

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE ESTANCIA  
PRIMERA COMMUNITY SERVICES ASSOCIATION

January 12, 1999

The regular monthly meeting of the Board of Directors of Estancia Primera Community Services Association was called to order at 8:04 AM at the Community Association Building. Those present for the meeting were Rex Wilmore, John Amos, Bob Lockwood, Pat Haueter, Bob Tibbs, Georgette Clegg and Cheryl Sommers. Absent was Maryellen Sherman.

Upon motion duly made and seconded, reading of the minutes of the previous meeting was dispensed with. Rex Wilmore moved that the minutes be amended by authorizing Bob Tibbs to "investigate" rather than "undertake" the lighting of the recreation center building. The motion was duly seconded and unanimously passed. Whereupon, the minutes of the December meeting were approved.

The Board of Directors received the Treasurer's report from Cheryl Sommers. Ms. Sommers distributed current balance sheet and the final budget figures for the forthcoming year. She explained that the excess reserves would go back to members as a credit against current dues and further explained which owners would receive credits and in what particular amounts. Upon motion duly made and seconded, the Treasurer's report was accepted.

The Chairman moved that the Board authorize the Treasurer to move the Association bank account from Century Bank to an interest-bearing account at another institution. The motion was duly seconded and unanimously passed.

Old Business:

Bob Tibbs reported on the progress regarding lighting the sign at the south entry to Estancia Primera.

On motion made, duly seconded and unanimously passed the final Budget for the forthcoming year was approved. A copy of the budget is attached to these minutes and made a part hereof for all pertinent purposes.

President Wilmore discussed the issue of the Baca dam encroaching onto adjoining property. Baca agreed to contact the city to see if they would take responsibility for the dam; otherwise Baca would be required to remove the encroachments.

President Wilmore noted that at present there are 105 completed homes in Estancia Primera, of which, 62 are full-time residents.

New Business:

President Wilmore noted that he has been advised that Santa Fe city council is expected to approve at their next meeting the work on the two dams and the arroyo between the dams at no cost to Estancia Primera owners.

There being no additional Old or New Business to be considered at this meeting, upon motion duly made and seconded, the meeting was adjourned at 8:48 AM.

Attested:

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Secretary

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President

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE ESTANCIA  
PRIMERA COMMUNITY SERVICES ASSOCIATION

February 9, 1999

The regular monthly meeting of the Board of Directors of Estancia Primera Community Services Association was called to order at 8:10 AM at the Community Association Building. Those present for the meeting were Rex Wilmore, John Amos, Bob Lockwood, Pat Haueter, Georgette Clegg, Maryellen Sherman and Cheryl Sommers. Absent was Bob Tibbs.

The Secretary advised that the January minutes were not available for consideration and would be presented at the next regular meeting. The Board deferred consideration of the minutes of the January meeting until the March meeting.

Grounds Report: Dave Baker reported that work was progressing on the south sign lighting. Rex Wilmore noted that the encroachment problem on the Baca property is still under consideration.

Treasurer's Report: Cheryl Sommers presented the treasurer's report which was accepted without exception. A portion of the report dealt with the non-payment of dues. On motion made and duly seconded, the Board advised Ms. Sommers to notify by letter those owners who had not paid their dues by March 1, 1999.

President Wilmore advised the Board that the Santa Fe city council at its last meeting appears to have accepted responsibility for the work on the two dams and the arroyo between them. The city is reportedly expending \$70,000 on the project.

Old Business: The Board discussed at length Pat Haueter's complaint regarding spotlights remaining on at all hours and disturbing residents.

New Business: The board considered the written complaint of Pete Stanton regarding a chimney cap which he believes to be in violation of EPCSA architectural requirements. After a brief discussion, on motion duly seconded and unanimously passed, the Board directed President Wilmore to respond that this was not out of compliance. President Wilmore presented a draft of a letter to those property owners who rent, advising them of their responsibilities as renters. After a lengthy discussion which contained several amendments to the draft, the Board approved the letter.

There being no additional Old or New Business to be considered at this meeting, upon motion duly made and seconded, the meeting was adjourned at 8:50 AM.

