

Columbine Lake Country Club, Inc.

Board of Director's Meeting

Minutes of February 13th 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, Jeff Buckley, John Amerman, Jim DeMersseman, Kirstin Reimann, Pieter Knight and Scott Wilson. No Board members were absent. Staff members present were Ken Lund and Terry Rotter.

II. Acceptance of Minutes:

-The January 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 the repair of the clubhouse roof leak by D&M Roofing for \$525. Manager Lund advised the Board this was a repair on a vent pipe on the roof and dehumidifier and should not need any further repairs in the near future. There is a check reflecting on the purchase journal for \$300 which is for additional repairs. Manager Lund is confirming the work was not included in the previous amount of \$525 before sending the check.

-Treasurer Wilson reviewed the Financial Income Budget Statement. Mr. Wilson went over the Revenue column and stated we are down on the forecasted amount for new home starts. Manager Lund feels we may be able to grade the roads in June and pay in July which would be in the next fiscal year and this will reduce costs this fiscal year. Other methods of reducing costs for this fiscal year were discussed.

-Manager Lund sent a 2010 Health Care Memo out to all the Board members February 12th reminding them it is time to renew the health care plan for the full-time staff. The staff has always worked hard to find policies that has good coverage for the best price and has been successful in doing so. This year working with our broker we compared almost a dozen policies both HMO and PPO, in the same cost range and none were as good as our current policy which we worked hard to find last year. Although this policy is increasing by 11.7% this year this is a modest increase when compared to other companies and policies and given the fact that the cost actually went down last year.

-Treasurer Wilson discussed the Health Care Proposal and other Board members gave their personal experience with their jobs and the cost of insurance. The Board of Directors reviewed the cost to C.L.C.C. and the H.R.A. reimbursement and after a lengthy discussion they decided to renew the current Rocky Mountain Health Plan, HMO 50/80 for the full time staff next year. This issue will be revisited on an annual basis.

-The recommendation by Tim Day & Associates made during the audit that the Board review it's current documents for compliance with Colorado State Law was discussed. A committee consisting of Tony Lombard, Stephanie Kroepfl and Jim DeMersseman was appointed to work on this issue. They may meet in Denver in the near future to discuss and make a recommendation to the full Board.

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

V. Manager's Report:

-Manager Lund outlined some key dates in the Columbine Lake Country Club budget planning process for the Board member. The first thing to keep in mind is that our fiscal year runs July 1st through June 30th, basically due to the fact that this was originally set up as a summer location and many owners were not available for annual meetings and elections in the winter. This means our budget process occurs in the first quarter of the calendar year, rather than the last like most organizations. Historically, the Board conducts a Long Range Planning session in February of each year to identify capital improvements, review the status of building and grounds, and any future projects that could possibly be planned, funded and accomplished by C.L.C.C. It is a form of brainstorming activity that both identifies new ideas for the community, and also does not let past good ideas slip away. The projects can be placed on the planning sheets with or without specific dates and costs. These are generally larger projects outside the scope of the Operating Budget. The "if and when" can then be passed along to the Budget Committee for consideration. The Budget Committee consists of the Treasurer, the General Manager and volunteers from the Board of Directors. The meeting is in the middle of March to make a recommendation to the full Board on what the next fiscal year budget should look like to include revenues, expenditures in all categories of operations and ultimately what the annual assessment should be for the next fiscal year. The Treasurer, General Manager and Administrator will have met several times prior to the meeting to determine some of the basics for the budget. The Administrator then prepares the annual election to include the Proposed Budget and candidate statements for the three open positions and mails them to the full membership by the first week in May. If approved, the Proposed Budget becomes the operating financial document for the next fiscal year beginning July 1st.

-The Board decided to hold this year's budget committee meeting on Saturday, March 20th at 10:00 A.M. at the office.

-C.L.C.C. had to go to court in December to compel one owner found in non-compliance with the Tree Rule in 2008 to cut down and remove his dead trees. The judge ordered the owner to cut down all dead trees on both of his lots by February 1st, 2010 and then return to court to discuss the removal of all downed trees and related materials. The owner did cut down all but a couple of the dead trees on both of his lots by February 1st, 2010. The new court date is February 23, 2010 and Secretary Jeff Buckley has once again agreed to represent C.L.C.C. at these proceedings. Attorney Rich Newton will also need an expert witness to testify about the removal of downed trees, and Manager Lund has enlisted the services of Mike Hanifen of Wildfire Mitigation. Attorney Rich Newton believes, that June 15th of this year is a reasonable amount of time to have the remainder of the materials removed. The Board of Directors agree with the date June 15th, 2010 and feel this is a fair amount of time to remove the downed trees and slash from the two lots. The court costs and attorney fees will also be discussed at the hearing.

- The Annual Chili Cook-Off will be on Saturday February 20th at 6 PM, at the Clubhouse. Dayton Dave has agreed to do some trivia for us and we have several judges lined up. People need to get their entries into the Clubhouse by 5:45 P.M. so they can be labeled and set out. Beer, wine and soda will be provided along with some tortillas and chips. Prizes will come from local dining establishments as usual. Posters have been up for two weeks, as well as an announcement in the newsletter and a blurb on the website.

-The floor in the women's shower room had to be redone in one section again. After talking with a different floor guy, it seems that something is pushing water up through the floor weakening the adhesive underneath. The experts recommended a thick coating to be placed on the concrete before the mortar and then lay the tile.

-Tracy Temple has painted the meeting room and hallway at the office. Terry Rotter has also cleaned out a large amount of unnecessary documents and boxes of material. Ongoing projects include refinishing some benches for the changing rooms and shampooing the downstairs carpet at the Clubhouse.

VII. Administrator's Report:

-C.L.C.C. received our Workers Compensation Experience Rating last week and we are rated .95 which will decrease our premium approximately 10%. This is due to safe working conditions and no injuries or claims have been filed. We normally receive a \$500.00 check for the year.

-This year there is one owner who has two properties who has not paid their assessment. Liens have been filed on both properties for the second half of the assessment. Another owner with two properties has not paid any of the assessment and liens have been filed since August 1st. These liens will be referred to our attorney Rich Newton for foreclosure and he will seek a judgment.

-All the Boat Lottery contestants have been notified in writing of their boat slips for the 2010 season. Unsuccessful entrants were also notified by mail. There were only six owners that were unsuccessful and we have been able to accommodate three of those owners with canoe slips.

-Terry Rotter presented the Board with a packet showing the Clubhouse usage for the adult swim and special events for 2009. Our numbers are up this year and this could be based on the accuracy of the new computer system that was installed. The charts allow us to see the high usage periods for the Clubhouse, and plan accordingly.

III. Unfinished Business:

-Manager Lund read a letter, received from one of the owners that was in non-compliance from 2008 Tree & Rule Regulation on both of their lots and was fined \$100.00 per lot. The owner paid one fine for \$100.00 and claimed she did not receive a second letter for the second lot. The owner has her home for sale and has due to medical problems has been unable to return to Columbine Lake in the last year and requested the fine be waived. After consideration the Board of Directors felt they were unable to waive the minimal fine, since all of the other owners have complied and paid their fines.

IX. New Business:

-No New Business.

X. Adjournment:

-The regular meeting was adjourned 10:18 A.M.

Respectfully submitted,

Terry Rotter, Administrator

Columbine Lake Country Club, Inc.