

Country Club Estates Homeowner's Association Board Meeting
June 6, 2002
9:00 AM.

The Meeting was called to order by President Mike Walsh.

Attendance: President, Mike Walsh, Vice-President, Hal Wheeler, Treasurer, Jane Franklin, Secretary, Barbara Hamilton, Board Member, Roy Poole, Board Member, Marie Miller

Guests: Ben Secor

Secretary's Report: Minutes were emailed to all board members. Jane made motion to accept minutes as presented. Roy seconded. Motion passed.

Treasurer's Report: We have a balance of \$ 8,301.10 There are two pending members who have not as yet paid. They have each had three letters requesting payment.

Motion by Barbara Hamilton to accept the Treasurer's report as presented. Seconded by Marie. Motion passed

New Business: Due to Gary Kemple leaving, Keith Smith has been appointed Acting Chairman of the Architectural Committee. Ben Secor has been appointed to serve on the Committee also.

Update on Clubhouse: Jim Reedy said it could be in our name already. He has met with the building inspector and there are a couple of more things to be ironed out. We will have the building by our next meeting he assured us and we could have the meeting there. Talked about putting band around the top of the building and tile around windows. He will get a quick claim deed and we can put the insurance through them @ somewhere around \$400.00 to \$800.00. He has asked the cement man, David, to pour a patio for us free of charge. Jim will landscape it. We will have to replace a few tiles and then put a coat of wax on floor and live with the tiles for awhile.

Jane is looking into the Errors and Omissions Policy.

Developers Report: Barbara Reedy will pull files and check on proof of age in them. She also had a letter from Edward Hand, attorney concerning HUD regulations.

Committee Reports: A memorandum was turned in by the Architectural Committee signed by Keith Smith reporting on two applications for yard work and they were approved

Activities Committee: Marie reported there will be a Block party on July 4, 2002 at the clubhouse. Notices will be delivered.

Stormwater Policy: Jim Reedy said he has permission from A T & T and will take care of that problem behind Driver and Eagle. Barbara Hamilton passed around pictures of the flooding in 2000.

Motion made by Jane Franklin to have General Membership meeting on July 4, 2002 @ 10:00 AM. Marie seconded. Motion passed. This is for budget adjustments and update everyone on what has been going on.

We need to encourage members to come to the board meetings.

Roy will have to reconcile bank statements.

Barbara Hamilton was asked to write letter to Mike Brabson, concerning the porta-potties. Barbara Reedy will help her. The inspector had said they need to be under cover. Also, a letter should be sent to David, the cement man to thank him.

The next meeting will be July 4,2002 @ 10A.M. at our clubhouse

Barbara Hamilton
Secretary

John F. Schaber
Edward L Hand
Anthony W. White

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June 4, 2002

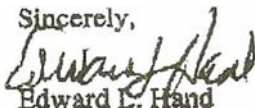
Barbara Reedy
Country Club Estates
2901 Country Club Road
Deming, New Mexico 88030
Re: Country Club Estates

Dear Mrs. Reedy:

You requested an opinion. to whether HUD regulations require Country Club Estates to include in its written policies and procedures a statement that at least 80 percent of units in the subdivision .must be occupied by persons 55 years of age or older. The regulations require no such language. 24 CFR 100.305 provide the circumstances under which Country Club Estates will be exempt from the regulations regarding familial status when generally restricting residence to persons aged 55 years or more. To be exempt, at least 80 percent of the subdivision's occupied units must be occupied by at least one person of age 55 or older.

To qualify as exempt, country Club Estates must publish policies and procedures (and adhere to them) demonstrating an intent to be exempt as housing for persons aged 55 years or more. The policies and procedures must outline how a subdivision will comply, but need not restate the 80 percent requirement of the regulations.

I apologize that I have not responded sooner to your request that I review the proposed. policies and procedures. I have, however, read them and I believe your suggested changes are appropriate. With your permission, I would like to do some additional research and substantially re-write that document for you and the Homeowners' Association to review. Thank you.

Sincerely,

Edward L. Hand