

# **COLUMBINE LAKE COUNTRY CLUB, INC.**

## **BOARD OF DIRECTORS MEETING**

**MARCH 8, 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 9:05 A.M. Other Board members present were Stephanie Kroepfl, John Amerman, Neal Cross, Rick Bishop, 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 February 8, 2014 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 informed the Board that she would be getting together with Manager Korkowski in the upcoming weeks to go over the weed warrior plan for the summer season.

– Ken Lund, owner of Block 9 Lot 2, was present at the meeting. Mr. Lund gave his opinion as the former General Manager regarding the potential replacement of the front end loader with a skid steer. Mr. Lund stated that he feels the front end loader is essential for snow removal because the loader has the ability to push the snow further off the road and stack it higher than the skid steer. Mr. Lund said he called various public works departments to see what equipment they used and was told none of the agencies used a skid steer for snow removal on their public roads and none would consider a Bobcat or skid steer option for anything but smaller areas such as parking lots, sidewalks, and around fire hydrants. Mr. Lund expressed concern about the ability of the skid steer to handle the slush and about using the backhoe attachment for excavation projects. He recommended that if the staff desired a skid steer, the Board should purchase a skid steer in addition to keeping the loader. Mr. Lund asked the Board to not rush into a decision. Mr. Lund confirmed that he never used a skid steer while working for CLCC.

### **IV. Financial Reports**

– Treasurer Stephanie Kroepfl presented the financial reports for the month of February, ending on February 28, 2014. The only noteworthy expense was electrical work done in the Clubhouse pump room for \$365.55.

– 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 February 2014 as presented.**

– Treasurer Kroepfl asked the Board for volunteers for the Budget Committee. President Tony Lombard, Pat Sweeney, Kirstin Reimann, Rick Bishop and Neal Cross volunteered for the committee to meet at the end of the month at the CLCC office.

## **V. Manager's Report**

– Haynes Mechanical came up to repair the motor on the dehumidifier (the original motor lasted over 15 years) but they ordered the wrong motor. We are awaiting the delivery of a new motor. Per our service agreement we only have to pay for the parts. They did clean up some rusty areas on the dehumidifier and repaint the areas they cleaned.

– President's Day weekend was very busy and we had to drain and refill the spa. We also had to close the pool on 3-3-14 because of a fecal incident. Proper cleanup procedures were followed and the pool reopened 3-6-14.

– We have started ordering items for the bathroom upgrade and will install as they come in.

– We have hired Fred Miyauchi as a Clubhouse supervisor. He should be a very nice addition to our staff.

– Snow plowing is continual. We have had to push back several times due to the amount of snow.

– We also had a warm period that caused some slushing of the roads.

– Columbine lake Water dug out the fire hydrants which had been covered with snow from the early February dumping. This is the second time they have dug them out this year.

– Columbine Lake Water fixed a water main break on Primrose. This one caused a rather large sinkhole that a contractor's truck got stuck in.

– The demonstration of the Bobcat S750 was very instructional and Dan Korkowski, Tracy Temple and John Amerman were pleased with how the Bobcat performed. They determined that the snow bucket (not the snow blade) was the most useful attachment.

– There was a positive change to the original quote on the new Bobcat S750. The cash discount went down about \$1,000.00, and the snow bucket costs about \$1,000.00 less than the snow blade. The new price is \$51,302.85. With ATH's offer of \$41,000.00 for the end loader, the out of pocket cost to CLCC would be \$10,302.85. This unit has a 1 year warranty. There is also a used Bobcat 2013 S750 with 185 hours (this was the unit we used for the demonstration) which costs \$45,791.53 with the 100" snow bucket.

After the trade-in, the cost to CLCC would be \$4,791.53 for a one-year old piece of equipment. This model has no warranty, but a warranty can be purchased for 1 year for \$760.00 or 2 years for \$1,230.00 with no deductible. Both Tracy Temple and Dan Korkowski recommend to the Board that CLCC purchase the used Bobcat S750 with the 100" wide snow bucket and sell the John Deere end loader.

