

COLUMBINE LAKE COUNTRY CLUB, INC.

BOARD OF DIRECTORS MEETING

April 12, 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 9:01 A.M. Other Board members present were Stephanie Kroepfl, John Amerman, Neal Cross, Pieter Knight, and Rick Bishop. Staff members present were General Manager Dan Korkowski and Maintenance Tech Tracy Temple.

II. Acceptance of Minutes

– The revised minutes of the March 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 of the proposed plans for the Weed Warriors this summer.

– Bernard Guth, owner of Block 5 Lots 1-3, was present at the meeting. Mr. Guth informed the Board he was concerned about the noxious weeds also and was grateful for the work that the Weed Warriors have done. He was also concerned about the hillside on the north side of Primrose by his house. He believes the hillside is eroding and would like CLCC to plant some trees or bushes to help stabilize it. Mr. Guth was advised that staff has been and will continue to monitor the hillside. Staff will spread grass seed in the area this spring with the native grass blend recommended by the Grand County Natural Resource Department.

IV. Financial Reports

– Treasurer Stephanie Kroepfl presented the financial reports for the month of March, ending on March 31, 2014. The only noteworthy expense was the skid steer rental for \$1,656.90. The clubhouse bathroom upgrade was paid for out of the Reserve account for \$6,335.34.

– 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 March 2014 as presented.**

– Treasurer Stephanie Kroepfl presented the Budget Committee recommendation for the 2014/2015 Budget. After a lengthy discussion on several budget areas, **a motion**

was made and passed to present the amended 2014/2015 Proposed Budget to the membership for a vote at the Annual meeting on May 25, 2014.

– The Board also reviewed and made changes to the Capital Reserve Budget.

V. Adjournment

- A motion was made and passed to adjourn the meeting at 11:43 AM to conduct an executive session.

VI. Executive Session

VII. Recall to Order

President Lombard recalled the meeting to order at 12:25 PM.

VIII. Manager's Report

– **Administrator resignation** – Katie Nicholls submitted her resignation letter to the Board and it was accepted by Board President, Tony Lombard. The resignation is effective April 15, 2014 per her letter.

– **Clubhouse/Pool/Hot Tub** – 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 still awaiting the delivery of a new motor. Per our service agreement we only have to pay for the parts. We have installed the bathroom partitions and other items. Please take a look at the upgrade to the bathrooms. We have already received several compliments on the new look. We also had to replace the underwater spa light, the deep end underwater pool light, and 2 relays for the spa. Even though LED's cost more, the reliability, life expectancy, and energy cost savings should negate the overall cost in the coming years. We are planning to close the pool area for a week at either the end of April or beginning of May in order to drain, acid wash, and refill. The items needed to do this project are already accounted for in the projected expenses for this year.

– **Roads/ROWS** – Snow/Slush plowing is continual. Most of the roadway slush and ice is gone. The Thanksgiving weekend repair of the water line on Kinnikinnick has been settling. Three Lakes is having ATH keep a watch on it and filling as necessary. It appears the work on the culverts and ditches last fall was fruitful and we haven't seen large areas of standing water on Columbine Drive near both Buttercup and Deer.

– **Loader replacement discussion** – Per the Boards direction, we rented the Bobcat S750 with a 100" wide snow bucket on it. Tracy Temple was the primary user as he was more familiar with skid steers, but Dan Korkowski logged some time also. The Bobcat handled pushing back the piles of snow along the roadways very well. Staff also figured out how to use Bobcat with the snow bucket for slush removal, and after that it worked very well for that application.

– **ARC** – The ARC met on 03-25-14 and handled 3 issues. They approved a green paint color for a door. They approved the Trumbo detached garage application. They denied a deck rebuild with a new roof overhang that would have extended into the rear setback. We have had a new home project and a rather large addition project preliminarily reviewed by me and both owners want to start the projects this spring, but have not yet submitted the plans to the ARC.

IX. Administration Report

– No Administrator's report.

X. Unfinished Business

– Loader Committee Chairman John Amerman updated the Board on the status of their research into replacing the loader with a skid steer. He personally observed the rental skid steer in use during the 2 week testing of the unit. It handled the snow pushback and the slush removal very well. This was the second test that CLCC had run with this size skid steer and both tests were successful from the Staffs point of view.

Maintenance Technician Tracy Temple also talked with the Board and stated the rental Bobcat performed very well during both test periods. He further stressed the versatility of the skid steer. He did not encounter any situation during either test that the skid steer didn't handle.

Treasurer Stephanie Kroepfl discussed the financial ramifications of trading the equipment. From a purely financial point of view, the purchase of the skid steer made sense in that it freed up money in the Reserves that was dedicated to the loader (\$68,000.00 for loader repair and tires) and placed a much smaller amount to the skid steer (\$20,000.00 for repairs). The Reserve would have to cover the difference between the loader sale price and the skid steer purchase price (including a full coverage 2 year warranty) which would be approximately \$6,000.00.

The recommendation of the committee, after many months of discussions, input from our members, and usage of the equipment by staff, was to sell the loader and purchase the used skid steer from Bobcat of the Rockies.

A motion was made and passed to sell the John Deere loader to the highest bidder, which was ATH Specialties, and then purchase the used S750 Bobcat skid steer staff has been testing from Bobcat of the Rockies.

XI. New Business

– **The Board made and passed a motion to adopt a verbal Resolution authorizing the following people to be signers on all of our bank accounts at Grand Mountain Bank and Liberty Savings Bank: Treasurer Stephanie Kroepfl, Secretary John Amerman, General Manager Daniel Korkowski, and the yet to be named Administrator.**

– The Board set up the Administrator hiring committee which included General Manager Dan Korkowski, Secretary John Amerman, Director Neal Cross, and Treasurer Stephanie Kroepfl.

– The Board reviewed a past due payment plan for late assessments for Donald Drumm, Block 10 Lot 47. **A motion was made and passed to adopt a verbal Resolution allowing Board President Tony Lombard to sign the payment plan agreement for Donald Drumm as amended.**

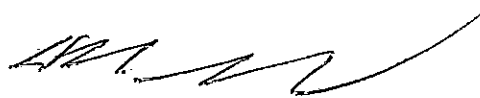
XII. Board Headcount for May Meeting

– All members present anticipated being able to attend the next meeting on May 10, 2014, except President Tony Lombard.

XIII. Final Adjournment

There being no further business to discuss, **a motion was made and passed to adjourn the meeting at 1:06 PM.**

Respectfully submitted,



Dan Korkowski
General Manager
Columbine Lake Country Club, Inc.