

COLUMBINE LAKE COUNTRY CLUB, INC.

BOARD OF DIRECTORS MEETING

September 13, 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 9:04am. Other Board members present were Brian Owens, Stephanie Kroepfl and Rick Bishop. Staff members present were General Manager Dan Korkowski and Administrator Nancy Negri.

II. Acceptance of Minutes

–The minutes of the August 9, 2014 Board of Directors Meeting were reviewed, however, we were unable to make a motion to accept them as we did not have a quorum.

III. Members Forum

–Mark Trumbo reported that he is a member of the SDA, Colorado Specialty District Association, and he attended their annual meeting at Keystone Resort this past week. There were a variety of presentations available that an individual could attend. Among them was a presentation by Three Lakes Water. He is also a Board member of Columbine Lake Water and mentioned to BOD members that if they were interested in a tour of the water facilities to see how the water flow works at Columbine Lake, they could contact Sally Blea with Three Lakes.

–BOD member Stephanie Kroepfl mentioned that she was asked about whether we could post the meeting minutes following our BOD meetings with them marked as ‘DRAFT’. The homeowner was suggesting this so they wouldn’t have to wait a month to see the meeting notes, following Board approval. It was discussed, but no one felt this was a good idea as too many changes can happen during the time from draft to final notes.

– Bob Flory, new homeowner to Columbine Lake introduced himself and we welcomed him to Columbine. Bob is excited to be a new homeowner and hopes to get more involved with the community as time permits.

IV. Financial Reports

– Board Director Stephanie Kroepfl presented the Financials for the month of August, ending on August 31, 2014. Noteworthy expenses included Slash & Trash weekend at \$8,557.46 and the Pancake Breakfast at \$1,622.78, both coming in under budget. We were also able to transfer \$25,000.00 to our reserve account.

– Significant Pending Expenses include our financial audit which will include a full audit this year, at a cost of 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, no motion was made to accept the financials.

V. Manager's Report

– The Pancake Breakfast was well attended considering that it rained all but the last 10 minutes of it. We opened up the clubhouse for people to eat in which helped. We estimate that we still had about 300-350 people attend in spite of the weather. All supplies that were not used and can be used next year were safely packed away. All other unopened food items that had expiration dates before we could use them were given to the Mountain Family Center. The total cost of the breakfast was \$1,622.78.

– We have gotten all the bills in for Slash & Trash weekend and the total cost for it was \$8,557.46.

– Waste Management has put the animal proof top on the compactor and we have already seen a lack of trash distribution out of the hopper by the animals. The only messes we have had were when people left the trash outside the hopper on the ground or thrown the trash on top of the compactor unit. Additionally, we have started pressure washing the enclosure for painting, and Waste Management will paint the entire compactor unit when we get that ready (remember that this is a scheduled Reserve project for this year).

– We had a delivery of fish on 09-02-14. This load had about half with smaller fish that can winter over in the lake and grow to a good catchable size by next year. We are scheduled to shut down the Harbison Ditch the first week of October.

– We had sand delivered, and Tracy and Dan spread it out on the office beach area, swing set area, horseshoe area, and playground area.

– Pothole filling and culvert/ditch repairs have been continuing. We have decided that the fall grading is not necessary due to the diligence of the staff in maintaining the roadways.

– New entrance signs have been ordered from the sign maker and should be ready 09-11/14. We will get them up as soon as we can.

– The ARC met on 9/2/14 and handled one fence application. We are still short one ARC member, so please ask around for a person to fill the position. The ARC also handled a final inspection extension request by emails in order to provide the Board with a recommendation. (see request below)

– The bats at the Clubhouse appear to have been driven away for now. We have not had a sighting in about 2 weeks. We will continue to spray the “anti-bat” mixture and hopefully keep them away.

– The summer concert which featured the Acme Tribute Band was well attended and the band really interacted with the children that were present.

