

## Country Club Estates Homeowners' Association Annual Board Meeting Minutes

January 24, 2004

**Meeting called to order** @ 9:30 a.m. by President Mike Walsh.

**Attendance:** Board members present were Mike Walsh, Carol Krum, Marie Miller, Janet Secor, Sharon Galbraith, and Barbara Reedy, plus 63 homeowners in attendance.

### **Report from Barbara Reedy:**

(In deference to Barbara's time constraint, Mike let her speak first so she could leave to attend to the open house they were holding.)

Barbara spoke about the open house tour they were holding until 4 p.m. today and that there would also be a wine tasting, an art display at Dr. Gross's house, a raffle for the benefit of the museum, and the 1st New Mexico Bank would be having an open door at the clubhouse this p.m. Any home owner is invited to attend any or all of the functions.

### **President's Report:**

Mike opened the meeting by introducing all present Board members, and reminding everyone to please sign the attendance sheet.

Mike then asked if there was anyone holding a proxy. There were no others except for the one that Sharon already had, which was for the Reedy's, who were unable to stay for the rest of the meeting.

Mike then stated the main purpose of this meeting was three fold: 1) to vote on next year's assessment, 2) to vote on next year's budget, and 3) the election of new officers.

He then reviewed, especially for the benefit of new homeowners, what had been improved upon in the clubhouse over the past year, such as: encasing the water heater, sound proofing the clubhouse via installation of ceiling tiles, addition of molding around entire ceiling, closets for storage, and that our new large screen TV was donated by the Activities committee as they had never had to use the money set aside for them in the budget, and also that the VCR was donated by the Hayhurst's. Mike also called everyone's attention to the new wall mural, designed by Dale Vance and painted by volunteers, all of whom stood up for a round of applause.

### **Assessment for 2004:**

Mike asked for a motion to accept the board's recommendation to set the assessment for 2004 at \$150 and to have the assessment due and payable no later than February 29, 2004.

**Motion:** made by Marie Miller

**Seconded:** by Sharon Lien

**Discussion:** a question regarding whether the budget should be 1st item of business instead of the assessment was raised. This was answered by saying if there were any variances to amounts as presented in the budget, a special assessment could be called for.

**Vote:** All in favor.

### **Budget for 2004:**

Mike asked for a motion to accept the budget report and to pass the budget for the year 2004 as presented, after explaining that the amount on hand would read \$10.12 more than listed (8010.10) because it had been added to the contingency fund, as explained in the last newsletter.

**Motion:** made by John Ewert

**Seconded:** by Don Florian

**Discussion:** None

**Vote:** All in favor

**Committee Reports:**

**1) Activities Committee:** (See written report)

Eve Meyer gave thanks and recognition to all members; introduced some new home owners; told everyone to remember to check the events calendar; reported that the Sat a.m. Coffee Hour was one of the most popular activities; told of our community projects.....Food Basket, Healing House, Hospice, Relay for Life in 2002, and recycling. And there is \$114.33 in their treasury to turn over to the new committee. A round of applause was given Eve for the excellent job she has done as the 1st chair of this committee.

**2) Age Verification Committee:**

Carol Krum reported that we are in 98% compliance.\

**3) 5 Year Plan:** (See written report)

Carol Hoefer reported that the re-plating is still in progress and some things can not be accomplished until this is finished. Some of the things they are working on are: low intensity street lighting; fire hydrants; commercially zoned plots; existing club house size and parking facilities; possible screening of Border Patrol flood lights; storm water drainage; use of rolled curbing; a perimeter wall at east end of sub division to decrease traffic thru CCE; zero landscaping at CCE entrances; and extension of walking path down to CCE.

**4) Facilities Committee:**

Keith Smith reported on some of the improvements made to the clubhouse and said there was a possibility of putting a timer switch on the outside light, so that there would still be light for people to see by when locking up and leaving the building.

**5) Contact Person:**

Cheryl Fontane said the purpose of this list was so that we would know who to contact in case of illness of one of our homeowners in the absence of their partner, or in the case of those who live alone. She will have a list, and the President will have a list in case Cheryl would not be here to contact about this matter. Cheryl also has compiled a list of health resources for the families of home owners, who are called in, to help facilitate their search for same, if the home owner has not made it known who/what their preferences are.

**6) Election Committee:**

Keith Smith reported the results of the polled election. See written report for actual figures: The results were:

**President:** Sharon Galbraith

**Treasurer:** Robert Raynor

**Director:** Janet Secor

**At this point outgoing President Mike Walsh handed over the gavel and the meeting to incoming President Sharon Galbraith, and the new Board Members took their places.**

**Appointment of new Board member:**

Sharon presented her choice of Dale Vance to take her spot on the Board that was vacated as she stepped up to the Presidency. She asked for a motion from the Board.

**Motion:** made by Janet Secor

**Seconded:** by Carol Krum

**Vote:** All members of the Board in favor

**Committee Changes:**

Sharon announced that she had decided to cut down on some of the committees and make some of them "functions" and will present these changes at the next meeting. Sharon asked for volunteers for the Architectural Committee and announced that Cheryl Fontaine and Debbie Raynor would be co-chairs of the Activities Committee; that the Long Range Planning Committee will be divided into two parts: one for dealing with the club house issues, and a separate one for community development.

**Recycling Volunteer:**

Joe Meyer said he would like to give up this responsibility. Sharon asked for a volunteer. Carl Buman volunteered to take Joe's place.

**Questions from the floor:**

**1) Dick Hayhurst** mentioned he had brought in a proposal to enclose the present courtyard. Sharon said that she would table this until the new Club House Long Range Planning Committee met, and at that time they would present all their ideas to the group to discuss so they can be presented to the homeowners at a later meeting. Dick also mentioned he thought this needed to be done as soon as possible to keep within budget costs while prices were down.

**2) John Ewert** brought up what had been talked about before regarding exchange of the present clubhouse lot for new lots (6 lots valued at \$120,000.....reported by Carol Hoefer), and to possibly sell existing club house, etc. Sharon said these ideas would also be considered at the long range planning for the club house, and that the legal obligation of the Reedy's to provide us with a club house had been met with the existing one, and as far as more room goes, it might prove to be more feasible to rent a room for the next Annual Meeting, then try to build something to hold all the home owners.

**Introductions of all the members of the new Board of Directors was made.**

**Next Meeting:** The next regular monthly meeting will be held on Thursday, February 5th at 6:15 p.m. at the club house. The new time is to accommodate people who still work outside the home.

**Motion to adjourn the meeting made by George Lopes, seconded by Janet Secor, All in favor.**

**Meeting Adjourned at 10:35 a.m.**

**Respectfully submitted,  
Marie Miller  
Secretary**

**A plaque was given to Mike Walsh from the Board in appreciation for all he did as the first President of our organization, along with a gift certificate to Lemongrass Restaurant in Las Cruces.**

**Mike also received a gift from the Activities Committee of a nice polo shirt with CCEHA President, 2002-2004 on the pocket.**

**Also a plaque with a picture of the original CCEHA Board was presented and will remain on display in the club house.**