

Country Club Estates Homeowners Association September 8, 2005 Meeting

MEETING CALLED TO ORDER at 6:30 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, Betty Buman, Jackie Loflin and Dick Hayhurst. About 40 additional members attended.

MINUTES OF JUNE 9 MEETING. Motion was made by John Ewert to accept the minutes as written; seconded by Dick Hayhurst. Approved.

TREASURER'S REPORT. Treasurer Shirley Wheeler reported \$1650 income in July; \$405.05 went out; balance was \$27,632.21. In August, \$1925 income; \$788.85 went out; balance was \$28,768.36. Motion was made to accept the Treasurer's Report by Betty Buman; seconded by Dick Hayhurst. Approved.

DEVELOPER'S REPORT.

Barbara Reedy dropped off the survey results, which are available for anyone who would like to see them.

OLD BUSINESS.

Rules and Regulations update. Sharon Galbraith reported she reserved the Senior Center for Saturday, Nov. 12 at 2 p.m. She said homeowners will receive plenty of information ahead of time. She will mail out packets of information at the end of this month. In the packet will be recommended revisions; a letter of instruction; symbols by each item that will require a vote. Everyone will be able to see what all the changes are. At the meeting, she will go through vote-able items one at a time. Everyone will have the chance to make suggestions for other wording. Everybody will vote at the same time. If you are not able to attend, it is advisable to have a proxy. You can send in your vote, but then you are limited because you can't benefit from everyone's input. It will take a 75% vote. After items are voted on, the changes will go to the attorney.

Sharon said she will come up with some kind of voter authorization symbol similar to what is used at auctions. There will be one vote per household.

Discussion:

Shirley Wheeler – I thought we were not going to vote in November. Sharon – We will vote on specific line items. The actual recommended vote will be at the January annual meeting. Everybody will have the opportunity to voice their opinions.

NEW BUSINESS.

Budget Committee for 2006. Bob Nelson volunteered to be on the committee.

Election Committee for 2006. Richard Orona, Bob Nelson, and Bill Duncan volunteered. Jackie Loflin volunteered from the current Board.

Bocce ball court future. Donna Robbins said she was particularly interested in the bocce ball court because it is in her back yard.

Bocce ball court weed removal.

Discussion:

David McLeroy – I have never seen anyone using the bocce ball court. Sharon – does anybody want to pull the weeds (they have died after being treated) or pay to have it done? Mike Walsh – it's Jim Reedy's property; why should we have to pay for it? It's a city ordinance that they should be taken out. Bob Nelson – it's his area; it's his responsibility. Richard Orona – can bring it up with Barb Reedy next month at the Advisory Council meeting. Shirley Wheeler – the Association has already paid Border Pest Control to kill the weeds. Donna Robbins – if it's not our property, why are we thinking about it? We can't do anything with it. Walt Hoefer – if we are not going to do anything with the bocce ball part of it, do something with the "park." Bob Nelson – who is in charge? Committee needs to get their heads together and see what has to be taken care of. If it's under Reedy's name, he needs to take care of it. Walt Hoefer – at Reedy's golf course subdivision, someone cleaned all the vacant lots. If he's doing it for that area, he set a precedent there.

Bob Nelson – I think someone should address that directly, face to face and get it taken care of. Sharon – some of the problem is lack of volunteers. Janet Secor – would it be appropriate to get an ad hoc committee together just to deal with that? Dick Hayhurst – Advisory Committee already took it up with Reedy about the weeds. Shirley Wheeler – what's wrong with calling the city then? Bill Duncan – we are setting up an adversarial relationship. I think we should go and talk to him.

COMMITTEE REPORTS.

Activity Committee. Dawna Diltz reported on upcoming October, November and December events. If anyone wants to participate in the Christmas craft show (Artists of Country Club Estates Annual Gift Gallery in December, please make a firm commitment by the end of September Dawna reported that \$114.26 was collected at the Labor Day pot luck event for hurricane victims.

Advisory Committee.

Richard Orona reported the committee discussed hiring a person who would be something like a “property manager” or “business manager,” somebody to help us out with servicing the facilities, property, etc. and perhaps serve as a liaison with Jim Reedy. Sharon asked if he could put costs together for the Budget Committee.

Richard added that the person could write complaint letters for the Architectural Committee.

Discussion:

Bob Nelson – how much do you think it will cost? Sharon – put a list of responsibilities together too. Rags Ragsdale – seems like you’re describing an executive director. You’d better have a good job description in hand. Sharon – we just need a general idea.

Richard also discussed the walking path. If we build a walking path along the AT&T right of way, trucks will destroy it when they drive over it. Instead, Richard suggests a walking path on the perimeter. Jim Reedy will furnish the material. Fred Estrada bid \$2500 to build the path, including a weed barrier. “Chuy” bid \$2650.