– Tom Secrist at 495 Western Road, Block 1 Lot 2, has asked for an extension to the final inspection of the addition to his house. The final inspection was due June 4, 2014 and Mr. Secrist was given an extension until mid-August 2014 for completing the landscaping, moving the gas meter, and obtaining final approval from Grand County, but only the moving of gas meter has been completed. Mr. Secrist is now over 90 days past due on the completion of his project.

Mr. Secrist has violated the Building Criteria Section 3.03 (c)(ii) which states the project must be completed, to include final approval from Grand County, twelve months from the issuance of the CLCC permit. The CLCC permit was issued 06/04/2013 and the Grand County Building Department cannot find their file. The administrative person says that might mean the project has had final approval, but the inspector for the area says they wouldn't have given it a final approval with the gas line still uncovered. Mr. Secrist advises that the Grand County Building Department signed off on the final on 04/01/2014 and he has

that paper if the Board wants a copy of it. He also advises that he has hired a landscape contractor to complete the landscaping the week of September 22.

The ARC recommends the extension be granted since Mr. Secrist has final approval from the County and has a landscape contractor in place to complete the project this month. They further recommend a fine be levied by the Board if the project is not complete by 10-01-14. (discussion in new business)

– Dan will be on vacation from 09-17-14 to 09-23-14.

– **Comp time report**- Dan 67 hrs. Tracy 49 hrs. Nancy 7.25 hrs.

VI. Administrator's Report

– Delinquent Homeowners: 8 out of 25 owners are delinquent on payment of the first half of the 2014/2015 assessment fees. Letters will be sent on September 13th, informing them that liens will be placed on their property as of October 15, 2014 if payment is not received before then.

– To date, we had one home owner requesting the Board waive the late fee assessed. Her email states that when she received our letter regarding her late HOA assessment & subsequent late fee, she then went through 3 months of bank statements. Upon doing so, she found that her check for payment in full, sent to us on May 29th, 2014 had not cleared. She immediately wrote a new check, again for the full amount, and sent it to us. We never did receive the first check.

Homeowners Requesting Waiver of Late Fee:

Marilyn Movius – Sent original check on May 29th (#2255). We never received. It has still not cleared through her bank. In the meantime, she sent another check (#2262) & we received it on 8/14/14.

– We have had 9 homes sold in the Columbine Lake Subdivision for the month of August, 2014. This brings our home sales to a total of 15 for the months of July and August. The trend also seems to be continuing with a younger group of homeowners purchasing property within Columbine Lake Country Club.

– In addition to the new home being built on Kinnikinnick, there are plans for another new home to be built on Columbine Drive in the near future. This one will require a demolition of the current residence, with a new home to be built in its' place.

– The fourth quarter newsletter is being created and will go out the beginning of October. Among the topics slated for this issue are: Facebook; Boat

removal; Welcome to new BOD member, Brian Owens; Snowmobile Rules; Snow removal & plowing; Game night & Pot Luck to mention a few. If you have any other topics you would like addressed in this issue, please let me know as soon as possible.

– Administrator Negri is currently contacting 3 different restaurants in the area to host our Annual Board of Directors dinner. Although it is difficult to meet everyone's availability, we are hoping everyone will be able to make it on the same date as the next Board meeting, which is October 11th.

VII. Unfinished Business

– New updated website coming. Board member Brian Owens has offered to help us give our Columbine Lake website a new look. We will begin work on this soon and hope to have a new website to view in January 2015.

VIII. New Business

– 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 telephone/electronic attendance at a board meeting as possibly needed for in the future.

– Per CLCC Bylaws 4.06 Board members do not have the ability to vote electronically, or by telephone. Our bylaws are so outdated they mention 'via telegraph'. As a quorum consists of a simple majority, the Board believes it should be considered legitimate to allow voting via email, telephone or videoconference so that if a member is unable to attend a meeting in person, they could vote electronically. We will research the legality and proper wording for a possible change to our by-laws.

IX. Board Headcount for September Meeting

– All members present will be at the next meeting, October 11, 2014.

X. Adjournment

– There being no further business to discuss, the meeting was adjourned at 10:17am.

Respectfully submitted,

Nancy Negri, Administrator
Columbine Lake Country Club, Inc.