

**Country Club Estates Homeowners Association**  
**Annual Meeting Minutes**  
**January 28, 2006 9 A.M.**  
**Deming Senior Center**  
800 S Granite  
Deming, NM 88030

The meeting was called to order by President, Sharon Galbraith at 9 AM on January 28, 2006 at the Senior Center.

Sharon thanked Marta Jackson for acting as Recording Secretary for the meeting. A candidate for secretary is needed by the new board.

Those new to the neighborhood and attending a meeting for the first time were recognized.

Sharon reminded those in attendance to drop the registration card in the box.

Sharon gave a **President's Report**:



We have seen a lot of growth and change in just a few years here.

**Growth History**

|      | EOY Owners | Forecast | Actual |
|------|------------|----------|--------|
| 2002 | 52         |          |        |
| 2003 | 78         | 8        |        |
| 2004 | 98         | 10       | 20     |
| 2005 | 134        | 20       | 36     |
| 2006 |            | 30       |        |

These figures do not include resales or sales of double lots. This growth means lots of new names to learn and lots of people with new ideas and different experiences from other places.

Those of you who moved here before 2002 may feel outnumbered; well, you are! We have more than doubled in total owners since then. By next year at this time we will probably have tripled (156 owners).

The budget for 2006 has been predicated on the growth of 30 new homes. Based on our previous track record of conservative estimates, we could have 50 new owners by the end of 2006. Deming is growing rapidly.

**Volunteerism**

As with all groups, clubs, associations we need help. In my time on the Board we have had some incredible people involved. There were volunteers who repeatedly went above and beyond the call, they initiated without being asked, and they stepped forward and said "how can I help?" Bless them. We as a Board know that most residents want a lot of free time and want to travel, but the fact is the Association can't run without help. ( (This is not the Academy Awards, so I

won't try to mention people individually.) However, I do want to express my appreciation to each person who so much as made phone calls, delivered flyers, or took the cans for recycling. Every single task helped. I have been very impressed by the talent as well as the deep sense of caring within the community, may it continue in good times and bad.

This is a great place to live and I hope the next Board and next year will see everyone celebrating mutual interests in art, card playing, traveling, helping CCE, helping Deming and the greater community, and taking time to reach out to new residents, and those who are not so new and maybe not so physically active.

Perhaps we can initiate new activities like

- A cup of tea with those whose outside activities are limited.
- A do you need a ride to the doctor/hospital list?
- Talent swap groups – Baking bread for painting a door

Thanks one and all. Please give your full support to the new Board. They have are all new, or new in their position. They may look to you for ideas, history, or help. Please be there for them.



**Bill Duncan presented the budget for 2006.**

There was much discussion regarding line 29 of the budgeted of \$8,000. Some of the discussion items were: take line 29 out of the budget & put the \$8,000 in a reserve fund, putting the reserve fund into a separate “safe” account, the fact that the budget committee’s proposed budget was termed unauthorized, the implications of a defeated budget, there are two several separate reserve accounts (Maintenance Reserve & Capital Reserve), why the necessity to transfer money from one line item to another, and the committee needing more funds should go before the board and ask for additional funds if necessary.

Barbara Hamilton moved that line 29 be deleted from the 2006 budget and move \$8000 to capital reserves. George Lopes seconded the motion. Motion passed.

George Lopes moved that all funds in the capital reserve account be put in a special final instrument/account & money not be removed from there unless it is at general meeting. Betty Ell seconded the motion. Motion passed. Motion to accept the Board’s recommendation to set the assessment for 2006 at \$150.

“A motion to set the assessment for the year 2006 at \$150 and have the assessment due and payable no later than February 27, 2006” (as stipulated in the bylaws.) Charlie Barnes so moved. Larry Boushon seconded the motion. Discussion items: As the development gets larger, the community may need a new club house for future use. The possibility of increasing the dues by \$50 to start a fund for a new club house was suggested. The question was asked regarding why we needed to vote if the dues were to remain \$150. Motion passed by vote.

Fran Balm made a motion to develop a committee to establish a “new facility plan” for a 3-5 year plan. George Lopes seconded the motion. Motion passed.

A reminder was given that the 2006 home-owners dues assessment are to be paid within 30 days of this meeting.

## **Committee Reports:**

Each committee present gave a brief description of the committee responsibilities and their need for volunteers. A listing of 2006 committee members and their contact information will be made available in the clubhouse and possibly on the CCE website.

