

COLUMBINE LAKE COUNTRY CLUB, INC.
ANNUAL MEETING
MINUTES FOR MAY 26TH, 2013

I. Call to Order

- The meeting was called to order by Board President Dick Lacouture at 3:00 P.M.

II. Opening Remarks

- President Lacouture welcomed the members present to the meeting and thanked them for their participation in this annual community event. Current Board members John Amerman, Bill Appleby, Jeff Buckley, Pieter Knight, Tony Lombard, Kirstin Reimann, Stephanie Kroepfl, and Pat Sweeney stood and introduced themselves to the audience.

- The agenda for the meeting was presented as follows:
 - o Approval of Last Year's Minutes (5 minutes)
 - o Treasurer's Report (15-20 minutes)
 - o President's Remarks (10-15 minutes)
 - o Manager's Report (10-15 minutes)
 - o Election Results (5 minutes)
 - o Open Forum (20-30 minutes)
 - o Closing Remarks (5 minutes)

- President Lacouture reminded the membership present that the scope of CLCC's Annual Meeting was twofold: elect Directors for 3 vacant positions on the Board, and to approve the Proposed Budget for fiscal year 2013/2014.

III. Approval of Minutes

- A motion was made, seconded and unanimously passed to approve the minutes of the May 27, 2012 Annual Meeting.

IV. Treasurer's Report

- Treasurer Stephanie Kroepfl began her presentation by introducing herself as the new treasurer as of fall 2012 and briefly described her business background. She went on to review the status of the current 2012/2013 budget, explaining that it is anticipated to close out without exceeding the budget.

- A brief overview of the budget process used by the CLCC Board of Directors was provided for the members. The process begins with an in depth analysis of the current budget and a projection of how the budget will finish out the fiscal year. All expense categories are researched for potential future increases, and this information is recorded in an Excel spreadsheet. The Budget Committee, made up of 4-5 members of the CLCC Board, then meets to review all financial data by category, and develop the Proposed Budget for the next fiscal year. The Proposed Budget is presented to the full BOD for a vote at its April meeting for discussion and approval. This final product of the Proposed Budget is then mailed to the membership for approval and voted on at the Annual Meeting.

- The 2013/2014 Proposed Budget was then presented by the Treasurer including both revenues and expenses. The recommended single lot assessment of \$698 represents an increase of 4.5%, a monthly increase of \$2.50, or annual of \$30.00 The CLCC expense areas have remained consistent for years with only slight fluctuations, and no decrease in services to include fish, pool and events.

- Treasurer Kroepfl then presented an overview of the Reserve Budget. The Board's policy has always been to avoid special assessments, and to plan for both expected and unexpected capital expenses in the future. With the decrease of new home start building permits there is now a need to fund the Reserves through the annual assessments to ensure it is appropriately funded.

- Lastly, Treasurer Kroepfl briefly touched upon the upcoming capital improvement expenses. Projects slated for the 2013/2014 fiscal year are the recarpeting of the pool area and the replacement of the overhead door in the utility building.

- Treasurer Kroepfl then answered questions from the membership concerning assessments, budget, mosquito spraying and general accounting information. A question was raised concerning health care benefits, President Lacouture explained that the benefits are extended only to the employee and not their families which is comparable to other organizations and agencies in Grand County.

V. President's Remarks

- Board President Dick Lacouture began his remarks by noting that CLCC relies on the dedication of volunteers for the many social events we have here at Columbine Lake, as well as assisting in the stewardship of the community. He noted that he feels lucky to have never had to make a call for volunteers since he has been here, and thanked all who have contributed their time, energy and talents to make our community the unique and great place that it is. Of special note are our Architectural Review Committee members consisting of Marti Lund and Dave Terwell; our Election Panel consisting of Marti Lund, Kathy Koreny, Charlene Penson, Romaine Wilcinski, Cindi Elliott and Lee Rogers.

- President Lacouture then noted that in addition to our volunteers, we are extremely fortunate and unique to have a staff with the quality, qualifications and dedication we do. They do an excellent job working day to day to maintain and run our community and its many moving parts. The President extended thanks on behalf of the Board to General Manager Ken Lund, Administrator Katie Nicholls and Maintenance Tech Tracy Temple.

- President Lacouture reminded the membership that after 19 years of outstanding service the Manager Ken Lund will be retiring this year. A thank you was extended to Manager Lund on behalf of the Board and entire membership for his dedicated, tireless and incomparable service and extraordinary friendship and leadership.

- A detailed overview of the search for the new General Manager was then provided. Last year the Board appointed a hiring committee who began work back in January. A comprehensive analysis of the position, qualifications, experience and skills necessary for the position was done, and based off that analysis a job description, application, hiring plan, job advertisement, and detailed training checklist were created. During the month of April the position was advertised online, in media, as well as throughout the community with an application deadline of April 22, 2013. Since then the committee has been and is currently in the process of reviewing applications, interviewing candidates and conducting reference and background checks. It is expected that the Board will make a decision in time to have the new General Manager in place by July 1, 2013. There is a structured transition period planned, during which Manager Ken has agreed to help implement a detailed training and handover process to ensure that the new General Manager is up to speed before Manager Ken officially retires.

