

Columbine Lake Country Club, Inc.
Board of Directors Meeting

Minutes of January 12, 2008

I. Call to Order:

- President Dick Lacouture called the regular monthly meeting of the Columbine Lake Country Club, Inc. Board of Directors to order at 8:00 AM. Other Board Members present were, Scott Wilson, Linda Willing, Pat Tierney, Jeff Buckley, Jim DeMersseman and Kirsten Reimann. Board member DeWayne Stelljes was absent. Staff members present were Ken Lund, and Terry Rotter.

II. Acceptance of Minutes:

- The December minutes were reviewed and accepted with corrections.

III. Members' Forum:

- There were no members present.

IV. Financial Reports:

- Treasurer Scott Wilson presented the financial report.
- There is a new home build for this year that was not forecasted and that will increase the building permit revenue.
- A mid-year variance review will be conducted before the next meeting and Scott will present a mid year review at the next meeting.
- The cost for the new shower heads for the clubhouse was reviewed and came in at a cost of \$3198.00. This price included some replacement parts.
- Office supplies were up due to replenishing newsletter paper, envelopes and items needed for the office.
- The cost for the tax lien deed purchase for \$600.00 was reviewed, which is for the Adams property located in Block 9, Lot 4. The deed will become Columbine Lake Country Clubs on May 14, 2008 if the owner does not pay for the three years of taxes and the \$600.00 deposit.
- **A motion was made & passed to accept the financials.**

V. Manager's Report

- Manager Ken Lund met with Ron Cousineau of the Colorado Forest Service just before Christmas, and took him on a tour of the community and reviewed the "Get the Dead Wood Out" program at the horse pasture. Mr Cousineau was impressed with the efforts of the community as a whole and verified that the Columbine Lake Country Club efforts clearly qualify for the submission of the request for our grant money. Ken will gather the receipts for the community's tree removal efforts as soon as possible to submit for our \$15k. Ken also recommended that the grant money go into the operating budget to cover tree removal costs for the rest of the year. The Board agreed with Ken's recommendation.
- Bob Finke, a good friend of Ken's installed memory chips upgrading our computer system in the office to the maximum possible for our computer. It should speed things up when working on multiple programs and spread sheets. The cost for this upgrade is around \$200.00 in lieu of a new computer, and the remainder of the funds allocated for the computer upgrades will be going to the new owner card system, and supporting hardware at the clubhouse.
- Manager Ken Lund spoke with Donna Ready, the listing agent for Mr Leid's garage located in Block 9, Lot 29 and communicated the building's status as a non-conforming structure, and the

Board of Directors expectation that the building needs to be brought into compliance in a reasonable period of time after purchase. Columbine Lake Country Club will continue to monitor the situation concerning this structure, and be prepared to discuss the situation with potential buyers.

- The holiday period was busy as usual and on the Christmas and New Year's Day weekends the crowds were split nicely. The pool and hot tub stayed clean and well maintained, and many positive comments were received about the new shower heads.
- Snow plowing has become more frequent as the winter storms come in. The first priority is on the main roads and entrances, followed by the cul de sacs and parking lots.
- The ARC reviewed a new home application from the Spies located on Holly Place and this will make the sixth new home start for the year and take us over our estimate for the 07/08 fiscal year.
- The Chili Cook Off will Saturday February 9th, at the clubhouse starting at 5:45.

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

- Administrator Terry Rotter sent certified letters on December 16, 2007 to 17 owners stating our intent to file a lien. Most of the owners have been notified by phone and have agreed to send their second half of the assessment that is past due.
- There are three owners requesting late fees be written off. Two of the owners are having financial difficulty and one owner is claiming a medical hardship. The Board discussed all three requests and decided to waive late fees only for the medical hardship case.
- Our attorney Rich Newton has received a request from Castle Meinhold, LLC requesting the invoice amount of \$697.60 on the foreclosure property located in Block 3, Lot 40. Mr Newton hopes to recover at least half of the assessment amount which is \$283.00.
- Our C.D. in the amount of \$90,000 matured on 1/11/08 and has been reinvested till 4/11/08. Our interest rate is 5.117% and we have funds in U.S. Bank at 3.5 % interest that we will use if funds are needed prior to April 11, 2008.
- The boat lottery will be held immediately following the meeting.

- **III. Unfinished Business:**

- The Board continued its review of the new owner card policy and related systems. Under a current proposal a single new Owner Card will be issued for each lot in the subdivision which will admit up to 10 people into the clubhouse and must be presented when entering. Guest cards will no longer be used. A single, permanent Fishing Pass will also be issued for each lot in the Subdivision. The pass must accompany all owners and their guests fishing in Columbine Lake at all times. The cards will be a durable plastic card, coded to the owners lot and block and will be issued on a one time basis. Should a card become worn, frayed or otherwise unusable, it will be replaced at no charge to the owner. **A motion was made and passed to revisit and change the rule that allows long term renters to use the facilities A motion was also made if lost, there will be a \$15.00 replacement charge per card.** The proposed new owner card policy will be posted on the website and copies will be available in the office and at the clubhouse for owners to review and make any suggestions or comments to the office by phone or e-mail. The Board expects to take action on the new Owner Card Policy at the March 8th 2008 meeting.

IX. New Business

- Pursuant to the last meeting, Board members Kirsten Reimann circulated a draft letter to the Columbine Lake Community regarding the status of tree removal plans. Linda Willing also circulated a draft Tree FAQ's, based on questions and issues identified by the Tree Committee's review of owner's compliance plans. When finalized, the letter regarding tree removal status will be included in the spring newsletter and the Tree FAQ's will be posted on the website.
- The Board reviewed the date for the Tree Giveaway and **A motion was made and passed that the tree giveaway will be scheduled for Saturday May 24th 2008 from 8am-12am at the office.** This information will also be in the spring newsletter.
- It has been observed that Tom Stanley has not removed any dead or diseased trees. Manager Ken Lund will write a letter to follow up on the previous arrangement with Mr Stanley.

X. Adjournment

- The regular meeting was adjourned at 10:45 AM. to conduct the Boat Lottery and hold an Executive Session to fill the vacant directorship left by Rick Bishop's resignation.

Respectfully submitted,

Terry Rotter, Administrator
Columbine Lake Country Club, Inc.