

Columbine Lake Country Club, Inc.

Board of Director's Meeting

Minutes of April 10th, 2010

I. Call to Order:

-President Dick Lacouture called the regular monthly meeting of the Columbine Lake Country Club, Inc. Board of Director's to order at 8:00 A.M. Other Board members present were Stephanie Kroepfl, Tony Lombard, Pieter Knight and Scott Wilson. Board members absent were Jim DeMersseman, Jeff Buckley, John Amerman and Kirstin Reimann. Staff member present was Ken Lund.

II. Acceptance of Minutes:

-The March minutes were reviewed and **a motion was made to accept them as amended.**

III. Members' Forum:

-No members were present.

IV. Financial Reports:

-Treasurer Wilson reviewed the Financial Summary and noted no significant pending issues. Manager Ken Lund noted there were still no home starts submitted or expected this fiscal year. The Income Statement ending March 31st was reviewed with most categories not looking too bad. Due to the lack of revenue from home starts, the current budget will have to be managed on a month by month basis for the remainder of the fiscal year. The Board reviewed the Purchase Journal, and only noted the expenditure for envelopes. Manager Lund explained that Terry Rotter had purchased a large quantity of stamped, self-sealing envelopes with the Columbine Lake Country Club, Inc. printed on them at a very favorable price. These have the forever stamp on them and can be used for mailings this year and next. No other items were noted on the Purchase Journal.

-The quarterly Reserve Fund Activity Summary prepared by Terry Rotter was reviewed and discussed by the Board. The report covered the period from January 1st 2010 through March 31st 2010, and showed the funds transferred from the reserve account to the operating account for expected and planned expenses during that time period. Also covered on the report was a breakdown of Legal Expenses for the entire fiscal year showing the amounts and types of actions which resulted in legal fees being expended by CLCC. The Board members considered the report useful in showing how and why Reserve Funds are used, and the current levels of reserve funds.

-A motion was made and passed to accept the Financial Reports as presented.

-Treasurer Wilson presented the Proposed Budget for 2010/2011 as recommended by the Budget Committee which met on March 20th, 2010. The committee recommended a first lot assessment for next year of \$624, which is an increase of \$28 or 4.7% over the current budget. The committee forecasted only three home starts for the next fiscal year, and noted that the Board voted previously to direct 100% of interest income to the reserves and to not count it as revenue. Treasurer Wilson noted some of the areas that will increase next year, including all insurance categories, and modest increases in salaries, and also noted that Accounting Fees, Natural Gas and Propane, Trash Removal and Forest Management will show major decreases. A general discussion ensued on the reasons for the changes in a number of budget categories, and the declining revenue from new home starts. Possible ways to increase revenue in the future were discussed, and tabled for future meetings. It was noted that payroll taxes were forecasted to remain the same even though salaries were increased. Manager Lund explained that this year's actual taxes looked to be slightly lower than projected and this difference should make up for the additional salary

increases. This will be confirmed with Administrator Terry Rotter when she returns from vacation.

-A motion was made and passed to approve the 2010/2011 Proposed Budget, to include a minor adjustment to payroll taxes if needed, and pass it to the membership for adoption.

V. Manager's Report:

- April provided us with some much needed moisture in the form of a series of snow storms over the past week. Despite predictions of 1/2 inch to 3 inches, Columbine Lake received over a foot of snow from last Friday afternoon through Saturday night with another 2 inches on Sunday morning. Several smaller storms requiring plowing occurred before and after this event. Reducing the snow pack again this year made the roads easier to clear, and the slush season easier to deal with. We have one frozen solid culvert that needs to thaw at the bottom of Buttercup in order to drain all of the water present from a previous water leak, and all other water flows are normal. Several changes we made in the fall have worked out well, including moving stop signs and marking some key road edges. The widening done on the high road at the intersection of Columbine and Laurel has made a tremendous difference in keeping that area more trafficable, and easier to plow.

-Scott Wilson will present the 2010/2011 Proposed Budget in detail at the meeting on Saturday. All categories were trimmed where possible, and funds shifted from areas where they were underused to areas where they were needed. Trash Removal was reduced significantly based on the last two years of actual use. There are currently no known or expected home starts, but this should begin to turn around. All in all this is a very lean budget and the continued prudent use of reserve funds will be a key to making it work.

-The staff will be putting some finishing touches on the office remodel while Terry is on vacation next week, relocating some file cabinets and putting maps and such back on the walls. This is a nice improvement to the building and everyone is encouraged to stop by and take a look.

-The United States Geological Service has been back several times for follow up samples of the lake bottom. Some analysis is starting to trickle in, and will be shared when there is enough to make it interesting, hopefully by the annual meeting.

-The judge in the court case concerning tree removal did as Rich Newton expected and tried to split to split the difference in some of the costs in order to give the homeowner involved a break. He has appealed the decision, and the final results are not known yet.

-Manager Lund will be on vacation in Cabo from April 17th through April 25th.

VII. Administrator's Report:

-The format and time allocations for this year's Annual Meeting scheduled for May 30th were discussed, and approved by the Board. It was noted that the topics to be covered and the content of the different presentations are normally decided at the May meeting.

-The members present were reminded that letters of intent to run for the Board of Directors for this year's election are due in the office no later than close of business on April 15th.

-The proposed venues and menus for this year's Board dinner on May 7th were presented and discussed. It was decided by the members present that this year's meal will be at the Daven Haven. The staff will notify the establishment, and members will need to get their menu selections for themselves and their guest into the office. The Architectural Control Committee will also be invited.

VIII. Unfinished Business:

-Tony Lombard passed out some proposed language to be included in Columbine Lake documents for compliance with Colorado State law, which his committee has been working on. President Dick Lacouture noted that it is important that the language agree with existing governing documents, especially in the area of conflict resolution. President Lacouture suggested, and the Board concurred, that this item be placed on the agenda for the May meeting in order to allow

time to compare the proposals to existing documents and to have the input from the full Board on whether or not to adopt the new language. The staff will get a copy of the Hearing Procedures to Dick Lacouture.

IX. New Business:

-None

X. Adjournment:

-A motion was made and passed to adjourn the meeting at 10:12 A.M.

Respectfully submitted,

Terry Rotter, Administrator

Columbine Lake Country Club, Inc.