

**Country Club Estates Homeowners Association  
Board Meeting  
July 1, 2004**

**Meeting called to order** at 6:15 p.m. by President Sharon Galbraith. Board Members present were Carol Krum, Dale Vance, Shirley Weaver and Janet Secor.

**Minutes of last meeting:**

**Motion to accept** as written made by Dale Vance

**Seconded by** Carol Krum

**Vote:** All in favor.

**Treasurer's Report: Balance on hand as of 6/30/2004: \$17,786.19**

Shirley stated that Norice Harris has been balancing the checkbook each month as it is required that it be done by someone other than the Treasurer.

**Motion to accept** as written made by Carol Krum

**Seconded by** Janet Secor

**Vote:** All in favor.

**Old Business**

Sharon stated she had been in touch with the city regarding the clean-up of the dumping area east of the clubhouse. City officials have visited the area and sent a letter to the owners. They will continue with the process required to get it taken care of.

**Audit and Tax liability.** Our January application for a Tax ID resulted in a letter from the IRS about tax liability. We have an appointment with our accountant on July 8<sup>th</sup> for clarification and also to arrange for a full-audit as required by our association.

**Liability Insurance.** Thanks to Linda Drilling our new insurance is now in affect. The final premium amount falls within the amount allotted in our insurance budget.

**Rental Issues**

Sharon Galbraith, Carol Krum and Janet Secor visited with our attorney, Kent Cooper and he will prepare a draft rental agreement which will include all the info home owners need to cover when renting. Copies will be made available to all homeowners should they choose to use it when renting their houses.

**Club House Telephone.** The telephone is installed inside but Sharon reported there is some confusion with the Telephone company as to who is responsible for bring the phone line into the building from the alley and whether conduit is required. Sharon will continue working with the phone company to resolve the issues involved.

**New Business**

No Board Meeting will be held in August.

Shirley will be issuing a new Newsletter next week which will include a new address and phone list of Homeowners. Anyone with items to be included in the Newsletter should get them to Shirley within the next couple of days.

### **Committee Reports**

**Activities Committee.** Cheryl Fontane reported that the July Fourth Party is set for 5:00 pm on that day. There are no activities scheduled for August.

A Sphagetti Dinner will be held in September and live entertainment will be provided.

July 14<sup>th</sup> is Ladies Day Luncheon. Lunch will be at the Chinese Restaurant on Pine Street.

### **Architectural Committee**

George Lopes thanked Sharon for writing the letter to all homeowners reminding them of the necessity to get approval of the Architectural Committee before commencing any changes to homes, including painting. George stated that John Wood and Dave Curry are the other members of the committee and they have met several times to acquaint themselves with the requirements of the Committee. They have also walked the development and made note of any weed problems. Letters will be sent to any homeowners needing to take action. They are working with the City and there is a \$65.00 fine if no action is taken to alleviate the problem.

The Committee had nine requests for approval. Eight were approved. All requests or concerns should be submitted to the Committee in writing.

Dick Salesses began a discussion from the floor regarding the recent painting of several houses and their color schemes, etc. Some members of the community objected to the color scheme used by a homeowner and that homeowner agreed to have it repainted. Jim Reedy said he would pay for the repainting.

**Jim Reedy** reported that there are only six lots available in the current development. Work will begin shortly on developing the area north of the fiber-optic line and eastward. Jim also agreed to provide help to re-do the Bocce Ball Court. He also mentioned that they are seeking approval to provide a walking path along the fiber-optic corridor.

The Meeting was adjourned at 7:30 pm

George Pintar from the Deming Kiwanis Club made a short presentation on membership in the Kiwanis and the many projects undertaken by the that group.

Respectfully submitted,

Janet Secor (for Marie Miller)