### **Activities**

Debbie Raynor reported on the monthly activities (movie night, cards & games, exercise, men's breakfast, ladies lunch, and book club). There were also numerous special events (October Fest, Christmas Party, Comedy Club Night, Cinco de Mayo Dinner, Spring and Fall garage sale, and Christmas Brunch). Upcoming events will be "Souper Bowl" pot luck for Supper Bowl and Valentines Day Dancing and Dessert.

At this time the committee has 7 volunteers with no official chairperson. The committee welcomes volunteers and meets on the 2<sup>nd</sup> Thursday of each month at 7:00 in the clubhouse. The next meeting is February 9<sup>th</sup>.

### **Architectural**

Linda Drilling gave the Architectural Committee report. Since the current Committee has been assigned, the Architectural Committee has applied a "literal" translation of the current Restrictions with approval of 99% of all requests received. During the past week, letters were sent to all CCEHA residents reminding them of Restriction 15: Signs. The current issue was the displaying of political signs from inside windows visible to the general public. Homeowners were asked to remove the unauthorized signs.

Homeowners are requested to complete a "Request for Change" form to the Committee for pre- approval. The display of security signs was addressed. The proposed Restriction Amendments, if approved, would allow for security signs to be posted on properties. Linda suggested in the meantime that homeowners complete a "Request for Change" form for such signs and forward them to the Committee for review.

Linda also addressed "hate mail" being received by various persons serving on committees in our subdivision over the past six months. This serious issue is being addressed with a meeting of the Deming Police Department and U.S. Postal Master since the letters are being sent by US mail. George Lopes suggested that a letter be sent to all CCEHA members regarding this "hate mail."

Walt Hoefer asked about the Committee's position on homeowner name-plate signs displayed to the front of a member's home. Linda said that the Committee has never received a request to approve ownership signs.

A new resident had received a complaint over a moving trailer in their driveway. It was noted that the City of Deming Police Department may issue tickets for vehicles or trailers parked over the sidewalk in a driveway. New homeowners should have sufficient time to unload their trucks which may be beyond the three day limitation set by the City of Deming.

This should be addressed on an individual basis with the City of Deming and the Architectural Committee.

The committee has received the resignation of John Wood and is seeking volunteers.

### **Facilities**

No committee member was present to give a report. Volunteers for the 2006 Facilities committee are Bob Nelson, Walt Hoefer, Chuck Gomes, and Tom Griffith. A reminder was made regarding payment to the cleaning lady at the first of each month for the cleaning of the clubhouse.

### **New Owner Packets**

Eve Meyer when the new bulletin board will be hung at the clubhouse. It will be hung by either the Facilities Committee or Charlie Barnes. This bulletin board will aid in the dissemination of CCE information.

A discussion was had regarding the necessity of the New Owner packets, how and when the packets should be given out, what should be included, and how to address contacting homeowners from resale homes, and that people do not know/understand the different documents in the packet. Several people echoed the sentiment that a Welcome Wagon Committee is necessary and this committee should work closely with the developer. A past member of the Welcome Committee, Carol Krum, mentioned that this is a huge job. It was suggested that one or two people per street volunteer to notify new homeowners on their street. The following volunteered to help with new owner packet distribution:

Carol Hoefer – Boegie

Jill Titmus – Slice

Debbie Raynor & Sharon Curry - Fairway

Donna Robbins, Sharon Boushon, Charlene Griffith – Driver

Donna Robbins, Charlene Griffith – Putting Green

Marta Jackson – Play Thru

### **Age Verification**

This is done through the builder with the exception of resale homes.

Carol Krum reported that she is officially finished as of this report. She still needs the resident information in the LeDuc's former residence on Fairway. Renters must fulfill the 55 age limit obligation. She reminded the residents that 20% of residents can come in under 55 years of age. At this time there are 105 verified residents (99 verified over 55; 5 verified under 55; 1 not verified). The Association is 94.5% compliant.

### **Declaration of Restrictions Amendments Results**

Sharon Galbraith reported the following:

### **Declaration of Restrictions Amendment**

We proposed and presented amendments to the Declaration of Restrictions. We had two general meetings to discuss and propose additional changes. There were many excellent recommendations agreed on as a group such as: increasing the number of general meetings that would be held each year for community input, and the specific allowance of security signs. Despite all the work and meetings, there were only 37 valid ballots from homeowners. We required a 75% approval of all voters for passage. Assuming the builder voted all their votes in favor of the amendments, we would have required 53 valid votes for approval. The vote count committee prepared a report for the new Board with ideas and recommendations.

