

Country Club Estates Homeowners' Association Board Meeting July 3,  
2003

Meeting called to order @ 12 noon by President Mike Walsh.

Attendance: Board members present were Mike Walsh, Marie Miller, Jane Franklin, Sharon Galbraith, and Janet Secor. Board members in absence were Barbara & Jim Reedy and Walt Hoefer. 18 homeowners and 1 guest were in attendance.

Minutes of the June 5, 2003 meeting;

Motion to accept as written was made by Sharon Galbraith.

Seconded by Janet Secor.

Vote: All in favor.

Treasurer's Report:

Printed report handed out to everyone. Balance on hand as of 6/30/03 is \$11,314.67

Motion made by Janet Secor to accept report as written.

Seconded by Marie Miller.

Discussion: Jane reported that the \$100 that appears in red for Board expenses for June was a refund given to a home owner who sold to a new buyer, and this money was subsequently re-paid by the new homeowner.

Vote: All in favor..

Old Business:

1. Bocce Court: concrete pads were poured, have bought 4 benches to put on them. Need a few volunteers to help anchor benches to pads. Court needs to be wet down before playing and Dick has found someone willing to do this, but he needs some advance notice so he can get it done before court is to be used.

2. Driver sidewalk repair: Q-West has not come to check it out as yet. Will re-notify them.

3. Unpaid assessments: Jane reported that technically there are 2 outstanding assessments, but one is really not due as yet (being built by outside contractor). Dick questioned whether the office has a form for owners to sign for the separate assessment fee. Mike said there was no such form, and that whoever owns lot and house should pay fee, even if it's the builder.

Motion: Any lot owned by anyone other than the original developer becomes a member of our organization when they purchase the lot and are expected to pay the yearly assessment. Motion made by Janet Secor.

Seconded: by Jane Franklin

Vote: All in favor.

4. Shirts: Have looked into having CCEHA on them. Have found 2 sources. Will put an article in the newsletter \ regarding cost and an order blank to fill out and return if you want one. They should be no more than \$25. After getting them for those of us who wish to have one, we will then give them out free of charge to new homeowners by the Welcome Committee.

5. Sound Proofing of Clubhouse: Hal reported that it would cost about \$500 to put up glue-on acoustic tiles to the ceiling. If you add furring strips it would double the cost. It was the decision of those present to go with just the tiles. Volunteers needed to do this job At least 6 men volunteered, but will wait until Walt Hoefer returns, as he knows the most about doing this.

6. Trees on land not owned by homeowners: Mike said he spoke to the Reedys about this and they are not willing to accept the care and maintenance of these. We, therefore, need to consider taking on this responsibility. There is some pipe broken in one of the watering systems that needs repair. At present we don't know who is paying the water bill. We assume it is the Reedys, and will speak to them about whether they would like us to pay a monthly fee for this usage.

New Business:

1) Guest Speaker:

Linda Hertz from the Healing House, which is a domestic violence agency and shelter, spoke to us about an idea they had for fund raising, as they need local fund raising to match grants. The idea is to have a tour of 5 or 6 CCE homes. They have done this type of thing in the past and it went over well. It would be for a period of 2 hours and then refreshments would be at the model home. The time frame they are thinking of is a couple of weeks before Christmas, somewhere between the 12th and 18th. So, if the idea meets with your approval we would need

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New Business (cont'd.):

- no more than 6 volunteers. The idea met with approval of the homeowners and 3 people have volunteered their homes for *this* purpose, so far. They are Barbara & Mike Walsh, Jane & Tom Franklin, and Marie Miller. Shirley Wheeler told Linda that we would like to have a craft show at the clubhouse at the same time, and this met with her approval.
2. Discussion of Goals and implementation:
    - a) 5 year plan: The committee of Barbara W, Sharon G., Shirley W., Carol K., and George J. will meet to discuss with Mike W. assisting.
    - b) Community Outreach ideas: will table until September's meeting.
    - c) Improved amenities: Bocce court improvements have been made as mentioned. Have had no response from Jim Reedy in regard to horseshoe pits as yet.
  3. Home check on single, elderly homeowners: Barbara W. brought this up. Mike W. said Eve is looking into this. It was also suggested to ask people via the newsletter for their ideas on what kind of program we could do.
  4. Subscription to CAT (monthly magazine that offers ideas and help to homeowner associations, cost is approximately \$150 to \$175 a year):

Motion: made by Janet S. to re-subscribe.  
Seconded: by Marie M.
  5. Audit Report: George J. asked what we had heard about the audit. Mike said we had received a letter just stating that\ all was in order.
  6. Taping of meetings: Marie M. asked if this was still necessary, as no one has ever listened to any of them. It was approved by all to stop this procedure.

Committee Reports:

- 1) Community Affairs: The State is supposed to be sending someone on a regular basis to check-up on this, and the City is supposed to be sending someone to spray and set mosquito traps in drainage area from Border Foods. Haven't seen anyone as yet. Was dry for a while, but run-off starting up again.
- 2) Architectural: Robert reported 2 requests were approved. Also, he said the "weed" situation is still not good in some areas. A lot of people are keeping up their grounds and alleys and right of ways very nicely, but there is still those few who are falling way behind. It was suggested that the whole committee get together to write letters to the offenders and remind them that if they don't comply we will hire someone at their expense to do this. It was suggested that a list of all people to whom a letter is sent be given to the Board. A suggestion was also made that we make a recommendation at the end of the year to make a line item in the budget to hire someone to do all the weeding in the development. Roy Poole is home and has volunteered to do the job of painting house numbers on curbs for all residences. If he needs any help, he will ask for it. Please put this in newsletter so people will know what he is doing.
- 3) Activities: Ruth S. reported (Eva M. absent) that activity planning has ceased for the summer, but will resume in Sept. with events posted at the end of August. The Coffee Hour on Sat. a.m.'s will continue. Also, remember the community garage sale to be held sometime in October.
- 4) Age Committee: Jack G. reported (Carol K. absent) that they had I phone call in regard to an owner renting to someone under age 55. Mike reported that Marie M. had sent a letter to this person (Bill Shattuck) telling him this had been approved, along with a copy of our Rules & Regs. We are at about 90% compliance, and this renting would still leave us at about 88%.
- 5) Facilities:

All electrical problems in the clubhouse have been fixed, the new combination lock pad installed on the door, the out side light is working, and that the clubhouse was given a very thorough cleaning by several ladies.

Next Meeting: Thursday, Sept. 4th @ 12 noon.

Meeting Adjourned @ 1:30 p.m.

Respectfully submitted,

Marie Miller  
Secretary