

# Columbine Lake Country Club, Inc.

## Board of Director's Meeting

Minutes of August 12<sup>th</sup>, 2009

### **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, Pieter Knight, Jeff Buckley, John Amerman, Jim DeMersseman, Kirstin Reimann, and Scott Wilson, Board member absent was Tony Lombard. Staff members present were Ken Lund and Terry Rotter.

### **II. Acceptance of Minutes:**

-The July minutes were reviewed and accepted as amended.

### **III. Members' Forum:**

-Harold & Lana Patterson located in Block 9, Lot 12 thanked the Board for keeping Columbine Lake a desirable place to reside. Mr. and Mrs. Patterson notified the Board that the Ellwood's fence they agreed upon did not appear to be the split rail fence they agreed to. They were under the impression a two rail fence would be constructed not a one rail fence. The Patterson's are concerned the one rail does not appear to be a fence. Manager Lund read the letter that was sent to the Ellwood's that stated the fence could be one rail and not to exceed 28 inches in height. Dick Lacouture the Board President thanked Mr. and Mrs. Patterson for their cooperation in this matter. Vice President Jim DeMersseman took a short walk from the meeting to view the fence and felt it was okay and met the requirements. Manager Lund suggested when the inspection is completed on the fence that he will discuss it with the Ellwood's and try to reach a compromise, in hopes that both parties will be satisfied.

-Ron Cross located in Block 10, Lot 8 wanted to express his concern that the nature trail at Primose Point needs to be cleared of Aspen trees and to be careful of the bull moose that have been seen there on a number of occasions.

### **IV. Financial Reports:**

-Treasurer Wilson reviewed the purchase journal and noted the Peachtree tax update was \$219.00 which is a required annual cost for C.L.C.C. The drip system for the new trees at the office was installed at a low cost of \$40.00 that will protect C.L.C.C. investment of \$3650.00 for the five trees recently planted.

-The four new builds that are forecasted for this year are a concern, since there is no word from any contractors or owners of their intent to build. Treasurer Wilson added we need to review the cost of additions and check into what the county charges and then present this to the A.R.C. for their recommendations on a possible increase to permit fees.

-Treasurer Wilson noted that the Reserve Balance has decreased due to Forest Management and Legal fees. Some of the legal fees for tree fines and collection of annual dues have been recovered. We did not receive the grant money this year. Treasurer Wilson recommends we need to review future projects and cost.

**-A motion was made and passed to accept the financials as presented.**

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

-This year's Slash and Trash Weekend which was August 1<sup>st</sup> and 2<sup>nd</sup> can only be considered a huge success. Allowing the owners to push their material onto the ground made it easy for them to unload, and kept things moving. Around 200 loads were taken to the horse pasture and this was in addition to the forty or so trees worth of wood and slash cut taken to the pasture last week by staff, mostly around the community roadways. Having Mike Hanifan there on Saturday with the bobcat to push back and help unload was a tremendous help, and should be done again next year. The dumpsters at the Clubhouse filled up quickly, due to several owners disposing of entire sections of decking. There were not as many metal items as in the past, but the 30 yard container was full when Valley Recycling picked it up. The slash was gone from the horse pasture by Thursday morning and we will see how the ground bounces back after all the traffic.

- This year's Summer Concert will feature "Will Rocket", a band out of Denver, and a winner of last year's Battle of the Bands. The lead singer is Tracy Galloway, a CLCC owner residing on Mustang Trail. Due to the rock and roll nature of the group, it was decided to move the performance up earlier in the day in order to finish a little sooner in the evening. The social hour will start at 4:00 PM, with the music beginning around 5:00 PM and going to 7:00 PM. This will also give the band time to break down while it is still light. Very few volunteers are needed for this event, but some chairs will have to be moved from the Clubhouse to the Gazebo, and back again.

-The Annual Pancake Breakfast will take place on September 6<sup>th</sup>, with serving beginning at 8:30 AM and continuing until around 11 AM. Last year we served in excess of 600 people. Set up begins at 6:00 AM. Starting with cooking of the sausages as soon as the grill is hot. We will use the same set up as last year, which worked exceptionally well with the addition of the extra grill plates speeding up the line significantly. The staff will purchase most of the food from the Gateway Inn, but some of the products are left over from the Rotary breakfast that may save some money. The rest will be purchased in Denver.