Discussion:

Richard Orona -- Maybe we could put large rocks near the path to keep people from driving over it. Carol Hoefler – when I talked to Jim Reedy about it he said we couldn’t use big rocks because of the liability.

Architectural Committee. John Wood said he had received eight applications for various things and all were approved. There was one complaint about weeds. Two applications are under consideration.

Bob Nelson asked what the proper color is for the gates. Sharon said black, turquoise, or natural. If it’s wood, it must be left natural and not painted. Shirley Wheeler said she would like to see the outer perimeter gates painted turquoise.

Facilities Committee. John Ewert is taking over as head of the committee. Dick Hayhurst said there has been discussion for a sign outside the clubhouse indicating that the building is the CCEHA clubhouse. He asked if anyone at CCE would be willing to build the sign out of wood.

Age Verification. Carol Krum reported there are 120 owners and 98 occupied residences. 90% of those are documented as being over 55. Three are under 55. Seven have not been documented.

Welcoming Committee. Sharon Lien reported there will be a coffee for newcomers on Tuesday, Sept. 27 at 9:30 a.m. at the Clubhouse. She hopes to hold an event each month, but if not enough attend, she will move it to every six weeks or two months.

QUESTIONS FROM THE FLOOR.

Misunderstandings about Association fees -- Shirley Wheeler said she has been receiving angry letters from new homeowners who receive a bill for homeowners' dues. She says people have been told by the sales office that there is no Association. Others believe that they don't owe anything until they move in. Reedy's know better than that. When they buy the property, they owe Association fees. I'm getting tired of writing letters back to people to explain about the Association.

Discussion:

Bill Duncan – that could go to the “business manager.” Hal Wheeler – we should not be irritating these people who will be our neighbors. Richard Orona – how do we know they're telling the truth, that they did not know? Bob Nelson – when a property is sold, if we could get the names and addresses ... Sharon – that's been a problem; we have to get the names and addresses from the tax assessor's office.

Mike Walsh – I've been involved in this since the beginning. We've had promises, promises, promises to get the names to us. On a number of occasions, when somebody bought a lot, they sent their names immediately to the Association. It happened for a month, and not since then. If you don't get something in writing from Jim Reedy, they might as well not have said it.

Janet Secor – most of us who have been here should be aware of it. There has been conflict between the Association and Reedy's. I think there should be an understanding with Reedy's that they should be held accountable for what they tell them. They're not saying an untruth, but saying there will be a bigger clubhouse or swimming pool when you have homeowners who want it. They don't realize they will have to pay for everything that goes with it. New owners are not really told a lie, just not given the whole picture.

Carol Krum – they need to be told what you see is what you get. Tell people they belong to an Association, not half truths. Dick Hayhurst – in January at our general meeting, I think we should vote for or vote down a new clubhouse. Peter Papartis – we've voted it down three times already. Dick Hayhurst – we need 75% of the people to vote on it, not just fill out surveys about it.

Mike Walsh – about the covenants, which were written years ago, I'm very concerned about changing them right now. Reedy's have three votes for every lot. That's pushing the 75%. That runs out in November. You can't vote until you have control in January. Bob Nelson – I say wait two months to eliminate the problem. Rags Ragsdale – the way

this motion is worded is extremely important. Mike Walsh – just get the information in November. Don't vote on anything. Then vote in January. That solves the problem.

Janet Secor – I think people need more time. It's good to have a month or two to think about it before we even vote on the language. Bob Nelson – we should hire the attorney to attend the Nov. meeting to answer any questions. Cheryl Fontane – have copies of those letters of complaint been sent to the Reedy's? Shirley Wheeler – first one was sent to the Advisory Committee. I've gotten two since then. They were from three different people, from three different parts of the country. Cheryl – give them to the Reedy's to answer. Richard Orona – when Barb Reedy read the first letter, she denied that they had told them that.

Landscaping. David McLeroy asked why CCE landscaping was done only along Dona Ana and not at Fairway and Play Thru. Shirley Wheeler said we ran out of money. Sharon – suggest we budget for it next year.

Card groups. Donna Robbins would like anyone interested in forming card groups for 500, canasta, bridge, etc. prepare a signup sheet.

Street lights. Marilyn Gottschling asked who is responsible for street lights. Carol Hoefler said there are interesting ways to light the area without the tall street lights. She has contacted some cities for information but has not had any luck. Sharon asked her to keep us posted about what she finds out.

Barb Walsh said that Rick Moody (from the city) told her that unless you get a group of people in agreement, especially about the lights at the Border Patrol, nothing will happen. It needs to be signed and dated.

Next meeting is Thursday, Oct. 6, 6:30 p.m., at the Clubhouse. Participants voted whether to have the meeting in the afternoon or evening. Consensus was evening is best.

Meeting was adjourned at 7:55.

Respectfully submitted,

Betty Buman
Secretary