

Columbine Lake Country Club, Inc.

Board of Director's Meeting

Minutes of December 12th, 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 November minutes were reviewed and accepted as amended.

III. Members' Forum:

-No members were present.

IV. Financial Reports:

-Treasurer Wilson reviewed the purchase journal and noted that legal fees should be monitored to make sure we are pursuing a collectable debt. Administrator Terry Rotter agreed to look into the pending case that is costing the Association legal fees and determine if the debt is collectable or should be written off.

-Treasurer Wilson reviewed the Financial Income Budget Statement. Mr. Wilson went over the current month actual revenues and the Over/Under column which gives the Board a better understanding of where the Association is financially. The expenses are under forecast and are expected to meet the forecasted budget.

-Treasurer Wilson advised the Board he will meet Administrator Terry Rotter and discuss the audit in full detail next month. Mr. Wilson touched on the tax certificates that reflect in our Reserve account and how we will be proposing the amount of interest that will be contributed each year to Reserves versus Operating. It was also mentioned we will be presenting a new Reserve statement quarterly, which will reflect the amount of reimbursements for our expenses on a quarterly basis.

-The Reserve Schedule will be completed and reviewed at the January meeting.

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

V. Manager's Report:

-Most of the heavier snow storms have missed us here in Grand Lake, but we have had enough to get a snow pack on the roads. The staff plowed all the roads and cul-de-sacs on Tuesday, and a number of the cul-de-sacs have still not packed down because no one drives on them regularly.

-The staff has removed the "feet" from the blades and will plow future storms right down to the edge and this will hopefully keep the slush down in the spring, as it worked well last year. As a reminder, the main roads are plowed first (K'Knick, Columbine, Deer, Aspen), then secondary roads followed by parking lots and cul-de-sacs.

- D&M roofing repaired a broken sewer vent pipe at the Clubhouse this week, in addition to some sheet metal work on the dehumidifier, which was showing serious signs of rust. The pipe was replaced, along with a new boot, after several unsuccessful repairs and secured to the "cricket" in order to prevent the snow from tearing it down again.

-The new tires for the loader should arrive next week and they will change out the old tires and install the new ones. There was a delay in obtaining the correct type of rubber for the recaps, but that has apparently been resolved.

-Katy McManus has once again outdone herself on the Christmas decorations at the Clubhouse. Please mention to her if the opportunity presents itself. The outside lights will be replaced with LED's in order to save on electric costs, and a timer was added to the Christmas tree

-The annual Christmas lunch for C.L.C.C. employees will be held at El Pacifico Restaurant next Wednesday. The proper authorities will be notified.

VII. Administrator's Report:

-Day & Associates completed the audit for fiscal year 2008/2009. The hard copy audit report from Day & Associates will be distributed to each Board member. Treasurer Scott Wilson and Terry Rotter will be able to discuss the report in depth at the January Board meeting after the Board members have had a chance to review the report in detail. This also allows Terry Rotter and Scott Wilson time to meet during the month and prepare a report on the required adjustments that are being made by Terry Rotter & Day Associates and follow up on their recommendations for future accounting procedures.

-The Association has received most of the final assessment payments for the second half of the annual dues. There are only 21 owners who have not paid. Late billings have been mailed and liens will be filed on any outstanding dues by January 15th 2010.

-The letters for the tree fines that were imposed at the last Board meeting have been mailed. One owner has already remitted the \$100.00 fine. The one owner that is non-compliant from 2007 had a court date on December 10th and Secretary Jeff Buckley was in attendance. The court ordered the owner to cut down all dead trees on his lots by February 1st, 2010. Another court date will be scheduled for mid-February to see if he has complied and to determine when the trees and slash are to be removed next spring. Legal fees and court costs will also be discussed at that time.

-The December and January newsletter has been mailed which included the Boat Lottery slips for the 2010 Boat Lottery. Last year we had three Board members assist in the Boat Lottery drawing immediately following the January Board meeting.

-There will be a Tree Hearing after the January Board meeting to consider one owner in non-compliance in September 2009. He has requested a re-inspection and this will be coordinated with Bonnie Basemann.

III. Unfinished Business:

-Treasurer Scott Wilson will review the Reserve Schedule at the January Board meeting.

-Scott Wilson and Terry Rotter will answer any questions from the Board regarding the final audit.

-Vice President Jim DeMersseman and his wife Sheryl has volunteered to have the holiday dinner at his home this year on Saturday- January 12th, 2010. Mr. DeMersseman will let everyone know in advance what will be provided as the main dish and what kind of side dishes will be needed.

IX. New Business:

-President Lacouture asked Manager Lund to thank our Clubhouse Supervisor Katie McManus for the warm and wonderful decorations at the clubhouse.

X. Adjournment:

-The regular meeting was adjourned at 8:55 A.M.

Respectfully submitted,

Terry Rotter, Administrator

Columbine Lake Country Club, Inc.