Attested:

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Secretary

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President

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE ESTANCIA  
PRIMERA COMMUNITY SERVICES ASSOCIATION

March 9, 1999

The regular monthly meeting of the Board of Directors of Estancia Primera Community Services Association was called to order at 8:05 AM at the Community Association Building. Those present for the meeting were Rex Wilmore, John Amos, Bob Lockwood, Pat Haueter, Georgette Clegg and Bob Tibbs. Absent were Dave Baker, Maryellen Sherman and Cheryl Sommers.

The Secretary presented the minutes for the January and February regular meetings which, on motions individually made and duly seconded, were accepted.

In the absence of the treasurer, Rex Wilmore presented the financial report which was unanimously approved by the Board. He further pointed out that letters would soon be mailed to the few remaining individuals who have not paid their dues, following which liens will automatically be filed as required.

Bob Lockwood reported for the ARB that plans had been submitted for a house on one of the two remaining lots in Cresta. The request has been made that the plans be amended and resubmitted and at this time the plans are a long way from being approved.

Recreation Center Report. Georgette Clegg reported that it will be necessary to remove a portion of the chain-link fence around the tennis court in order to facilitate the work being done there. Construction is scheduled to begin on March 10.

The Board approved Ms. Clegg's suggestion that tile repair work at the rec center be delayed.

Ms. Clegg further announced that two new tables and umbrellas would be added to the pool furnishings this season

Grounds Report: Bob Tibbs reported that the lighting work on the south entry sign has been completed. He further mentioned that 25 vines have been purchased to plant along the tennis court fence when that project has been finished.

At the suggestion of Rex Wilmore, the Board unanimously expressed its appreciation to Bob Tibbs for the outstanding work he has done in seeing to a successful conclusion the difficult and time-consuming job of lighting the north and south entry signs.

Old Business:

Rex Wilmore reported that with regard to the Baca encroachment problem, the portion in question will have to be surveyed and presented to the city for their acceptance.

Mr. Wilmore then submitted to the Board for consideration a letter regarding property rental matters which may be mailed to all property owners. After a lengthy discussion, the Board unanimously approved the letter and directed the Secretary to mail it out to the property owners.

New Business:

Rex Wilmore asked for a volunteer to write the newsletter. This matter was deferred until later in the Spring when pool and tennis openings would require a letter be written.

Mary Walta has requested that she be replaced on the ARB. Rex Wilmore will seek a candidate to replace her.

Mr. Wilmore reported that at the last ARB meeting, Curt Sommers raised the issue of proxies, their use and legality. This apparently led to a discussion of what constitutes a quorum for the ARB. After discussing the matter, the Board, on motion duly made and seconded, directed President Wilmore to request that the ARB formulate rules regarding proxies and quorums and submit same to the Board for approval. Mr. Wilmore's further motion that Lynn Clegg be appointed to co-chair the ARB was unanimously adopted.

There being no additional Old or New Business to be considered at this meeting, upon motion duly made and seconded, the meeting was adjourned at 8:50 AM.

Attested:

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Secretary

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President

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE ESTANCIA PRIMERA  
COMMUNITY SERVICES ASSOCIATION

April 13, 1999

The regular monthly meeting of the Board of Directors of Estancia Primera Community Services Association was called to order at 8:10 AM at the Community Association Building. Those present for the meeting were Rex Wilmore, Dave Baker, Georgette Clegg, Bob Tibbs, Maryellen Sherman and Pat Haueter.

Rex Wilmore presented the Treasurer's report for Cheryl Sommers who was absent. Rex advised that Cheryl had sent out reminders to delinquent accounts. Our accountant has extended the time for the EPCSA tax filing, which is normally due on March 15. It is anticipated that no tax will be due. Upon motion duly made and seconded, the Board unanimously approved the Treasurer's report.

Rex Wilmore also gave the ARB report. He advised that the plans for construction for Lot 1, Los Nidos Drive have been approved by the ARB. Rex also reported that for the 24<sup>th</sup> straight day the sidewalk had been blocked by L&L construction activity. They will be advised again to keep the sidewalk clear.

