

**COLUMBINE LAKE COUNTRY CLUB, INC.  
ANNUAL MEETING  
MINUTES FOR MAY 30, 2010**

**I. Call to Order**

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

**II. Opening Remarks**

- Board President Dick Lacouture welcomed the members and thanked them for showing interest in the community by attending the annual meeting. He reviewed the agenda for the meeting and reminded the members that the scope of the annual meeting was to approve the Proposed Budget and elect Directors for the three vacant positions on the Board.
- The President introduced the Board Directors present at the meeting: John Amerman, Jeff Buckley, Jim DeMersseman, Peter Knight, Tony Lombard, and Scott Wilson.

**III. Approval of Minutes**

- A motion was made and seconded to approve the minutes of the 2009 Annual Meeting. The motion passed unanimously.

**IV. Treasurer's Report**

- Treasurer Scott Wilson presented an overview of the 2011/2012 Proposed Budget including revenues, expected expenses and reserves. The annual assessments are scheduled to increase by \$28.00, from \$596 to \$624, which is a 4.7% increase. This increase is primarily due to a budget shortfall in revenues, due to a lack of new home starts which would have normally accounted for 9% of our total budget. It is anticipated that this lack of new home starts will continue over the next fiscal year.
- On the expense side, Treasurer Wilson stated that CLCC has done a good job holding the line, as overall expenses only went up .02%. Trash

removal is expected to increase next year, but several categories like natural gas and propane should remain constant or actually decrease. Although many of the categories contained in the budget are outside of our control, the Budget Committee and the full Board of Directors review each and every category during the budget preparation process.

- Treasurer Wilson pointed out that Columbine Lake has long had a policy for planning for both expected and unforeseen future expenditures. The goal of this policy is to fund capital projects and the general upkeep of assets through a reserve budget, in lieu of special assessments. The current Reserve Budget was \$216,000 as of March 31st, 2010. The bulk of the expenditures from the budget this year went towards funding the Forest Management Program, to include Slash and Trash Days, and the purchase of new tires for the loader. The bulk of our reserve funds are invested in certificates of deposit, and the Board recently voted to keep all of the earned interest in reserves, per a suggestion from our auditor.

- The Treasurer then covered the annual financial audit for fiscal year ending June 30, 2009, and emphasized the switch to the local accounting firm of Day & Associates located in Fraser. The audit went extremely well, and not only saved the association money, but provided us with a more responsive service and an ongoing ability to consult with them during the fiscal year.

- Treasurer Wilson closed by reminding the members that if they wish to review financial records or any data related to the association, including the last audit, they are welcome to make an appointment to come by the office and we will provide the necessary documents for their review.

- There were questions from the membership concerning the amount of reserves on hand and the use of reserve funds, the interest being earned on these funds, expenditures in the Forest Management category, and salaries, which Treasurer Wilson answered.

**V. President's Report**

- Board President Dick Lacouture began his remarks by updating the members on the ongoing tree removal program in the community. In 2007 the number of dead, diseased and downed trees identified by the annual survey was around 5300. In 2008 this number dropped to 3300, and in 2009 the number was 340. This clearly makes the Columbine Lake program the most successful in the county and has made the community a more aesthetically pleasing and safer place to live, work and play. President Lacouture congratulated the members present for their efforts in removing dead trees and debris from the property, and acknowledged the proactive efforts of the Board and staff in helping to make this program a success. The President then discussed some of the cost effective measures undertaken by the Board and staff including the change in auditors for the annual review, improvements to the Clubhouse, and the gazebo expansion, paid for with reserve funds.

- Lastly, President Lacouture thanked the staff for their efforts, and acknowledged the Architectural Review Committee consisting of Dick Leinbach, Marti Lund and Dave Terwell. He encouraged everyone to have a fun, but safe Memorial Day weekend, and to please observe the speed limits in the community. President Lacouture also asked that everyone be mindful of their neighbors and maintain control of their pets at all times.

**VI. Manager's Report**

- General Manager Ken Lund wished everyone a happy and safe Memorial Day, and asked the members present to remember to thank a veteran for their service to our country. Manager Lund reviewed a number of the ongoing programs in the community, including road grading, dust control, fish stocking, pine beetle spraying, and mosquito control. He then covered a number of improvements to the Clubhouse including the new card control system, LED lights in the pool area, the continued use of the variable speed pumps in the pool and spa. Most of the improvements targeted cost savings and have been successful. Manager Lund also noted several improvements in the office, consisting of new paint, an entry rug,

bathroom fixtures, and a general cleanout of old files and boxes.

Improvements to the community grounds included extensions of the fishing piers and the major expansion of the gazebo area.

- Manager Lund encouraged the members present to take advantage of the Annual Slash and Trash Days to be conducted again this year on the first weekend in August. He emphasized what a great opportunity the event provides to remove junk, dead trees and slash from the neighborhood, and asked for volunteers to help control entry to both the trash and slash locations. Dates for the other community events were provided: Annual Parade and Picnic on July 3rd, Summer Concert on August 7th, and the Pancake Breakfast on the Sunday of Labor Day Weekend.

- The plan for reforestation and future management of community areas was presented. The plan breaks the community into five management areas, including the Clubhouse and Gazebo, the Office and adjoining beach area, Little Columbine Creek, the shop and horse pasture, lake accesses, and roads and entryways. This will provide a framework for identifying and prioritizing future forest management efforts for all community property.

- An update on Architectural Review issues was presented by Manager Lund, noting that most projects during the previous year were painting and staining plus other upkeep activities. No new home starts and only one major addition. The members were reminded that virtually all projects on the outside of homes require a permit, including fences and fire pits. Members were also encouraged to keep lights off when not needed to reduce light pollution and help to make viewing the night sky more enjoyable for everyone.

- Manager Lund concluded by listing some projects for the upcoming year to include new fans in both shower rooms, adding gravel and improving water flow to reduce mud at the north beach, new signs for the fishing accesses and if funds allow, a new door for the rear entrance of the Clubhouse.

- Manager Lund then answered questions on various subjects including downed trees, storage of trailers and recreation vehicles, improvements to the shower rooms, and installing a wi-fi system at the Clubhouse.

**VII. Election Results**

- President Dick Lacouture introduced Charlene Penson of the election panel who announced the election results. In the election for Directors of the Board Jim DeMersseman, Dick Lacouture and Scott Wilson were elected to the three vacant positions. The Budget passed by a vote of 166 yes to 19 no.

**VIII. Open Forum**

- The Board of Directors and General Manager addressed questions and concerns from the membership on a number of topics, including younger children operating ATV's and snowmobiles, ATV and snowmobile rules, a wi-fi connection at the Clubhouse, and the association's status as a not for profit organization. President Lacouture encouraged the members to attend the monthly Board of Director's meeting on the second Saturday of every month to discuss issues in more depth, and to make recommendations to the Board for improvements to the community.

**IX. Closing Remarks**

- President Dick Lacouture reiterated the importance of community involvement and stressed how much the Board of Directors relies on the efforts of volunteers in all activities to make things work. He again thanked the Board, the staff, and all of the many volunteers who give of their time to make this the best community in Grand County.

**X. Adjournment**

- A motion was made and seconded to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 4:36 P.M.

Respectfully submitted

Jeff Buckley, Secretary  
Board of Directors

**APPROVED**

Columbine Lake Country Club, Inc.