

COLUMBINE LAKE COUNTRY CLUB, INC.

BOARD OF DIRECTORS MEETING

August 9, 2014

I. Call to Order

–President Tony Lombard called the regular monthly meeting of the Columbine Lake Country Club Board of Directors to order at 9:00am. Other Board members present were Pat Sweeney, Brian Owens, Stephanie Kroepfl, Rick Bishop, Neal Cross and John Amerman. Staff members present were General Manager Dan Korkowski and Administrator Nancy Negri.

II. Acceptance of Minutes

–The minutes of the July 12, 2014 Board of Directors Meeting were reviewed and **a motion was made and passed to accept them as presented.**

III. Members Forum

–President Tony Lombard brought to light the definition of a public forum at our meetings. The meeting is held in a public meeting place for open discussion, but it is not open for *audience* discussion. Once the members forum has closed, it will remain closed.

–Marilyn Binkley presented an update to her third year of the Weed Warrior Campaign. We continue to fight the same three species, Oxeye Daisy, Canada Thistle and Scentless Chamomile. Marilyn expressed success with the campaign and noted they have completed more spraying in public areas, and has hopes to spray possibly four times next year. She felt that the table setup during Slash & Trash weekend was very successful. She received 68 bags of weeds that had been pulled by residents. There were also new homeowners that were thankful for the education presented. Grand County Natural Resources is very supportive of our efforts and is going to print the weed brochure for distribution. It has the Grand Lake logo and the Columbine Lake logo as well. Grand County Natural Resources also continues to give more Milestone to a Columbine resident to support these efforts. A suggestion was made to send a letter to all owners of

empty lots and include a copy of the brochure as some of the empty lots are where these weeds seem to flourish. Grand County Natural Resources has expressed an interest in also sending a letter.

IV. Financial Reports

– Board Director Stephanie Kroepfl presented the Financials for the month of July, ending on July 31, 2014. Noteworthy expenses included the SMM Sticker for the Skid Steer to be registered with the state at a cost of \$725.89 and our Three Lakes Sewer expense for \$888.15. Per our 2014/2015 budget, we will rollover \$25,000 toward our reserve in August.

– Significant Pending Expenses include the Slash & Trash weekend, which looks to total approximately \$7,000. The Pancake Breakfast is upcoming so we do not know those expenses as yet. Our financial audit will include a full audit this year, which will also be close to \$7,000. Our yearly review is \$4,000, but this year we asked for a full audit because of the general manager and administrator hirings.

– There being no further questions or discussion on financial issues, **a motion was made and passed to accept the financial reports for the month of July 2014 as presented.**

V. Manager's Report

– Slash and Trash weekend was July 26 & 27, and again the volunteers stepped up to help in a community project. Many thanks go out to Marilyn Binkley and her Weed Warrior group, the Board members that helped out (Tony Lombard, Pat Sweeney, John Amerman, Stephanie Kroepfl, Rick Bishop, and Neal Cross), and homeowners (Brian Jost, George Conrad, and Jim Kroepfl) for all that they did. We had approximately 100 owners utilize the trash portion for 174 loads and 103 owners utilize the slash portion for 190 loads. We had a dumpster for the metal items from Resource in Granby which cost us less than having someone haul it (We also had to fill a pick-up with the excess metal and take it to Resource). While alternatives were looked into for the slash removal, the most effective way was to have ATH haul it away. We did separate the construction materials from the actual slash and had each sent to different sites saving CLCC some disposal costs. We also had to haul a load of mattresses to the transfer station as we had no room in the dumpsters for them. We do not have a total cost yet as all bills have not come in.

–General Manager Korkowski signed a new three year maintenance contract with Waste Management for the compactor and hauling rates. The rates all stayed the same as the previous two years and Waste Management agreed to animal proof the compactor hopper area by enclosing the hopper and putting a latched door on it. This will hopefully keep out the critters and eliminate the bird droppings around the trash enclosure. The work is tentatively scheduled for the last week in August.

–People have reported very good fishing in the lake. Jim Gasner of Rocky Mountain Outfitters has volunteered to “target fish” for northern pike in our lake in order to determine if we have a problem or just an anomaly. We have also had reports of fish with ‘gill lice’. This parasite attaches itself to the gills and outside of the fish. This parasite is fairly common in Colorado waterways, but no warnings exist about health hazards associated with it per Jeremy at Liley Fisheries.

–We do not have a contract with Haynes Mechanical for the dehumidifier unit because the cost was higher than what Manager Korkowski calculated two maintenance visits would run. Haynes will honor the “preferred customer” hourly rates because of our long history with them.

–Pothole filling and culvert/ditch repairs have been continuing.

–Tracy and Dan got together with Marilyn Binkley to target spraying the noxious (invasive) weeds per our schedule. The three scheduled sprayings have occurred and appear to have been effective. The Weed Warrior booth at Slash and Trash was very busy.

–The ARC met on 8/5/14 and handled numerous small project applications. We are still short one ARC member, so please ask around for a person to fill the position.

–Tracy and Dan can now add ‘bat wrangler’ to their resumes. We have caught and disposed of 14 bats inside and outside of the clubhouse. Manager Korkowski is working with Colorado Parks and Wildlife to determine the best way to get rid of the bats permanently.

–The summer concert is set for tonight, August 9th, from 7-9pm at the gazebo at the Clubhouse. Acme Tribute Band is playing.