Georgette Clegg presented the Recreation Center report. She advised that the annual pool maintenance will be conducted soon in preparation for the City's inspection which is required prior to the opening of the pool. She also reported that the work on the tennis court is progressing as fast as it is possible.

Bob Tibbs made the grounds report. He said that most of the planting near the tennis court is accomplished and will be finished when the tennis court resurfacing is completed. Some minor extension of the watering system will be required for the new planting.

Old Business: Rex gave to Board members copies of the letter from Assistant City Attorney, Peter A. Dwyer, to Mary Walta, regarding the status of Estancia Primera compliance with Drainage and Maintenance Requirements. Ms. Walta will review these requirements and convey her interpretation at a later date.

New Business: Rex Wilmore addressed the following items:

The date of the Annual Meeting will be determined in the next few weeks, when the date for the Indian Market is known, and voted on at the next Board meeting.

Changes to the ARB: The ARB has adopted two new policies under existing Proxy Procedures:

- a) ARB members are allowed to attend meeting by Proxy; the Proxy should

be given, whenever it is possible, to persons in the same neighborhood, and

b) a Quorum is defined as four (4) members at each meeting.

c.) Mary Walta has requested to be removed from the ARB and be replaced by Catherine Beck.

Upon motion duly made and seconded, the Board unanimously approved the changes to the ARB.

President Rex Wilmore handed his resignation from the Board of Directors, effective this date. It was with great sadness that the Board accepted his resignation. No one has been more dedicated and self-sacrificing than Rex in his work to protect the interests of Estancia Primera. Rex believes he will remain in Santa Fe and has volunteered to consult and provide advice relating to drainage, EPSCA responsibilities to the City, and other matters he has studied so intently for the past 3 years. Rex will arrange to transfer of all documents relating to his office to Georgette Clegg, Vice-President, at a mutually convenient time. He also agreed to arrange meetings with relevant city officials, Mary Walta and Georgette Clegg to establish a continuity of contacts he has developed over the years.

Upon motion duly made and seconded, the meeting was adjourned at approximately 9:00 AM.

Attested:

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Secretary

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President



MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE ESTANCIA  
PRIMERA COMMUNITY SERVICES ASSOCIATION

May 11, 1999

The regular monthly meeting of the Board of Directors of Estancia Primera Community Services Association was called to order at 8:05 AM at the Community Association Building. Those present for the meeting were Cheryl Sommers, John Amos, Bob Lockwood, Pat Haueter, Georgette Clegg and Maryellen Sherman. Absent were Bob Tibbs. Dave Baker and Cheryl Sommers. Past President Rex Wilmore also attended the meeting.

Cheryl Sommers presented the financial report, noting that an extension had been applied for in filing the association tax return, and that the few remaining owners who are delinquent in the payment of dues are being pursued. On motion made and duly seconded, the financial report was approved.

Bob Lockwood reported briefly for the ARB.

Recreation Center Report. Georgette Clegg reported for the ARB in the absence of Lynn Clegg that the heater in the rec center building has malfunctioned and it is recommended that the be replaced at a cost of approximately \$2100. Upon motion made and duly seconded, the Board authorized the replacement of the heater, but required obtaining and additional bid before proceeding.

On motion made, duly seconded, the Board authorized and directed Ms. Clegg to contact the La Viveza Board and inquire about the pavement work done in the arroyo on La Viveza property. This inquiry should request that La Viveza investigate and report to this Board with specific reference to city approval of any such construction.

Ms. Clegg reported that she was experiencing difficulty in getting the work completed on the tennis court resurfacing project. Several suggestions were tendered by board members as well as offers of assistance should this continue to be a problem.

Rex Wilmore reported that the Baca encroachment matter will be resolved by a lot line adjustment. The city will not approve the Baca subdivision until this has been accomplished.

New Business:

The Board set the Annual Meeting date as August 18, 1999 at 7:00 PM. The Secretary was directed to notify the membership by letter two weeks prior to the meeting date.

The Board then received the nomination of Walter Ford to fill the unexpired term of Rex Wilmore and without objection Mr. Ford was elected. The Board further unanimously elected Georgette Clegg as President of the Board and Maryellen Sherman as Vice President.

