

**Country Club Estates Homeowners Association
Board of Directors Meeting
October 6, 2005**

MEETING CALLED TO ORDER at 6:30 p.m. by President Sharon Galbraith at the Country Club Estates clubhouse.

ATTENDANCE: Sharon Galbraith, Dick Hayhurst, Betty Buman (via conference call), Barbara Reedy. Jackie Loflin was not present but she had furnished a voting proxy. Sharon Lien and Bill Duncan took their seats after being appointed to the Board.

APPOINTMENT OF NEW BOARD MEMBERS: Sharon Galbraith opened the meeting by affirming that two Board members, namely John Ewert, Vice President, and Shirley Wheeler, Treasurer, have resigned. A thank you for their dedication and service on the Board was given.

The first order of business was to fill vacated Board positions until elections are held in January. Dick Hayhurst nominated Sharon Lien to fill the Vice President position; seconded by Sharon Galbraith. Approved. Motion was made by Dick Hayhurst to appoint Bill Duncan as Treasurer; seconded by Sharon Lien. Motion approved.

MINUTES OF SEPTEMBER 8 MEETING. Minutes were corrected to show that Shirley Wheeler was present at the September, 2005, meeting. Motion was made by Dick Hayhurst to accept the corrected minutes; seconded by Sharon Lien. Motion approved.

TREASURER'S REPORT. Sharon Galbraith reported that expenses for the month of September were \$795.71 and that income for the same period was \$262.50; the month-end balance was \$28,175.15. Motion to accept the Treasurer's Report was made by Sharon Lien; seconded by Bill Duncan. Motion approved.

DEVELOPER'S REPORT. Barbara and Jim Reedy reported that three lots were sold in September.

OLD BUSINESS.

Recommendations from the Advisory Committee. Richard Orona began his report by stating that the Advisory Committee was formed based on the request of Jim Reedy at the January general meeting. Its purpose was to serve as a liaison between the developers and the homeowners association. In February the committee began meeting on a monthly bases with Barbara Reedy. A monthly newsletter was created and mailed to all the property owners. This newsletter told homeowners what was discussed and encouraged them to send in their concerns. A report has been given at each Board meeting since. Over the course of several meetings it became evident to this committee that there were many problems within the community which have resulted in anger and negativity. Problems observed have ranged from anger at the Architecture Committee for doing their job, to the lack of volunteers to help on committees and to perform necessary tasks, such as weed control and clubhouse maintenance.

The committee recommended that a part time Business Manager be hired to be the primary interface between the HOA Board and homeowners. The Business Manager would also be in charge of enforcing CC&R's, selecting and supervising all the contractors hired on behalf of the HOA to do work within the community, assist in budget preparation, attend Board meetings, and give a report to the HOA Board of Directors. In conclusion, the Advisory Committee asked that the Board hire a Business Manager.

Motion to accept the recommendation of the Advisory Committee was made by Dick Hayhurst; seconded by Sharon Lien.

A ten minute discussion period was allotted by Sharon Galbraith. Several homeowners expressed their opinions on the hiring of a Business Manager.

The motion to hire a Business Manager for a trial period of 90 days was repeated by Dick Hayhurst; Motion approved. (Bill Duncan abstained.)

Rules and Regulations update. Sharon Lien reported that packets have been mailed to homeowners for their review. Every homeowner may read the recommended changes and will have the opportunity to suggest further changes. Homeowners may vote at the November 12th meeting, which will be held at 2 p.m. in the Senior Center, or mail-in their vote by January 23rd. A 75% approval is needed to implement the changes.

Watering Trees – Open Space & Weed Abatement Chemicals. Donna Robbins asked the Board for approval to turn on the water by the bocce ball court in order to water the 25 trees. She also asked for the Board's approval to have the city put the water meter in the HOA's name and for the Association to pay the monthly water bill. The highest monthly bill in 2003 was \$13.00 and in 2004 \$16.00. Jim Reedy will have Jesus Rodriguez look at the meter and see if a new valve is needed. Motion was made by Dick Hayhurst to approve the request that the association pay the water bill for the green space; seconded by Sharon Lien. Motion approved.