-Work on the lake accesses has been ongoing for most of the month. The golf course pump house access has the new trex picnic tables, and a bear proof trash container installed this past week and the path from the lakeshore to the road was topped with crushed rock. Golf Course Superintendent Allen Brown provided a bobcat to spread the gravel, making the job a lot easier. The bike rack for office beach area arrived and has been installed, and two new "doggie poop stations" are up at the north and south beach areas. Sand has been delivered for the office beach area and will be spread as soon as possible. Also, some of the old willows from the beach area will be removed this week.

-Mary Ann Montgomery located in Block 7, Lot 43 has requested a variance on the 25 foot setback, to allow her to construct a deck approximately 15 inches out of the ground and 12 feet from the rear of the property line. She cites drainage problems as the reason for the request, and states the new deck will be built on top of the existing flagstone patio, once the drainage problem has been addressed. The A.R.C., after deliberation, recommended that the Board disapprove the request for the variance, as the height of the deck is enough to make it subject to the rear setback rules. **A motion was made and passed to deny the variance request and support the A.R.C. recommendation.**

## **VII. Administrator's Report:**

-The late fees assessed for the 1<sup>st</sup> half of the annual assessments are going out in the mail this week and the August/September newsletter has been mailed, e mailed and posted to the website.

-The 2010 Grant for our Forest Management fund has been completed. The Grant had to be completed by August 7<sup>th</sup>, "online" Friday, before the meeting I spoke to Ron Coussineau with the Forest Service Department, and we were not chosen for the 2009 grant monies, only four grants

were given. We hope that we will receive funds in 2010. We must keep in mind we did receive \$30k in 2008.

-Manager Lund and the Administrator Terry are evaluating or options for an annual review or audit from a local C.P.A. firm that specializes in H.O.A's. We still have Bondi & Company scheduled for the week of November 11 through the 16<sup>th</sup>. We will present our options to the Board at the September meeting for a final decision on an audit or a review and which accounting firm will perform this review or audit.

-The ending cash balance has been transferred to Reserves is \$14,476.32. This amount must be funded at 100% in the Reserve Schedule. The amount that is being transferred to Reserves this year is the ending cash balance remaining in our operating account less road and trash deposits on file.

-The assessments that have been received for this years operating money have been invested in C.D.'s. \$14,476.32@2.75% for 24 months. \$100,000@2.24% for 52 weeks, \$37,975.00@1.50% for 13 weeks. \$40,000@1.2% invested in our jumbo money market account for operating funds. These C.D.'s except for the ending cash balance does not reflect in our Reserve account, since this money is coming from this year's revenue.

### **III. Unfinished Business:**

-Social Director Kirstin Reimann reviewed the positions needed for the Pancake Breakfast and scheduled the Board members. Kirstin will also follow up with the volunteers and designate areas that need to be filled for the Pancake Breakfast.

### **IX. New Business:**

-The Board discussed future projects and decided the proposed water feature for the front of the clubhouse be put on hold until next year. The Board decided that the gravel extension to the Gazebo would be beneficial this year. The Board then challenged Manager Lund to have this accomplished for the Pancake Breakfast. **A motion was made and passed to extend the patio area on the right side with a rock wall and gravel surface not to exceed \$5k.**

-Manager Lund advised the Board he checked into the Wi Fi for the clubhouse from Comcast. The router will cost \$75.00 and \$49.99 monthly for a three year commitment or \$59.99 on a monthly basis. Manager Lund will also check with contractors and get a formal estimate for a fireplace for the clubhouse. This will be done by the October meeting for review.

-Board member Stephanie Kroepfl suggested a possible survey be sent to the owners for their feedback on the new projects. After discussion, it was decided that the Board was elected to look out for the best interests of the owners, and had the information to make good decisions on capital projects.

### **X. Adjournment:**

-The regular meeting was adjourned at 11:21 A.M.

Respectfully submitted,

Terry Rotter, Administrator

Columbine Lake Country Club, Inc.