The malfunctioning lights at the south entry to the development was brought to the Boards' attention. Ms. Clegg agreed to refer this matter to Dave Baker.

Because of Ms. Clegg's election as President of the Association, the Board unanimously appointed Lynn Clegg as chairman of the recreation center committee, relieving Ms. Clegg of her co-chairmanship of that committee.

On motion made and duly seconded, Sunday, June 27, 1999, was selected for the Community Bar-B-Que, to be held at the Recreation Center and to be funded by the Association.

There being no additional Old or New Business to be considered at this meeting, upon motion made and duly seconded, the meeting was adjourned at \*:57 AM.

Attested:

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Secretary

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President

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE ESTANCIA  
PRIMERA COMMUNITY SERVICES ASSOCIATION

August 10, 1999

The regular monthly meeting of the Board of Directors of Estancia Primera Community Services Association was called to order at 8:28 AM at the community association building. Those present for the meeting were Pat Haueter, Georgette Clegg, John Amos, Dave Baker, Bob Tibbs and Maryellen Sherman. Absent were Cheryl Sommers Walter Ford and BobLockwood.

Secretary John Amos presented to the Board the minutes of the regular meetings during June and July, which, upon motions made and duly seconded, were approved.

Treasurer Cheryl Sommers being absent, the financial report for the period was submitted on her behalf by President Clegg. Upon motion made and duly seconded the financial report was accepted. President Clegg stressed the importance of the financial meeting set for Monday, August 16, 1999, and urged all Board members to attend.

Mary Lawton appeared in her capacity as Chairperson of the ARB and reported to the Board the results of the last ARB meeting. Ms. Lawton noted that the ARB had failed to carry out the directives of the Board at its last meeting. She pointed out failures of L&L to comply with regulations requiring obtaining approval of the ARB before proceeding with work on landscaping and construction of walls and patios in Los Nidos. She specifically mentioned the wall construction on Lot #1 which has been the subject of concern and complaint to the ARB by members of the association.

After a lengthy discussion, on motion made and duly seconded. The Board directed the ARB to employ the services of a traffic engineer to study and make recommendations regarding safety issues related to the wall construction of Lot #1, expenses of such study to be bourn by the Association.

By separate motion made and duly seconded, the Board directed that the ARB retain the \$3,000 deposits made by L&L prior to commencement of construction in Los Nidos as a contribution toward fines imposed by the Board for infractions of ARB regulations.

Recreation Center. Ms. Clegg reported that the new chairs have been purchase for the rec building and the heater repairs have been completed.

Bob Tibbs presented the Grounds Report. He noted that the north entry sign has been re-landscaped, much of the clean-up effort in front of the rec center and in other common areas has been done and that additional attention will be focused on the

control of clover in and around the roadways which has flourished with the unusually wet summer season.

Old Business. Ms. Clegg reported that the City of Santa Fe has approved the rezoning request concerning the Diker transfer to Roybal. Mary Walta, attorney for the association, has followed this matter and determined that the Association has not created a precedent for similar requests in the future and will continue dealing directly with Diker regarding any exemptions requested by him on the acreage which he owns.

Ms. Clegg noted with regret the receipt of Dave Baker's letter of resignation from the Board. The Board approved a recommendation from Jim Hays that Don Willingham be appointed to fill Dave Baker's unexpired term.

On motion made and duly seconded that Board approved a request by the Cumbre Vista Association that the maintenance of the wall along Avenita Primera within Cumbre Vista be taken over by EPCSA.

There being no further business to be considered by the Board at this meeting, upon motion made and duly seconded, the meeting was adjourned at 9:14 AM.

Attested:

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Secretary

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President

**Minutes of the Estancia Primera Community Services  
and Association (EPCSA) Annual Meeting  
August 18, 1999, 7:00 p.m.**

There were 37 homeowners present.

President, Georgette Clegg opened the meeting at 7:06 p.m. Other board members present were Walter Ford, Pat Haueter, Bob Lockwood, Maryellen Sherman, Cheryl Sommer, and Bob Tibbs.