–The Pancake Breakfast is scheduled for August 31. We still need several volunteers to help serve the food and keep things clean.

– The requirements for state licensure for HOA Managers have not been finalized yet, but the date to comply has been set back to July 1, 2015 from January 1, 2015. Manager Korkowski will continue to monitor the situation and obtain the necessary training and licensure the state requires.

VI. Administrator’s Report

– Administrator Negri continues to work through new programs and updating the ‘HOW TO’ book.

– As promised at our last BOD meeting, Nancy sent all Board Members information regarding Verizon Wireless. Included in that email is what follows for further discussion:

- The Verizon Wireless Jetpack Mobile Hotspot is \$20 dollars for the line access fee.
- This is a monthly charge and can host up to 10 people, but it doesn’t extend as far distance-wise & the battery runs out. I’m told it’s good for travel.
- The second option is the Wireless Router which can host up to 20 devices at one time.
- There are 4 ethernet hookups in the back if someone needs to plug in directly
- The wireless router is FREE, with a 2yr contract
- If you purchase the wireless router outright, it costs \$200 – but you can discontinue at any time
- The cost for data usage is separate
- They charge \$60/10g of data per month. If you go over the data limit of 10g, it is \$15/g additional charge per billing cycle
- So either way, it is \$80/month (unless you go over the 10g allowed) + tax
- You can have a warning if you’re getting close to the 10g limit - setup with the customer care when you first install
- 4G LTE coverage – very fast, no buffering (Board Member Peiter Knight noted that 4G coverage is NOT available in this area)

– Administrator Negri has compiled a **Late Fee List** for those who are not showing payment for half of their annual assessment, which was due no later than July 31, 2014. This Late Fee List includes 25 owners. The “notice of late payment” letter and the late fee due, was sent out this past Wednesday, August 6, 2014.

– We have had approximately 6 homes sold in the Columbine Lake Subdivision for the month of July, 2014. As mentioned by Board Director Stephanie Kroepfl, we are

seeing younger home owners as these properties change ownership. It is also nice to see such a positive interest in the Columbine Community.

VII. Unfinished Business

– Discussion/Decision on internet at Clubhouse: **A motion was made and passed to not have wireless public internet available at the Columbine Clubhouse due to unknown usage expenses.**

– Address Signage: Manager Dan Korkowski will contact his sign person to ask about cost and reflective colors available. Administrator Negri will contact Schelly Olson with the Grand Fire Protection District to see if they offer any state grants. The Board is in favor of the idea of having the signs available for the homeowners, but would like standardization across the community. Dan and Nancy will report back at the next Board Meeting in September.

VIII. New Business

– The Pancake Breakfast will take place on Sunday, August 31st at the Clubhouse Gazebo. Serving will begin at approximately 8:30am. We are still rounding up a few last minute volunteers but seem to be on track with the coordinated efforts and are ready to go. The Mountain Family Center will also be at our breakfast and will plan to collect any canned/non-perishable foods and monetary donations. We also hope to have a table regarding the Weed Warrior Campaign and ATV's & Snowmobiles rules for continued education to our homeowners. Director Stephanie Kroepfl offered an audio setup by her husband, Jim, so that we can provide random announcements about the food and our campaigns, as well as nice background music.

– Refurbishing of the Beach & Horseshoe Pits: General Manager Dan Korkowski & Maintenance Technician Tracy Temple will take care of this during regularly scheduled work hours.

– A variance request was presented by new homeowner, Robert Buras. Due to the fact that this lot is on a corner of two main roads, Columbine Drive and Alpine Circle, a compromise was made regarding where the fence will be situated on the property, and in accordance with what the ARC has already agreed upon. The Board declares that per the new plans presented, the fence is not between the house and any main road, therefore, no variance is needed. All three colors for

the welded wire lining have also been approved, which are green, brown and galvanized.

–Employment Situation with Kirstin Reimann: Board member Kirstin Reimann has been asked by the National Guard to go to the Pentagon for the next four months. This significantly impacts her ability to attend our Board meetings. Therefore, it was suggested by President Lombard to consider the issue of having call-in or mail-in ability. Tony will research the proper language for hosting a special meeting, or scheduling a board meeting as needed for future. Director Kroepfl will also send us the legal language possibly needed for call-in meetings as she is familiar with this process from sitting on another Board.

–Newly appointed Board Director Brian Owens has offered to help upgrade our website. He has a strong background in web design and the tools available to help us upgrade the Columbine Lake website. He will get with Dan and Nancy in the near future to discuss future planning and design.

–Director Stephanie Kroepfl has requested that we set a time and place for our annual Board Dinner. Thus far, the best month for availability of all Board Members is this October. In the past, it has occurred on the same date as the monthly meetings.

IX. Board Headcount for September Meeting

– All members present, except Pieter Knight, Kirstin Reimann, John Amerman and Neal Cross, stated they will be at the next meeting.

X. Adjournment

–There being no further business to discuss, **a motion was made and passed to adjourn the meeting at 10:52am for an executive session.**

XI. Executive Session

XII. Recall to Order

XIII. Final Adjournment

– There being no further business to discuss, **a motion was made and passed to adjourn the meeting at 11:08am.**

Respectfully submitted,

Nancy Negri, Administrator
Columbine Lake Country Club, Inc.