out** had 13 in attendance, and the next one will be on Wed Oct 8th at Lorenzo's in Old Mesilla; that they have changed the craft meeting to Creations and Conversations and it is the 3rd Wed of every month at 9:30 a.m.; that the **tail gate party** was a great success and they used money from their funds to provide the food.....this was

held at the **Bocce Tournament**, the winners of which were Cheryl Fontaine and Joe Sena; that the **Cookbook Committee** is putting all the recipes on "disc" and then will get an estimate for printing.....hope to have ready for Christmas; that the **House Tours** will be on Dec. 20th as stated previously; that there will be a **Halloween Party** and a prize will be given for the "most noteworthy" costume.....it will be a BYOB, and also bring a snack.....it will be on Oct 30th at 7 p.m.; that the **Garage and Bake Sale** is on for Saturday, Oct 11<sup>th</sup>.

**4) Age Committee:** Carol K. reported we are at 92% compliance. Only one new owner hasn't been contacted.

**5) Facilities:** Keith S stated there wasn't really anything new except for sound deadening project as previously mentioned. Mike W suggested we bring up at the Annual Meeting that we should raise the assessment by the suggested amount of \$25 for next year, to start saving for the down payment for a new club house. This one is definitely too small, and he feels we should forego adding on to the present facility and wait till we can build the new one.

**6) Chamber of Commerce:** Mike W said we had received a letter from them asking us to join, so this is something we should be thinking about.

**7) Complaint of Specific Dog Barking annoyance:** Barbara W stated she had called Bill Shattuck in regard to the disregard of his tenant to this problem. He said her original eviction date had been the end of Sept, but it has been changed to Oct 12th. It was decided that someone needed to call the city to enforce this ordinance, as we aren't in a position to do this. Barbara W volunteered to do this as it was a conflict of interest for the complaining homeowners as they worked with the person whose dogs are causing the disturbance.

**Questions from the floor:** None

**Next Meeting:** Thursday, Nov. 6 @ 12 noon.

**Meeting Adjourned** @ 1:58 p.m.

**Respectfully submitted,  
Marie Miller  
Secretary**