- Members were reminded that the Board of Directors meets every second Saturday of the month at the Clubhouse at 9 AM. All members are encouraged to attend. There is a member's forum at all meetings and these provide valuable input to the BOD from the membership. Also, the CLCC website

has the minutes from the past twelve months posted to help members keep informed about issues facing CLCC.

- President Lacouture closed by asking everyone to please observe the speed limit of 15 MPH in the community and to supervise all children and pets for their safety and that of their neighbors. He then encouraged everyone to have a safe and fun summer here at Columbine Lake.

VI. Manager's Report

- Manager Ken Lund asked the members to remember that Memorial Day is a time to honor our military veterans and those who have fallen. He noted that approximately 850 WWII vets die every day in America, according to the Department of Veteran Affairs. He also noted that the Grand Lake Memorial Day Parade and Ceremony was tomorrow beginning at 10 AM at the flagpole in town.

- Manager Lund noted that spring was a long time coming this year. Almost 5 feet of snow and a mixed moisture was received from the middle of April to mid-May. This was a great relief from the draught conditions of the past 2 years and reduces the threat of wildfire significantly. Roads were finally graded this past week, and there is still a lot of work to do on the sides of the roads and the common areas.

- Also of note were improvements to the clubhouse which include the pool and spa resurfacing, new windows and blinds added to the TV room and ping pong area, and a new lower entry door.

- Stocking the lake with fish is already underway, with one stocking already completed and two more scheduled before July 4th. The program of stocking smaller fish seems to be working. It is hard to identify each fish, but indications are that they are going to maturity in our lake.

- Manager Lund outlined the latest changes and improvements in the administrative operations at the office. The new format for the newsletter has been in effect for a full year and seems to be working well. The staff tried to fit as much current information as possible in them including timely topics and upcoming events.

- Manager Lund then stated that the staff would like to send more newsletters and other alerts by email and encouraged the members to provide their emails to the office. Members can call, email, or fill out a form on the website to update their email address. Also noted is that owners should make sure to have current phone numbers submitted to the office. If the staff notices something wrong at a house they will try to contact you via phone.

- The CLCC photo contest was a success last year. There were so many entries that this year the contest is being broken down to three categories: scenic, wildlife and children 12 and under. Members and their families have until August 16th this year to submit photos taken within Columbine Lake. A panel of experts will pick the winners to be announced at the Pancake Breakfast.

- While the formal survey of the tree program has been suspended the program continues to go on. There are lots of blown down trees that need to be dealt with within the community. Slash and trash is still a great community program and is part of the ongoing effort to reduce the possibility of catastrophic wildfire in the neighborhood.

- Manager Lund then stated that weed control has been an ongoing program for a number of years. The goal is to prevent the spread of noxious weeds in the community. Last year scentless

chamomile emerged in open areas and vacant spots. Last year's Weeds for Seeds event was held during Slash and Trash Weekend, allowing owners to pull noxious weeds and trade them for high altitude, low grow grass seed from the Conservation Resource Center. There are 2 events this year: a weed pulling event on June 8th and then Weeds for Seeds during Slash and Trash. Marilyn Binkley, a member of the community has offered up her expertise to anyone who needs help in identifying the noxious weeds prevalent in the community.

- Manager Lund covered the dates for the community social activities for the upcoming year and encouraged all to attend. Of particular note was a program to be conducted in conjunction with Slash and Trash Weekend which is the Weeds for Seeds program.

- Manager Lund closed by encouraging everyone to exercise extreme caution with campfires this year and every year. Recent events show how quickly things can escalate and get out of control. Also to keep in mind the goal to reduce artificial lighting and light pollution in Columbine Lake by turning your outside lights off when not needed.

- Manager Lund then responded to questions concerning ditch maintenance, drainage on Buttercup Drive and composition of the ARC.

VII. Election Results

- President Lacouture introduced Marti Lund of the election panel who announced the election results; elected to the three vacancies on the Board of Directors were Bill Appleby, Dick Lacouture, and Pat Sweeney. The Proposed Budget passed 149 to 40.

VIII. Open Forum

- The Board of Directors and the General Manager responded to a number of general questions concerning issues in the community. The Board President encouraged all owners to attend the monthly business meetings of the Board to discuss issues in more depth, and to provide input to the Board for improvements in the community.

IX. Closing Remarks

- President Dick Lacouture closed the meeting by once again thanking the many volunteers, Board members and staff for their efforts and energy spent in helping to make Columbine Lake the unique and beautiful mountain community that it is.

X. Adjournment

- A motion was made and seconded to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 4:11 PM.

Respectfully submitted,

John Amerman, Secretary
Board of Directors
Columbine Lake Country Club, Inc.