Donna Robbins mentioned that the soil in this same area was sterile due to the chemicals used by Border Pest Control when spraying the weeds. Several homeowners who live around this area would like to put in a few plants to beautify the area but can't because the soil isn't solvent. She requested that the Board contact Boarder Pest Control and ask them to use chemicals that were not as harmful to the soil when they spray in October and June. Dick Hayhurst brought up the fact that the weed problem in this area has been taken care of, and it would be up to the individuals who want to use that property to maintain the weed problem. He stated that the Board has already spent money to neutralize that soil. If they let it go back to a planting area then the Board should have some guarantee from the people who want to use the property that they would maintain the weed problem. Sharon Galbraith suggested that we continue on the current plan until the people wanting to use this area can present a more detailed plan on how they can accomplish their goal. Carol Hoefer agreed that the group would provide a plan along with names of individuals that would be responsible.

Carol Hoefer brought up the fact that the bocce court needed to be broken up and crusher fine spread so court could be used. Sharon asked Carol to obtain the quantity of homeowners who would use the court. A motion was made by Sharon Lien that the Board put money aside, up to \$100, to fix the bocce ball court so it is playable; seconded by Dick Hayhurst. Motion approved.

NEW BUSINESS.

Budget Committee for 2006. Bob Nelson announced that Donna Robbins and Carol Hoefler have volunteered to join him as members of the budget committee. Budget numbers will be ready for the November meeting.

Election Committee for 2006. Bob Nelson reported that there are (a) six people interested in running for the Board of Directors position, (b) two for President, (c) two for Vice President, and (d) one for Treasurer. Bob asked that anyone else interested in running for an office to contact him.

COMMITTEE REPORTS.

Activity Committee. Veronika Barnes reminded people about the Oktoberfest dinner and the garage sale Saturday October 8. Everyone is invited to attend Activity Committee meetings held the second Thursday of each month at 7:00 p.m.

Architectural Committee. John Wood reported that there were six requests for change during the month of September and all were approved. On behalf of the Architectural Committee he thanked all of those who have taken the time to make applications for changes.

Facilities Committee. No report

Age Verification. Carol Crumb reported that there are 120 lot owners and 98 occupied residences, of which 90% are documented as being age 55 or over. Four residences have been documented as under age 55 and four residences have not been documented.

Welcoming Committee. Sharon Lien reported that there will be a welcome coffee for new residents November 1st at 9:30 a.m. at the club house. Everyone is invited to attend.

QUESTIONS FROM THE FLOOR.

Billboard. Has been purchased and is ready to be put up by the facilities committee members.

Food Basket. Eve mentioned that donations are needed and asked that people contribute.

Recycle Items. Veronika pointed out that there is a box in the clubhouse for ink cartridges which are recycled by the Kiwanis Club. Sharon Lien stated that we are still recycling aluminum cans. Charlie Barnes volunteered to take cans to the recycle center.

Street Lights. Clarence Gomes asked when street lights would be put up. Jim Reedy said that there is a lighting plan. Carol Hoefler has been helping with the plan. At this point he is trying to come up with lights that will satisfy the community, satisfy what the power company will allow, what the city will allow and what he can afford. The plan,

which shows the placement of lights at every other intersection, is available for members to view.

Border Patrol Lights. Debbie Hayhurst mentioned that we might be able to get the Border Patrol to dim their bright lights if we could get everyone in the community to sign a petition. Barbara Reedy agreed that the petition would be a good idea and we could leave it at the Broken Arrow Realty office for people to sign.

Next meeting is Thursday, November 3rd 6:30 p.m. at the Clubhouse.

Meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Dawna Diltz
(for Betty Buman)