– The Annual Chili Cook-off was a wonderful time. Seven red chilies, eight green chilies, and ten desserts were presented for judging. Many thanks to the volunteers and judges for their help in making the event successful. Congratulations to the winners.

## **VI. Administration Report**

– 7 of the 8 owners with liens on their properties have brought their accounts current and will have their liens removed following the March BOD meeting. The remaining owner, Donald G. Drumm, owner of Block 10, Lot 47 contacted the office and asked for a payment plan; he also provided a \$300.00 deposit leaving a balance of \$162.80 to be paid within the payment plan. Per the new HOA laws a motion must be made to authorize the filing of legal action against the owner's lot, in addition to the paper work which will be provided for signature from both the President of the Board and the owner.

– The settlement money from John Griffin was received and deposited on Thursday, February 27, 2014. Also received that week was the \$400.00 non-compliance fine from Timothy Vogler.

– Treasurer Kroepfl and Administrator Nicholls met with owner Jim Gumpert, to look into his idea of potentially creating an endowment to help raise money for the association to keep assessments lower. Mr. Gumpert provided a great deal of information on the topic. Administrator Nicholls spoke with CLCC's accountant Scott Marks about the idea and was informed that CLCC is a non-profit corporation and does not have the needed 501c status due to the private roads and facilities. He did however state that CLCC could receive gifts as long as they were unconditional, otherwise they could be considered a sale and be taxed. These gifts would have to be looked at on a case by case basis to ensure they were unconditional.

– The next newsletter is scheduled to go out the beginning of April. Articles slated for this issue are: Updates to the Building Criteria & Bylaws, Animal Control, Annual Election, Annual Picnic and Parade, Weeds Program and potentially a bear article if he shows his head early again. Please let the Administrator know of any other articles the Board would like addressed.

– Administrator Nicholls has been working hard on the actuals and projections to close out the 2013/2014 budget. Once the actuals and projections are complete she will work with Treasurer Kroepfl and Manager Korkowski on preparing the 2014/2015 budget for review by the budget committee.

– As directed by the Board last month, Administrator Katie Nicholls has further researched solutions to the issue that has arisen regarding unpaid assessments that equal less than 6 months' worth of assessments. The current HOA law states that the

foreclosure process cannot begin unless an owner is in arrears for 6+ months of assessments and has been offered a one-time option for a payment plan. Owners who have less than 6 months still have a lien placed on the property, but the fining structure stops there, enabling perpetual non-payment. Administrator Nicholls recommends that a monthly \$50.00 fine be instated after the placement of a lien on all unpaid assessments that are not in a payment plan. A cost chart was presented breaking out the potential benefits to the association with this plan, using non-payment of \$50.00, a more typical scenario.

## **VII. Adjournment**

- **A motion was made and passed to adjourn the meeting at 10:06 AM to conduct an executive session.**

## **VIII. Executive Session**

### **IX. Recall to Order**

- President Lombard recalled the meeting to order at 11:22 AM.

### **X. Unfinished Business**

- The Loader Committee updated the Board on the status of their research into replacing the loader with a skid steer. As discussed earlier in the meeting, a member of the Loader Committee and both staff were pleased with the original test. The Board determined that the most prudent next step was to rent the used Bobcat 2013 S750 (the exact same machine the Board is considering purchasing) and have CLCC staff use it for 2-4 weeks to ensure it can handle the heavy snow and slush before making a final decision. The results of the second test will be discussed during the April Board meeting.

### **XI. New Business**

- There was no new business

### **XII. Board Headcount for April Meeting**

- All members present anticipated being able to attend the next meeting on April 12, 2014.

### **XIII. Final Adjournment**

There being no further business to discuss, **a motion was made and passed to adjourn the meeting at 12:11 AM.**

Respectfully submitted,



Katie Nicholls, Administrator  
Columbine Lake Country Club, Inc.