

**Jack Galbraith**

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**From:** Sharon Galbraith [sharongalbraith@direcway.com]  
**Sent:** Thursday, June 09, 2005 9:05 PM  
**To:** jackgalbraith@direcway.com  
**Subject:** 6-9-05 minutes.rtf

**Country Club Estates Homeowners Association  
 June 9, 2005 Meeting**

**MEETING CALLED TO ORDER** at 6:30 p.m. by President Sharon Galbraith at the Country Club Estates clubhouse. All were asked to sign in.

**ATTENDANCE:** Board members present were Sharon Galbraith, John Ewert, Betty Buman, Jackie Loflin and Dick Hayhurst. About 25 additional members attended.

**MINUTES OF MAY 5 MEETING.** Motion was made by Dick Hayhurst to accept the minutes as written; seconded by Jackie Loflin. Approved.

**TREASURER'S REPORT.** Treasurer Shirley Wheeler was absent so there was no report.

**DEVELOPER'S REPORT.**

- Barbara Reedy would like the homeowners to give input on the AT & T path. The Advisory Committee will work on it.
- Barbara said it's "business as usual" and they're very busy.
- She assured Sharon Galbraith that names and addresses would be readily available when they are needed to send out the Rules and Regulations changes.
- There are two lots for sale in the section that has been open. They opened a new section, but the infrastructure is not all in although 5 lots have sold.
- Drainage plan has been given to city and has been approved. The catch basin will be at the lowest spot in the development, taking up 2 lots.
- Barbara does not know the system that is in place for watering the Afghan pines along the bocce ball court. Walt Hofer will work with Jim Reedy to see if we can get it operating again.

**OLD BUSINESS.**

**Landscaping.** Debbie Hayhurst received bids for landscaping at the entrances to Bogie, Driver and Wedge. "Chewy" bid \$1855 for three plantings. Fred Estrada bid \$1600 for 4. Debbie went back to Chewy and he said he could do the 4 for \$1500. Dick Hayhurst made a motion to accept; seconded by Jackie Loflin. The bid was approved; Debbie will ask him to begin at once.

**Picnic report.** Dawna Diltz reported that 115 people representing 61 homes have signed up for the picnic. Ron Lowe said there are 24 entrants for the golf scramble.

**NEW BUSINESS.**

**Weeds on bocce ball court.** Sharon Galbraith reported that an application was supposed to be made May 28 but it was too windy. Border Pest Control will spot treat the African Rue and do pre-emergent spraying in the fall. After spraying in the fall, it has to be watered; Walt Hoefer volunteered to water.

Walt said that we were taking action to get rid of the Rue, but we're letting the Afghan pines along the bocce ball court die for lack of water. He asked if we could make the metering operational again. Walt will check on it.

**Rules and Regulations update.** Sharon Lien, who is working with Sharon Galbraith on the R & R committee, reported that everyone in the complex would have input into the final document. She said Sharon has done a terrific job getting it ready; one paragraph will indicate the proposed changes, followed by the original paragraph, allowing people to compare. It will be sent out to every homeowner, who will have at least 30 days to look it over. Every change will be voted on in a general meeting.

Richard Orona asked if a person brought up something that had not been in the original document, would that be allowed. Answer: yes.

## COMMITTEE REPORTS.

**Activity Committee.** Dawna Diltz reported that there would be a July 4 potluck 5 p.m. at the Clubhouse. Bring your own meat to grill and a dish to share. The Activity Committee will provide beverages. You may also "bring your own bottle." Marta Jackson reminded everyone of the movie nights every first and third Sunday. Walt Hoefer suggested moving the movie start time to 8 p.m. in case people want to attend "Music in the Park" at the courthouse. Marta agreed to begin at 8 p.m. The Committee has no activities planned for August.

**Advisory Committee.** Richard Orona's talking points:

- Barbara Reedy has survey ready for distribution, asking homeowners what they would like to see in the complex.
- Would like Advisory Committee meeting minutes included with newsletter for distribution, but since newsletter is bimonthly and committee meets monthly, it would not work well.
- The Committee had received three letters (from Sharon Lien, Eve Meyer and George Lopes). All received answers but Eve was disappointed that she did not receive an acknowledgement of her letter from the Advisory Committee, but the letter was passed on to the Board. Richard assured letter writers that their letters would be acknowledged in the future.

**Architectural Committee.** John Wood said he had received no requests in May. There will be a column in each newsletter addressing the covenants. He said notices sent to homeowners a couple of months ago, indicating violations, had generated a lot of interest and discussion about how the Committee went about notifying homeowners. He said the Committee interpreted the rules and felt they were doing the right thing because that's what the rules said to do. He said they did not intend to offend anyone. He said he heard feedback mostly from rumors and indicated he wished people had contacted the Committee directly.

Skip Balm asked if there were gate colors that must be used. Dick Hayhurst said the covenants do not directly address gate colors, but that any request to change any external colors does have to go through the Architectural Committee.

**Facilities Committee.** Joe Sena has resigned from the Committee, leaving Richard Orona, John Wood and John Ewert as members. Richard said he would like to see someone else in charge of maintaining

the swamp cooler instead of the committee members. Barbara Reedy said they hire a handyman who charges \$20. Richard said whoever does it should be licensed and bonded.

**Age Verification.** Carol Krum reported there are 119 owners and 91 occupied residences. 84 of those are documented as being over 55. Seven have not been documented. Three homes have owners under 55, making the percentage of 55 and over 92.3%.

Richard Orona expressed concern that he had seen people with children at houses that are for sale. In discussion, Sharon said the Rules and Regulations should be part of the closing procedure, but we have no control over some of the realtors working in the complex. A welcoming committee could meet each new homeowner and make sure they receive a copy of the Rules and Regulations. Sharon Lien and Debbie Hayhurst volunteered to be the Welcoming Committee. Let them know when you see someone moving in and they will take the Rules to them.

Lee Wildschutte shared her experiences living in a retirement community of more than 5000 people and reached the conclusion that comparing that community to CCE was like comparing apples and oranges; what worked there would probably not work here.

Cheryl Fontane asked if computer attachment problems could be cleared up. Sharon said to make attachments in pdf or rtf formats and all computers should be able to open them.

**Next meeting** is Thursday, Sept. 1, 6:30 p.m., at the Clubhouse. There will be no meetings in July or August.

**Meeting was adjourned** at 7:30.

**Respectfully submitted,**

**Betty Buman**  
**Secretary**