President Clegg asked if anyone wanted the minutes of the 1998 Annual Meeting read since they were mailed to all homeowners with the announcement of this meeting. A motion was made and seconded to suspend the reading of the minutes.

Cheryl Sommer, Treasurer gave a report on the expenditures of the past year. There was a lengthy discussion about the \$36K excess in the reserve account. A motion was made and seconded to increase the reserve by \$5K per year for the next four years. There was then another motion made and seconded to approve the previous motion. The motion passed with 31 people for the motion and 18 people against.

President Clegg suggested that in future years more people would want to attend the Finance Meeting, which is held separate from the annual meeting each year. The Finance Meeting was held August 16, 1999 at 7:00 p.m. Seven people attended.

Mary Lawton, Chair of the Estancia Primera Architectural Review Board (EP-ARB) introduced the Board members—Catherine Beck, Paseo Cresta; Richard Downar, Calle Altamira; Jim Hays, Kachina Hills; Bob Lockwood, Los Nidos; Tom Thiel, La Viveza; and Mary, Cumbre Vista. She then gave a report of the current activities and current buildings in progress. There was a discussion of the rules that apply to each builder and the agreement, which is strictly enforced, that each builder signs before beginning construction.

Pat Haueter presented the Recreation Center Report. A new heater was installed in the Recreation Building and the tennis court was resurfaced. A wall hanging, fireplace tools, and other miscellaneous items were purchased to enhance the building. If a homeowner wants to hold a function in the Recreation Center they should contact Lynn Clegg. Pat thanked Dave Baker and Bob Tibbs for the excellent work the Grounds Committee has done at the north and south entrances and at the Clubhouse. She also stressed the pool use rules, and that key cards are available. Replacement cards are also available for a \$25.00 fee.

Bob Tibbs, Grounds Chairman, reported that lights were reinstalled at the south and north entrance, and that shrubs were replanted in front and behind the Clubhouse. They are trying to keep the weeds down by the sidewalks and vines were planted to help cover the tennis court. They have hand watered plants at both entrance signs. Cracks in street need

to be by filled by the city, and he suggested that Estancia Primera homeowners contact their city council representative or the city engineer.

Georgette Clegg gave the President's report.

- She expressed sorrow that Rex Wilmore, past president, had resigned in April and moved from Estancia Primera. She thanked Rex for his leadership and hard work with the city on the drainage issues. Mary Walton was also thanked for her work on this issue. Ms. Clegg also announced the resignation of Pete Stanton last fall. Bob Tibbs was appointed by the Board to serve out his term. Dave Baker has just resigned and is moving from the area. The Board nominated Don Willingham to run for election to fill the fourth open position.
- The drainage structures were all inspected by the city and approved. In accordance with our governing documents, we directed the firm of Gonzales, O'Reilly and Associates to inspect all the structures this spring. She again thanked Rex Wilmore for his dedication and diligent work with the city on this issue.
- There was a small problem with encroachment on EPCSA property by Sam Baca. EPCSA suggested that Mr. Baca file a lot line adjustment with the county that clarifies that the city has an easement on his pond and that Sam Baca will maintain the property. This has been done.
- EPCSA also had an unusual problem with a small section of Mr. Dyker's property. Lot 2 of the Los Altos development, which is ~ .6 acres. Without notice to us Mr. Dyker gave Mr. Roybal this section to build a house on. However Mr. Roybal's property is zoned RC-8 while EPCSA is zoned "Planned Residential Community." Mr. Roybal went to the Planning Commission and requested re-zoning of his property, which they approved. We objected to this change because EPCSA is subject to City Ordinance 1981-3 and the re-zoning would affect the enforcement of our Covenants and Restrictions. The city subsequently removed this section from the restrictions of the 1981-3 Ordinance. The Board then voted to require Mr. Dyker and/or Mr. Roybal to be responsible for any cost that may be incurred as a result of a possible conflict between our Covenants and Restrictions and the manner in which Mr. Roybal will proceed with the building of the proposed house. The Board would not object if they provided necessary legal work to de-annex this small section of Los Altos.
- At the request of the EP-ARB Chair, the Board directed the ARB to raise the deposit required by the developer prior to commencing construction from \$500.00 to \$1,500.00. Construction presently under way is exempt from this increase. The reason for the increase is that the ARB gets \$500.00 from each construction site, part of which is used to defray the cost of an architect to review the building plans. Since the ARB is authorized to fine any contractor who disregards the ARB requirements and rules, the ARB needs sufficient funds on deposit to make the fines actually effective.