Linda Drilling reported. The committee to count votes for restriction amendments: Linda Drilling, Skip Baum, Carol and Walt Hoefer. This committee met at 10 AM on January 24 to count the votes for the Restriction Amendments and submit the following summary:

Total of 37 votes were received and counted. It was determined the number did not meet the 75% of eligible votes required.

- Recommendation is to reformat the ballot and resend to all CCEHA members.
- The RV issue should be treated as a separate amendment and presented at a later date.
- If votes are not received from all 90% of the eligible homeowners by the date the votes are due, we reserve the right to extend the due date by \_\_\_\_\_ days/weeks and contact all remaining homeowners. This is a significant project and **all** homeowners need to vote on the Declaration.
- Additional reminders via email, phone, post card etc of the need to vote and the voting deadline are necessary.
- Eliminate Proxy/Absentee voting since all voting will be by mail.
- Before a second vote, consider information sessions.

Discussion took place regarding the necessity of making this process very simple and clarifying the document for voting, and that this “simpler document” be sent to all homeowners.

Sharon recognized and expressed her appreciation for the 2005 Board for all of their work and made a request for Secretary and Treasurer.

**Report of Election Committee:**

| <b>President</b> (2 years)  | <b>Total</b> |
|---|--------------|
| <b>Bill Duncan</b>  | <b>40</b>    |
| Bob Nelson  | 26           |
| Richard Orona   | 17           |
| <b>Vice President</b> (1 year)                                      |              |
| <b>Clete Jackson</b>  | <b>47</b>    |
| Dick Salesses   | 27           |
| Ben Friedman  | 7            |
| <b>Treasurer</b> (2 years)  |              |
| Multiple write-ins. This position will be resolved by the new Board |              |
| <b>Director</b> (1 & 2 year positions)                              |              |
| <b>Don Ward</b> Elected 2 yr. term                                  | <b>45</b>    |
| <b>Marc Diltz</b> Elected 1 yr. term                                | <b>39</b>    |
| Jackie Loflin   | 28           |
| Gordon Roberts  | 5            |
| Ben Secor   | 35           |

Sharon presented the gavel to Bill Duncan and turned the meeting over to him. Clete Jackson took his seat as the newly elected Vice-President. Don Ward and Marc Diltz were out of town for this meeting.

Bill thanked the previous board for all their work. A gift certificate was given to outgoing President, Sharon Galbraith for the restaurant of her choice, Lemon Grass.

Bill made the following comments on the upcoming year:

We need to look ahead based on where we've been. There are challenges or opportunities. A lot of input is required for ideas, participation, ideas, acknowledge ideas for pass or fail on their merit. We need to set our own direction, remember why we came here and why we stay here. Having 3 general meetings may be necessary to keep the lines of communication open. We need to re-establish, re-invent, and re-direct our future. He believes that his job is to supply leadership; the community's job is to supply the ideas. We all have to give in order to take. He hopes that all will agree to participate on the giving end. He welcomes input to raise new ideas and he would like our confidence. We have to be able to talk together and be tolerant of each other's ideas. He apologized for any misunderstandings he may have caused at the last meeting.

Clete Jackson expressed that he hopes everyone can come together and stop the bickering.

**Announcement and/or distribution of the 2006 Assessment Invoices.**

**Questions from the floor:**

The issue of notifying people with no email should be addressed. The bulletin board should help address this. How to notify people who are “shut-in” needs to be addressed. At this time the newsletter is being hand delivered. This method of delivery will be examined for the future.

**Developers Report:**

Jim Reedy apologized for the lack of communication, and he wants to encourage communication from the homeowners. The Advisory Committee will be abolished. Eve Meyer mentioned that she would like a representative from the developer to attend the board meetings in the future. Jim said that he would try. It was mentioned that he should sit on the board as stated by the by-laws. Skip Baum and Jim Reedy thanked each other for their cooperation on settling issues.

Shirley Wheeler proposed that we leave the white and black hats in the past and support the newly elected board. She also thanked Jim Reedy for not using his votes and disbanding the Advisory Committee.

Bill Duncan will notify everyone regarding the next meeting.

Meeting adjourned.

Respectfully submitted,

Marta Jackson  
Acting Secretary