

APPROVED

COLUMBINE LAKE COUNTRY CLUB, INC.

BOARD OF DIRECTORS MEETING

DECEMBER 14, 2013

I. Call to Order

– President Dick Lacouture called the regular monthly meeting of the Columbine Lake Country Club Board of Directors to order at 9:04 A.M. Other Board members present were Tony Lombard, Stephanie Kroepfl, John Amerman, Jeff Buckley, Pieter Knight, Kirstin Reimann, and Pat Sweeney. Staff member present was General Manager Dan Korkowski.

II. Acceptance of Minutes

– The minutes of the November 9, 2013 Board of Directors Meeting were reviewed and **a motion was made and passed to accept them as amended.**

III. Members Forum

– No members were present.

IV. Financial Reports

– Treasurer Stephanie Kroepfl presented the financial reports for the month of November, ending on November 30, 2013. Noteworthy expenses were: Kinnikinnick culvert for \$2,984.38 and tax lien auction for \$953.51.

– Treasurer Kroepfl and Manager Korkowski have begun analyzing the Reserve account. Projects of note that need consideration are: replacing the carpet around the pool area and fixing up the clubhouse bathrooms which are in a state of disrepair. There are several options for fixing up the bathrooms, but replacing the sinks and partitions is expected to cost \$8,000.00 to \$10,000.00 for both bathrooms. Treasurer Kroepfl asked the Board Members to take a look at the bathrooms in the next month.

– 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 November 2013 as presented.**

V. Manager's Report

– Manager Korkowski got an estimate for getting the electrical wiring in the pumphouse completed for the pool area. The work will have to wait until after the holidays.

– The clubhouse was decorated for the holidays and “Santa’s” visit by Kate and Tracy (many thanks). “Santa’s” visit the Saturday before Thanksgiving was well attended for a first time event with approximately 30 children getting to visit “Santa”.

– The spa was drained, cleaned and refilled and painting was done around that area the week before Thanksgiving. The spa DE grids also had to be changed out as they developed several holes in them. Old grids were used as replacements.

– The clubhouse had a power failure on the Thanksgiving Saturday evening. It is unknown what caused the main breakers to trip, but power was restored within 20 minutes of the failure. Many thanks to Ivan for quickly removing the guests from the swimming area and no injuries were reported. There were about 35-40 guests at the clubhouse at the time of the outage.

– Tracy and Manager Korkowski were digging out a culvert in the 700 block of Kinnikinnick when it was discovered that the culvert was broken/blocked/punctured in numerous places and had to be entirely replaced. It was also discovered that a sinkhole had developed under the roadway as a result of the damage to the old culvert. ATH replaced the 52’ culvert.

– Columbine Lake Water Dist. had a water main break in the 500 block of Kinnikinnick on Thanksgiving eve that had to be repaired. They completed the repair by Thanksgiving morning.

– Snow plowing has started.

– The ARC members have been going over revisions to the Building regulations and will be presenting those revisions for Board review in the near future. They did approve the small project trifold brochure the Board saw last month (with the suggested changes by the Board).

– Staff has been looking into the possibility of trading/selling the end loader for a large skid steer. While the end loader was the most obvious choice back when it was purchased, the newer skid steers have more versatility and could do more things for CLCC. With the various attachments we can do other things than just carrying and pushing (backhoe and auger are examples). Manager Korkowski talked with several people who use the larger skid steers and their advice is the large skid steer would be a better fit for CLCC for the jobs we need to do. President Lacouture suggested that a committee be set up to look at the details and make a recommendation to the Board. President Lacouture, Secretary John Amerman, Pieter Knight and Pat Sweeney volunteered for the committee.

– There are five boats, canoes and kayaks stored at the shops that have either no names or invalid block/lots on them. They have been there for several years according to Maintenance Tech Tracy Temple. Manager Korkowski suggested selling and/or trade them if unclaimed. The Board instructed him to go forward with the plan to sell them this spring.

– Manager Korkowski received emails from both Grand County and GCWIN indicating that they have decided to not conduct Secchi water clarity testing in Columbine Lake at this time. GCWIN did indicate that they might want to conduct the testing in the future, but that they would contact the CLCC Board prior to conducting future testing for approval.

VI. Administration Report

– 15 owners of 19 lots received late fees for non or incomplete payment of the second half of assessments. Late fees were applied on December 2, 2013. Owners have a month to pay the balance on their accounts and then we will proceed with collection using the new methods as required by the new laws going into effect January 1, 2014.

– The 2014 Boat Lottery will be drawn at next month's board meeting. Last year, thanks to a new initiative to get only people who use the racks to put in for one, everyone who wanted a rack received one. So far this year we have less lottery slips than racks.

– The 1st quarter newsletter will be going out the beginning of January. Among the article topics slated for the edition are: snowmobile safety with new submerged vehicle policy, snowplowing information, introduction of new Board member, passing of Carl Anderson a long time distinguished resident (this was requested by several owners as well as a board member), and CLCC election information. The Administrator requested that Board members let her know if there is anything else that you would like addressed in the issue.

– All of the general insurance was up for renewal this month. Our brokers, Middle Park Agency, were able to save us around \$1,200.00 due to new options with lower premiums.

– The Administrator is officially a notary and will extend the use of the notarization to the owners of Columbine Lake.

VII. Unfinished Business

– Manager Korkowski updated the Board on the building criteria violation by Timothy Vogler, owner of Block 3 Lot 40. Mr. Vogler did not respond to the letters advising him of the proposed fines and his right to a hearing. He had until November 29, 2013 to request a hearing. A general discussion ensued regarding the fine structure due to the inability to paint at the cold winter temperatures. It was agreed that the initial \$400.00 monthly fine be paid and the subsequent monthly \$400.00 fines be held in abeyance. If the property is brought into compliance by a specified date, the monthly fines will be waived, if not brought into compliance all fines will be due. Manager Korkowski was instructed to consult the CLCC attorney.

– Manager Korkowski informed the Board that Ryan Logsdon, owner of Block 7 Lot 44, has removed his non-compliant fence within the allotted time frame.

– Manager Korkowski reported that the submerged vehicle policy was given to the CLCC attorney for comments from him. The attorney only had a minor comment regarding how to handle guests of owners. **A motion was made and passed to approve the Submerged Vehicle Policy as presented.**

VIII. New Business

– No new business.

IX. Board Headcount for January Meeting

– All members present with the exception of Jeff Buckley anticipated being able to attend the next meeting on January 11, 2014.

X. Adjournment

– There being no further business to discuss, **a motion was made and passed to adjourn the meeting at 10:19 AM.**

XI. Executive Session

XII. Recall to Order

– President Lacouture recalled the meeting to order and announced that Rick Bishop has been selected to fill the Director position left vacant by Bill Appleby, expiring in May 2016.

XIII. Final Adjournment

There being no further business to discuss, **a motion was made and passed to adjourn the meeting at 11:24 AM.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Katie Nicholls', with a long horizontal line extending to the right.

Katie Nicholls, Administrator
Columbine Lake Country Club, Inc.