

**Country Club Estates Homeowners Association
November 8, 2005 Board Meeting**

Meeting called to order at 6:30 p.m. by President Sharon Galbraith (SG) at the Country Club Estates clubhouse. All were asked to sign in.

Attendance: Board members present were Sharon Galbraith, Sharon Lien, Betty Buman, Jackie Loflin, Bill Duncan and Dick Hayhurst. About 50 additional members attended.

Minutes of October Meeting. Motion was made by Sharon Lien to accept the minutes as written; seconded by Jackie Loflin. Approved.

Treasurer's Report. Treasurer Bill Duncan reported the balance in the account is \$28,628.29.

Developer's Report. No report.

Old Business.

Motion to revoke business manager. Carol Hoefer reported there was a procedural flaw from the vote in October to hire a business manager for a 90-day period. She recommended the next Board make the decision whether or not to hire a business manager. Sharon Lien made a motion to rescind October's motion to hire a business manager; seconded by Bill Duncan. Carried.

Rules and Regulations update. Meeting will be held at the Senior Center Saturday, Nov. 12 at 2 p.m. Dawna and Mark Diltz volunteered to help with registration.

SG described the process that will be followed to keep the meeting orderly: Everyone was mailed a label, which they must bring to the meeting. Present the card at the registration table to determine who has authorization to vote. One person in a voting household will get the card. If you have a proxy, give it to the registration table and they will give you that person's authorization card. During the process, indicate the line number you wish to change, stand up and read it. Write one change per card or page and deliver the page to the front. Members will vote on whether to accept the new version or keep the old version.

Discussion: John Ewert – Will there be a label for each vote the developer has? SG. – No, we have a special label for the developer.

Ewert – Does their voting include the lots set aside for recreational use? That property should not be eligible for voting because it's not a salable lot. That should eliminate 10 to 20 lots. Dick Hayhurst – Those lots are across the street from the sales office, not part of CCE.

SG – Remember, your change must be appealing enough that 75% of the people will vote for it in January. Line items on Saturday will pass on one vote. In the event someone prefers the original wording, simply recommend that we keep the original wording; that does not have to be in writing, as it already exists in writing.

Skip Balm – We'll know Saturday by a show of hands what we'll vote for in January?

SG – Yes.

Walt Hoefer, Linda Drilling and Skip Balm volunteered to count the votes on Saturday.

Richard Orona asked how the developer ended up getting so many votes. SG explained that it went back to the original developer in 1995 and passed from Hofacket to Westmoreland, to the Reedys. Sharon Lien said the developers have never used their votes to sway things one way or another.

Carol Krum – We are concerned that we may have to vote on something major while they still have control. Richard Orona asked why people have that attitude. Carol – We're concerned about anything that would benefit them over us as homeowners while they still have the majority vote. Why would you raise an issue where the developer can benefit?

RO – Why are you so concerned that they have this voting bloc? Is there anything in the covenants that's anti-Reedy? Carol – There are things that would benefit them if they were changed. Age verification, for one thing. We have not been able to get the information for the Board from the Reedys. The law says they must notify the Board when they sell a lot or house. RO – How in these covenants are we changing that? Bob Nelson – It could become the responsibility of the Board to find these people. Also, the Reedys are supposed to provide a number of lots for RV storage. The changes could relieve them of that responsibility.

SG – It (RV storage) would have been at the expense of the homeowners to keep up and maintain it. Reedys never said they would pay for it. Bob Nelson – They want the land back now. Sharon Lien – I would not like to have those lots behind me with a chain link fence and lights. Bob N. – When the developer has more votes, I have a problem with that. Dick Hayhurst – We can't change those rules. Bob N. – It's a big concern that things are going to be forced upon the homeowners because of the number of votes the Reedys have. Dick H. – You can't change it.

Bob Nelson suggested, since the attorney would not be present at the Saturday meeting, that we should have a sergeant at arms or hire a deputy. SG said we would select a volunteer to be sergeant at arms on Saturday of the meeting.

Watering trees/green space. Carol Hoefer reported that the water is now on to water the trees and that the water bill is going to the Homeowners' Association. The concrete has also been broken up in the bocce ball court. Donna Robbins praised SG for following through on the watering situation even though she was getting ready to go out of town. She also praised Sharon Lien for talking to Jim Reedy and Chuy and Carol and Walt Hoefer and Dick Salesses for working to dig around the trees and to keep them watered during the summer.

