

**Country Club Estates Homeowners' Association Board Meeting  
September 4, 2003**

**Meeting called to order @ 12:03 p.m.** by President Mike Walsh.

**Attendance:** Board members present were Mike Walsh, Marie Miller, Jane Franklin, Sharon Galbraith, and Jim Reedy. Board members in absence were Janet Secor and Walt Hoefer. 16 homeowners were in attendance.

**Minutes of the July 3, 2003 meeting;**

**Motion** to accept as written was made by Sharon Galbraith.

**Seconded** by Jane Franklin

**Vote:** All in favor.

**Treasurer's Report:**

Printed report handed out to everyone. Balance on hand as of 8/31/03 is \$10,599.44.

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

**Seconded** by Sharon Galbraith..

**Discussion:** Jane reported that the figure of \$442.43 under Facility Maintenance should have had some of the expenditures placed under Capital Expenses and Grounds & Landscaping.

**Vote:** All in favor..

**Old Business:**

- 1. Driver sidewalk repair:** Mike stated that nothing has been done as yet by either Q-West or AT & T. Jim Reedy stated the cost for repairing this would be minimal and he would ask men who put them in to fix when they are here again, and send us the bill.
- 2. Bocce Court:** the benches are in, and thanks to all who helped.
- 3. Shirts:** Mike & Barbara Walsh were wearing new CCE logo shirts. Everyone liked them. Those ordered will be in shortly, and more can be ordered.
- 4. Sound proofing the clubhouse:** Hal got info on cost of supplies, but Walt H. still away. Will wait till he returns to discuss project. Those in attendance stated they think that "noise" has decreased just since putting up drapes and closet.
- 5. Healing House open house:** Will be sometime between Dec 12th and 18th, will last just 2 hours, refreshments will be offered up at the office building. We have 4 volunteers who will open their homes to be toured, but we still need 2 more. Please let Eve know if you are interested.
- 6. Unpaid assessments: Jane reported there are only 2 unpaid assessments.** Letter has been sent to the delinquent Home owner with no result. The spec house owner also has not paid. After discussion, it was decided to Have Jane turn both over to attorney (conflict of interest on one, so need to obtain a different attorney for that one), and if no results, then to turn them over to small claims court. Jane wants to change late assessment fee to \$50. Discussion was that this wouldn't work either, as it wasn't enough of a penalty to make people notice. Need to discuss further ways to handle this situation.

**New Business:**

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

- a) 5 year plan:** the committee (Carol H., Sharon G., Barbara W., & Shirley W.) will meet with Jim Reedy when plan is ready. Jim said it is being drawn up, and will contact them as soon as it is ready.
- b) Community Outreach ideas:** Eve reported that the food basket donations have been such, that 5 baskets were made up and delivered.
- c) Improved amenities:** Bocce court ready and benches have been installed. Closet in club house finished except for painting. ? of putting green.....Robert B. will speak with man who does this type of work to see what it would cost. Horseshoe courts.....decided to start with 2, Max M. told what was needed, and Mike W. will meet with Jim R. to discuss. Felt best place to put them was over by bocce court.

- 2. Nominating committee and possibility of mailing ballots:** Mike W. would like to get started as soon as possible on this so we can bring nominations to Nov. meeting. Committee who volunteered: Sharon G., Barbara W., Eve M., Keith S., and Max M. Positions that need to be filled are: President, Treasurer, and Board Member at large. This committee will meet on Sept 8th (Monday) at 9 a.m. in the clubhouse.

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**New Business (Cont'd.):**

**3. Bylaw and/or declaration of restriction amendments:** Mike W. suggested that we allow NO signs of any kind to be placed on any property, as it gives the wrong impression to prospective buyers. Jim R. agrees with this. Therefore Mike would like to see this voted and approved as an amendment at January meeting. As for declaration of restrictions, it was felt that the committee should get together to discuss the possibility of making changes to improve them. This committee (Mike W., Jerry O., Robert B.) will meet next Tuesday, Sept. 9th at 11 a.m. at the clubhouse.

**Committee Reports:**

- 1) Community Affairs:** “Smell”: loud voiced opinions of this recurring problem. Mike W. said the latest was that Border Foods had put too much acid in run off, thus killing off all the “good” bacteria. Trying to solve problem now. “Mosquitoes”: this problem seems to have lessened for the moment.
- 2) Architectural:** Robert reported a problem with weeds at Dr Gross’s house, but it has since been taken care of. Both he and Jerry O. thought some of restrictions could be looked at and possibly changed.
- 3) Activities:** Eve reported they had 2 new members: Cheryl Fontaine and Debbie Raynor. Cheryl has volunteered to compile a list of contact #'s, especially for those living alone. They have welcomed 8 new homeowners. Thanks were given to the Committee for the good job they were doing!!  
Drapes were put up in clubhouse (made by Eve); house #'s have been painted on curbs (thanks to Roy & Barbara P) closet in clubhouse is finished (thanks to those who helped); bocce court benches have been installed (thanks to all who helped); A Bocce game is scheduled for 9/19 at 4 p.m.; 2 coffee pots have been donated by Connie & Ed Mills; games have been donated by Jackie L.....game nite on 9/6 at 6:30 p.m.; ladies day out will be 9/10; thanks to all who contributed to food basket.....5 baskets were delivered!; newsletter.....thanks to Shirley for good job, activities will be listed; sign-up sheets for all events; garage sale will be Oct 11th.....keep it in mind There will be a wine and cheese party on 9/12 from 5-7 sponsored by Leslie Busch of Wells Fargo Bank; Thinking about a craft show, and a barbecue, and maybe having Haley Pekron come play one night. Planning on these still needs to be done.
- 4) Age Committee:** Carol K. reported they still need info from Terry Keviett and Steve Fox, but we meet 92% compliance.
- 5) Facilities:**  
As discussed: have a new closet and new drapes in clubhouse.

**Questions from the floor:** Keith Smith brought up about our insurance. He feels we should look into getting our own, as we don’t really know what the insurance thru the Reedys covers.

**Next Meeting: Thursday, Oct. 2 @ 12 noon.**

**Meeting Adjourned @ 2:00 p.m.**

**Respectfully submitted,**

**Marie Miller  
Secretary**