

Country Club Estates Homeowners Association
Board Meeting
September 2, 2004

Meeting called to Order at 6:15 PM by President Sharon Galbraith. Board Members present were: Dale Vance, Shirley Wheeler, and Janet Secor. Carol Krum, Marie Miller, and Barbara and Jim Reedy were absent.

Minutes of the last meeting:

A Motion was made by Shirley Wheeler to accept the minutes as presented.
Seconded by Dale Vance.
The minutes were accepted by the Board as presented.

Treasurer's Report:

Balance as of 8-31-04 of \$16,181.03.
Shirley reported receiving a letter from the IRS requesting corporation information for the last three years. Shirley and Sharon visited with our accountant who provided the proper forms. Shirley completed the form and submitted them to the IRS in St. Louis for review.

A Motion was made by Janet Secor to accept the Treasurer's Report as presented.
Seconded by Dale Vance.
The Report was accepted by the Board.

OLD BUSINESS:

LEASE AGREEMENT:

Sharon discussed the voluntary Lease Agreement which had been prepared by our Attorney. Some discussion was held as to the number of houses presently being rented (two) and it was noted that two houses are being built for rental purposes. It was discussed that it could potentially become a problem for property values, etc., if a large number of houses were to be used as rental property. It is unclear at this time how the Homeowners Association will be able to monitor rentals as an amendment to the Rules and Regulations would be required.

Linda Drilling, as a member of the Architectural Committee, stated she would be willing to visit all future renters to assure that they are aware of the Covenants and Rules and Regulations of our Homeowners Association.

The Board voted to approve use of the new Lease Agreement. Copies will be available to all homeowners on our website and in the Club House.

CLUB HOUSE TELEPHONE:

Sharon stated that George the electrician has installed the cable to connect the phone from the Club House to the alley and it should be activated by the 9th of September.

NEW BUSINESS:

Discussion was held regarding the need for an Ad Hoc Committee to work on needed Amendments to the Rules and Regulations. Sharon asked for volunteers from the floor but received no response. She will attempt to recruit members for this committee from the Association membership.

NEW BUSINESS:

Sharon reported that Keith Smith has agreed to work on the Nominating Committee for Officer and Board Member seats which will be expiring or vacating. Keith has worked on this committee several times in the past and is willing to help but does not want to be the Chairperson. Barbara Walsh volunteered to work with Keith on this Committee. The Offices which will be filled are Secretary and Vice-President. Janet Secor's Board seat will also become vacant as she is resigning at the end of this year. Anyone wanting to sit on the Committee or volunteer to run for any of the openings please contact a Committee member.

Sharon announced that she is working on a calendar to be called "Doorways of Deming" which would feature 13 houses in our community and contain info on sources of services locally. Sharon Lien has already agreed to work with Sharon. They would like one additional volunteer who is new to the community within the last 6 months.

From preliminary research Sharon has obtained a price of about \$5.25 per calendar, or an expenditure of \$1,050.00. Linda Drilling suggested getting local businesses to place ads in the calendar and paying for it in that manner. Deb Hayhurst also suggested that the calendars could be sold to homeowners as a fundraiser for our Association. Sharon asked for suggestions of business to approach for the Service Directory. Anyone who has suggestions, please contact Sharon by September 28th

COMMITTEE REPORTS:

ACTIVITIES: Debbie Hayhurst reported that Saturday, Sept. 4 and Oct. 2, at 6:30 will be Cards and Games at the Club House. Wed., Sept. 8th is Ladies Luncheon at Primos. Thurs. September 9 at 7:00 PM will be "A Date with a Dietician" as a kick-off of a planned lecture series. Debbie Raynor is coordinating this undertaking and asks that you please call her with any suggestions for future lectures for this series. Wed., Sept. 15, and Oct. 20, Creations and Conversations at the Club House at 9:30. The Readers Group will meet at Eve Meyer's House on Sept. 22 at 9:30 AM. A Spaghetti Dinner Fall Fest and Entertainment by Hali Pekron will Sept. 29th. Attendance will be limited to the first 60 paid admissions. The charge is \$7.00 per person.

Our yearly CCE community Garage and Bake Sale will be held on October 9. Donations of Bakery items and Garage Sale items for the Activities Committee Sale Table are requested.

Deb stated that we need volunteers to pick up donuts and make coffee on Saturday mornings. The Sign-up calendar is on the bulletin board and we need people to sign up in advance. The men's Breakfast group meets at the Cactus Café on Wednesday mornings. The Women's breakfast Group meets at Irma's on the Fourth Friday of the month at 8:30 AM. The Exercise group meets on Monday, Wednesday and Fridays at the Club House at 6:50 to 7:50 PM.

ARCHITECTURAL COMMITTEE:

John Woods reported the Committee had three requests and that all had been approved. Jack Galbraith was an interim member of the Committee and will now be replaced on a full-time basis by Linda Drilling.

Marilyn Gottschling asked if the Architectural Committee was responsible for writing letters to absentee lot owners about cleaning up the weeds on their lots. It was stated that Dave Curry had contacted the lot owners.

Barb Walsh mentioned the absence of dumpsters at building sites for placing building debris. Marilyn Gottschling stated she had asked Barbara Reedy about providing dumpsters and she was told that the Homeowners did not want them. It was the unanimous opinion of all homeowners present that they definitely did want dumpsters to be provided at building sites to keep unsightly debris from blowing around the community. It was mentioned that wire containment for debris has been provided at some building sites now.

FACILITIES COMMITTEE:

Joe Sena was not present so there was no committee report.

AGE DOCUMENTATION COMMITTEE:

Sharon Galbraith reported that there are 97 owners and 71 of those are over 55. There are five households where no one is over age 55. Based on owners who have been verified we are at 93.4%. Sharon was told to contact Paula in the Office for information on the most recent sales.

WEB UP-DATE:

Jack Galbraith reported that he has a new plat map which he will be putting on the website. He will also add the newly adopted Lease Agreement to the website.

There was no Developer's Report as neither Barbara nor Jim Reedy were present at the meeting.

Next meeting will be held on October 7, 2004 at 6:165 PM.

Meeting Adjourned.