

APPROVED

COLUMBINE LAKE COUNTRY CLUB, INC.

BOARD OF DIRECTORS MEETING

JANUARY 11, 2014

I. Call to Order

– President Dick Lacouture called the regular monthly meeting of the Columbine Lake Country Club Board of Directors to order at 9:02 A.M. Other Board members present were Tony Lombard, Stephanie Kroepfl, John Amerman, Rick Bishop, Pieter Knight, Kirstin Reimann, and Pat Sweeney. Staff members present were General Manager Dan Korkowski and Administrator Katie Nicholls.

II. Acceptance of Minutes

– The minutes of the December 14, 2013 Board of Directors Meeting were reviewed and **a motion was made and passed to accept them as amended.**

III. Members Forum

– Marilyn Binkley, owner of Block 8 Lot 110, was present at the meeting. Ms. Binkley asked the Board to consider putting up signs informing residents that there is a recycling effort in Granby at Ace Hardware on Saturdays. She has noticed a lot of the trash going into the dumpster are recyclable items, and believes that informing residents of the recycling option might reduce some of the garbage. Ms. Binkley also suggested some items be added to the CLCC calendar on the website. A brief discussion ensued and the Board asked the Staff to make signs and update the website as suggested.

IV. Financial Reports

– Treasurer Stephanie Kroepfl presented the financial reports for the month of December, ending on December 31, 2013. There were no noteworthy expenses.

– 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 December 2013 as presented.**

– Following up on her request from the previous month that the Board look at the Clubhouse bathroom, Treasurer Kroepfl proposed that new partitions and sinks be ordered and installed for the bathrooms. A discussion ensued concerning the need and options available for replacement. **A motion was made and approved to replace the partitions and sinks in the Clubhouse bathrooms using Reserve funds with a mid-grade product as discussed.**

– Treasurer Kroepfl asked the Board to take a look at the carpet in the pool area of the Clubhouse sometime before the February 2014 meeting. The carpet was slated for replacement this fiscal year but placed on hold for review in the springtime.

V. Manager's Report

– The electrical work on the pump room had to wait until after the holidays to be completed. The work will ideally be scheduled for when clubhouse is closed.

– Haynes Mechanical was called to repair the dehumidifier. Per the service agreement CLCC only had to pay for parts, not labor nor travel time. There was no closure as a result of this repair.

– The hot tub was closed for one day during Christmas break due to an unknown incident that fouled the water beyond chemical intervention. It was drained and refilled.

– The clubhouse, pool, and spa had heavy usage over the holiday break.

– Snow plowing continues. The roads had to be plowed on both Christmas and New Year's Day. Several people had vehicles and snowmobiles parked in the ROW and were advised to park on their own property for emergency vehicle access and plowing reasons.

– We need to start getting judges and volunteers for the Annual Chili Cook-off on February 15, 2014. Prepare your taste buds (and antacid!).

VI. Administration Report

– 8 owners of 10 lots are still unpaid for the second half of assessments, all but one have at least 6 months assessments due which is required per the new laws. Liens will be placed on the properties next week and notification of their right to enter into a payment plan will be given. This will be the first time using the new collection system as dictated by the new laws.

– The 2014 Boat Lottery will be drawn directly following the meeting. Volunteers are needed to help with the process. Last minute boat lottery slips continue to arrive at the office. Unlike last year, which was an anomaly, we will have people who will not receive racks.

– The 1st quarter newsletter went out Friday January 3, 2014. We had slightly less mailed copies due mostly to new owners signing up to receive their copies via email only.

– In an effort to increase the owner email list and update overall information, Administrator Nicholls would like to add a sheet to the June assessment billing in hopes we can get more accurate owner information. Ideally the sheet, or half sheet preferably, will list all the current contact information on file for the owner and provide blanks for missing information. Hopefully, we can fill some of the holes in our files and get more

people to switch over to email for the newsletters. We currently pay approximately \$740 in postage and \$200 in printing to mail hard copies of the newsletters each quarter.

– While 70% of CLCC owners checked into the Clubhouse at some point during 2013 only 15% were regular visitors with 10 or more visits for the year. 2,487 owner visits with 7,618 total guests were checked in to the Clubhouse in 2013. The number of owner visits was relatively flat from 2012, while the total number of guests was down 3%. Administrator Nicholls presented a handout of graphs detailing Clubhouse usage year over year.

VII. Unfinished Business

– Manager Korkowski informed the Board that Timothy Vogler, owner of Block 3 Lot 40, was present to discuss his building criteria violation. Mr. Vogler did not respond to the letters advising him of the proposed fines and his right to a hearing and was fined accordingly. Mr. Vogler stated that he would be happy to bring his property into compliance once the weather improved requesting a June 1, 2014 deadline. He also inquired about the amount of the fine. The Board informed Mr. Vogler that the Building Criteria has a \$400.00 minimum fine, which everyone is subject to for a violation. Mr. Vogler asked the Board to reconsider the fine due to extenuating circumstances with difficulties receiving mail. A brief discussion ensued and **a motion was made and passed to continue with the fines for Mr. Timothy Vogler, owner of Block 3 Lot 40, as established imposing an initial fine of \$400.00 and monthly fines of \$400.00 until the property is brought in to compliance. The monthly fines would be held in abeyance and waived if Mr. Vogler paints the house with approved colors by June 1, 2014, otherwise all fines would be due retroactively.**

VIII. New Business

– Manager Korkowski presented revisions of the Columbine Lake Country Club, Building Criteria and Information as recommended by the Architectural Review Committee. The Board reviewed the proposed changes and **a motion was made and passed to approve the changes to the Building Criteria and Information as amended.** Director Kirstin Reimann suggested that the Board consider lowering the minimum fines for non-compliance with the Covenants and Building Criteria. A discussion ensued and **a motion was made and passed to lower the minimum fine for non-compliance from \$400.00 to \$200.00 per month.**

– President Lacouture informed the Board that Director Jeff Buckley resigned from the Board. The Board instructed Administrator Nicholls to post the opening on the community property bulletin boards, website and through email requesting that letters of interest be received prior to the February 2014 board meeting.

IX. Board Headcount for February Meeting

– All members present with the exception of Pieter Knight and John Amerman anticipated being able to attend the next meeting on February 8, 2014.

X. Adjournment

– There being no further business to discuss, **a motion was made and passed to adjourn the meeting at 10:43 AM.**

XI. Executive Session

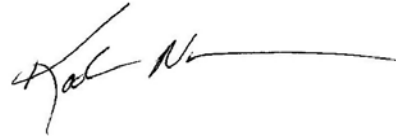
XII. Recall to Order

– President Lacouture recalled the meeting to order and announced his resignation as Board President. Vice President Tony Lombard accepted the position of President through the remainder of the current term, ending July 2014. The Vice President position remained vacant and would be further discussed at the February 2014 meeting.

XIII. Final Adjournment

There being no further business to discuss, **a motion was made and passed to adjourn the meeting at 11:50 AM.**

Respectfully submitted,

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

Katie Nicholls, Administrator
Columbine Lake Country Club, Inc.