New Business.

Budget Committee for 2006. SG presented the 2006 budget as prepared by the Board. Bob Nelson, as chair of the Budget Committee, then presented an (unauthorized) committee budget. He said the committee felt there will probably be fewer new owners because of the higher cost of producing a home (higher fuel costs, cement, etc.). The committee recommended increasing telephone from \$450 to \$600 because of changing the phone to a "business" phone. The committee recommended removing the Business Manager expense. Total expenses then would be \$16,650 instead of \$28,500 in the proposed budget. So the capital account would increase from \$16,000 to \$25,600. The homeowners will be surveyed at the December meeting. The annual budget will be prepared and posted in the Clubhouse in accordance with the By-laws. The binding budget vote will be at the General Meeting in January.

Budget discussion:

Re new owner packets. Eve Meyer – I don't know why we should pay for the new owner packets. Rudy Mayer – It's a sales tool. We're doing the selling for them. I don't think it benefits the new owners. SG – But the homeowners receive the packets after they have already bought into CCE. We want the HOA introduced to new owners at the earliest opportunity. Lorraine Sandborn -- When we bought a lot, Reedys gave us a packet right away. Another homeowner (sorry; didn't get the person's name) – I'm disappointed I wasn't approached by the Association and didn't get a packet. Kermit Scott – Friends who bought a double lot complain that instead of getting a welcome packet, they got a bill for annual fees. SG – That does have to be directed back to the Reedys. They need to know there was a break in the chain of events. Kermit – I got my bill prior to getting a welcome packet and it was very disturbing to me. Carol Krum – Did Reedys tell you about the Association? Kermit – No. SG – It's their responsibility. They call us when they're running out and they get more packets. Ruthie Compton – Maybe it should be determined what kind of packets they're intended to be, welcome packets or new owner packets from the Reedys. If it's a welcome packet, let's take care of it. If not, let the Reedys take care of it.

Re business manager. SG – I suggest leaving budgeted items in the budget so we have the money available. If you opt not to use it, that's one thing, but at least you will have it. Bob Nelson – As far as we're concerned, if the majority of the membership does not want or does want a business manager, they can vote on it. If the membership wants to put money into the budget in accordance with the administrative policy, it should be voted on separately before being included in the budget. Sue Gomes – If you leave the \$12,000 in there for a business manager, then where is the budget for the monies for those things the business manager will have done? SG – Facilities and maintenance. Ron Lowe – Aren't we talking about something that we decided not to do?

Bob Nelson – The Budget Committee did not agree with the budget for 2006 because of the business manager and we do not feel the Board has adequately explained to homeowners their options.

Election Committee for 2006. The Board will sponsor a coffee Sunday, Nov. 20 at 4 p.m. People running for the Board will answer your questions. It will give us a chance to see how these people react to you.

Committee Reports.

Activity Committee. The Holiday party will be held December 10 at the Country Club, from 5 to 8 p.m., \$10 per person. Appetizers and beverages will be served. There will be a cash bar and music for dancing. There will be no sit-down dinner.

Architectural Committee. John Wood said he had received five applications for various things and all were approved.

Age Verification. Carol Krum reported there are 102 occupied residences. 95% of those are documented as being over 55. Four are under 55. One has not been documented.

Welcome Committee. Sharon Lien reported they had the last coffee for newcomers and the new committee will set any plans for next year.

Questions/comments from the floor.

Walt Hofer – I got a letter this week from the Board and some things in it upset me. I was one of the five vice presidents who resigned, because of cancer and personal problems. Also the job description for the new business manager. Reading that and the responsibilities, I can't understand who would take it. All committees and board members have been the whipping boys for abuse; I'm sorry it got that bad. I didn't know we had so many bad asses. There's no way you're going to hire a guy to go up on the roof, etc. if he's going to get flak you don't want to take anymore. If he's going to take all this, you're thinking by hiring him you're eliminating all the flak. If I was that guy, I'd have a card of all Board members and phone numbers. After reading the letter I got this week, you're got to have balls to stay in the race. To subject yourself to what I got from the letter. God bless you if you can go on and still run. The guy who's hired is going to push it all back on the Board members.

Bob Nelson – I would like to suggest that the December meeting has some time on the agenda to discuss the letter.

Meeting was adjourned at 8:05.

Respectfully submitted,

**Betty Buman
Secretary**