- At the last Board meeting, the Board agreed that the EPSCA will maintain the wall along Avenida Primera. This relieves the Cumbre Vista Association of this responsibility.
- Ms. Clegg also thanked the Women's Group for their activities in sponsoring good will among the neighborhood. The Women's Group organized a summer party in August, and they are now planning a New Year's Eve party for the EPCSA.

Election of Board members was then held. All nominees, including Don Willingham, were elected.

New Business: It was stated again this year that the Clubhouse cannot be used for financial gain.

A request was made to all Neighborhood Association Presidents to notify the Board of home ownership changes in order for the Homeowner List to be kept current.

A motion was made to adjourn the meeting at 8:45 p.m.

Residents then enjoyed coffee and cookies.

Respectively submitted:  
Maryellen Sherman  
Vice President

**Minutes of the Meeting of the Board of Directors for the Estancia Primera  
Community Services and Association (EPCSA)**

**September 14, 1999**

Georgette Clegg, President, opened the regular meeting of the Board of Directors of EPCSA at 8:10 a.m. in the community association building. Those present were Walter Ford, Maryellen Sherman, Cheryl Sommer, Don Willingham, Judy Wilson, and President, Georgette Clegg.

Minutes of the August 10, 1999 meeting were read and approved.

Judy Wilson, Association Accountant reviewed the 1998 fiscal year end financial statement prepared by Cheryl Sommer. A discussion of Capital improvement charges and the Architectural Review Board (ARB) fund, and ways to better track the expenditures were discussed. Cheryl made a motion that the treasurer of the Association takes on the administration of the account for the ARB. The motion was seconded and approved. A second motion was then made by Cheryl Sommer that a bookkeeper be hired to review the records of the ARB fund and find out who the money (\$12, 053.00) belongs to and refund it where possible. Judy Wilson and Cheryl will discuss and decide whom to hire for the bookkeeper position. This motion was seconded and approved.

Judy Wilson had prepared the tax statement for the Association and gave it to Cheryl to be postmarked by September 15, 1999. The Association will pay the state \$54.00 in taxes.

Pete Stanton came before the Board to discussed a letter he received from the Estancia Primera ARB on a complaint of the unscreened swamp cooler at his residence. Pete said there are at least 10 other swamp coolers in Estancia Primera (EP) that are not screened. After a short discussion, President Georgette Clegg told him that the Board could not act on his issue at this time and that he needed to first go before the EP ARB to plead his case. He agreed to do so, and left the meeting.

Walter Ford brought another ARB issue to the Board's attention about a new homeowner who needed to know the EP ARB rules. Georgette gave Walter a copy of the ARP policy. She will provide other members of the Board a copy of this policy at the next meeting.

Don Willingham made a motion to keep the same Board officers in place. They are: Georgette Clegg, President; Maryellen Sherman, Vice President; John Amos, Recording Secretary; and Cheryl Sommer, Treasurer. Walter Ford seconded the motion and the motion was carried.



Cheryl Sommer made a motion to name Stan Schriber, Paseo Cresta, to fill the Board position of Bob Tibbs who has resigned and is moving out of state. The motion was seconded and approved. It was discussed that Stan be asked to head the Grounds Committee, a position formerly held by Bob Tibbs. Georgette will talk with Stan.

Jim Hays and Neal Williams reported that Watershed West would not receive the grant that they expected from the Environmental Protection Agency this year. There was a lengthy discussion of the need for EP to continue to be an active participant with the city on the drainage issue. Jim Hays presented a proposal that Watershed West be hired in the future to do the yearly drainage inspection at Estancia Primera and present the report to the city. Jim and Neal would like a financial commitment from the Board. Don Willingham asked Jim to prepare a written proposal of the work schedule and costs for the Board to review. Cheryl Sommer asked to have the report within 15 to 20 days so she can review it and the financial impact before it comes before the Board at the October meeting. They agreed to have the report to Cheryl within this time frame.

President Clegg adjourned the meeting at 10:00 a.m.

Respectively submitted  
Maryellen Sherman  
Vice President

**Minutes of the Meeting of the Board of Directors for the Estancia Primera  
Community Services and Association (EPCSA)**

**October 12, 1999**

Georgette Clegg, President, opened the regular meeting of the Board of Directors of EPCSA at 8:00 a.m. in the community association building. Those present were Pat Haueter, Bob Lockhart, Stan Schreiber, Maryellen Sherman, Cheryl Sommer and President Georgette Clegg.

Minutes of the September 14, 1999 meeting were read and approved with one correction. The ARB fund is \$16K not \$12,053.00.

Cheryl Sommer gave the Treasury Report. Discussions that followed were: Cheryl gave the name of Virginia Starke to do the ARB account at \$25.00 an hour. She reported that Mary Lawton will return November 10 and the Board will then be able to get the old ARB records. Other discussions were the Dean Witter Reserve Account; it was suggested that we have an evaluation of the Recreation Center, Cheryl will check on this, and she will have a preliminary budget at the October meeting.

The Architectural Review Board: no report.

The Recreation Center Report: the pool is closed for the season, Lynn Clegg will call an exterminator for the building and turn up the heat for winter, and continue to try to get more chairs at Target. Cheryl will call Samsonite to see if she can get chairs directly from them.

Old Business: Bob Lockwood stated that he would object to changing inspectors on the drainage. They have a good rapport with the city and there is no reason to change. The Board was in consensus.

New Business: Bob Lockhart reported that Dyker sold half of his 23 lots and is keeping three-four lots on top of the hill to buffer his property. They will go forward with their infrastructure. There are three lots with driveways onto Estancia Primera.

No report on the Baca property.

There was no Executive Session.

President Clegg adjourned the meeting at 8:55 a.m.

Respectively submitted  
Maryellen Sherman  
Vice President

MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE ESTANCIA  
PRIMERA COMMUNITY SERVICES ASSOCIATION

November 9, 1999

The regular monthly meeting of the Board of Directors of Estancia Primera Community Services Association was called to order at 8:04 AM at the Community Association Building. Those present for the meeting were Cheryl Sommers, John Amos, Bob Lockwood, Pat Haueter, Georgette Clegg, Stan Schriber and Don Willingham. Absent was Maryellen Sherman.

Upon motion made and duly seconded the reading of the minutes of the preceding meeting was dispensed with and the same were approved as having been read.

Cheryl Sommers presented the financial report with a brief explanation. On motion made and duly seconded, the financial report was approved.

Bob Lockwood advised that there was nothing of significance to report for the ARB.

Stan Schriber inquired of the Board whether there were any existing contracts with individuals or companies who have been performing the grounds maintenance work and snow removal work. He further asked if there were objection to negotiation of and preparation of a simple contract with these individuals to cover the Association? No objections were raised.

Bob Lockwood noted several recreation center building matters that should be attended to - specifically, drying wood where exposed on the building and stucco in need of repair. He also suggested a check on the roof condition.

Old Business - none to consider.

New Business - President Clegg requested volunteers to attend neighborhood planning workshops. No volunteers were forthcoming.

President Clegg noted receipt of letter from Winifred Bowers requesting approval of operating a business in her home. The Board granted conditional approval to the request, noting specifically that there are to be no customers visiting the home and no signs indicating the business.

President Clegg noted continuing complaints about spotlights being directed so as to be a nuisance to other owners. Failure of efforts to rectify this situation by local association suggests Board action. President Clegg was directed to prepare a

letter requesting compliance with the rules and citing support for the position. It was suggested that she submit the letter to Mary Walta, counsel for the Association for approval prior to mailing.

There being no further business to be considered by the Board at this time, the meeting was adjourned at 8:39 AM.

Attested:

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Secretary

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President