

# Columbine Lake Country Club, Inc.

## Board of Director's Meeting

Minutes of March 13<sup>th</sup> 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, Kirstin Reimann, Tony Lombard, Pieter Knight and Scott Wilson. Board member absent was Jim DeMersseman. Staff members present were Ken Lund and Terry Rotter.

### II. Acceptance of Minutes:

-The February 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 tile and floor labor was \$429. Legal fees were noted for the expert witness required for the one owner that is not in compliance of the Tree Rule and Regulation was \$567. One of the Directors noted the lease amount that C.L.C.C. pays each month for the vehicles and asked if it would be less to purchase the vehicles. Manager Lund advised that C.L.C.C. leases vehicles mainly for the maintenance agreements, and to keep monthly vehicles costs down. If a transmission would go out it would be costly and all repairs must be done in Denver. Treasurer Wilson advised that he will review the costs of leasing verses owning C.L.C.C. vehicles.

-Treasurer Wilson reviewed the Financial Income Budget Statement. Mr. Wilson reminded the Board we have no new home starts. The Natural gas costs are down even though it has been a cold year. Propane costs have been low this year and will help offset some of the other utility bills.

-Treasurer Wilson will meet with the staff and go over the 2010/2011 Budget and complete the Planning Meeting Forecasting Assumptions and Calculations. This will be available at the Budget Meeting scheduled for March 20<sup>th</sup> at the office at 10:00 A.M.

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

### V. Manager's Report:

- The C.L.C.C. attorney Rich Newton was back in court on February 23<sup>rd</sup> for the follow up hearing for the one owner that is still not in compliance with Tree Rule and Regulation. Board member Jeff Buckley attended along with Mike Hannifen as an expert witness. All dead trees were ordered to be cut down by February 1<sup>st</sup> on the two lots, and the majority of them were cut down by the owner. Three dead trees remain, but their location on the lot could not be determined in the opinion of the court. The judge ordered the trees and associated material removed by July 1<sup>st</sup>, 2010 to a "workman" like standard, or in the same manner a professional tree cutter would leave a lot. There was some controversy over the fines on the house lot as the owner claimed he was finished in June 2009. This is not the case, as downed trees and slash remain. The judge did not rule on lawyer's fees, court costs and fines, and he may do this at anytime, according to our attorney. There was also a lot of discussion about why the owner did not get another hearing in November of 2009, even though the case had been brought to court by that time.

-The patches of good weather have allowed the staff to undertake some projects normally reserved for mud season. The hallway and backroom of the office building have been repainted by the Maintenance Tech, and Terry Rotter used the opportunity to remove a large amount of old files

and other miscellaneous paperwork. These are now stored at the Clubhouse and shop. The small conference room has been rearranged to take advantage of the existing space, and to consolidate the Architectural Control material in one place. A new entry way rug has been added to the front room in order to dress up that area for the first time in a while, making it more attractive for our owners when they drop in.

-The staff has had to plow a number of times in the past month although no storm was particularly heavy. As discussed earlier, we are also trying to keep the snow pack down on the roads, and keep the edges pushed back for future snowfalls. In the past week, it has been necessary to push the slush out of the entryways due to a couple of warm, sunny days. This is a sure sign of spring, but does not necessarily signal the end of snow season. Dealing with the eventual slush on the roads is tough on people and machines, but necessary to keep our roads trafficable.

-The rock mural to the left of the spa that had been flaking off badly has been removed and painted white, as discussed at the Strategic Planning Meeting last month. We were hoping to save it, but the wall there is just too cold and collects moisture when the spa is in use. We will attempt to repair the other side when the weather warms up a little to heat the wall from the outside. D&M Roofing was back to find and fix the roof leak that was breached and repaired it. We are monitoring the areas below to see if that solved the problem. If the leaks stop we can paint the area above the big windows in the billiard room again. The tile in the ladies shower is holding up well and the temperature increase in the shower rooms did not affect our natural gas bill as much as expected.

-The staff has completed an initial review of the 2010/2011 Budget in preparation for the Budget Committee Meeting on March 20<sup>th</sup>. As planned, we have been operating at a deficit this year, using reserve funds for Forest Management and Legal Fees, and to date have not received any new home starts for this year. After looking at each category, and taking a best guess for the remainder of this fiscal year (through 6/30/2010) the picture is not as bleak as it initially appeared. We clearly will not have excess funds left over at the end of the year as anticipated, but should be able to cover everything with little if any additional help from reserves.

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

-The Board dinner is typically held the second Saturday in May (May 8<sup>th</sup>). The Board may want to review the calendar and confirm this date and the restaurant. The Staff asked the Board members if they would like a fondue dinner prepared by Doris at the Waconda this year. After discussion the Board members would like to review the menu and then will make their decision on the date and place.

-The Annual Picnic and Parade will be held on Saturday, July 3<sup>rd</sup> this year. The Summer Concert is scheduled for August 21<sup>st</sup> and the Pancake Breakfast will be on Sunday, September 5<sup>th</sup>.

-The office has not received any letters in regards to vacant seats for The Board of Directors. There are three positions open for election this year. The three current Board Directors up for re-election are Scott Wilson, Dick Lacouture and Jim DeMersseman.

-The Reserve Fund Activity Summary has been prepared and included in your packets. The Board decided this will be presented on a quarterly basis. The report includes June/July/August and September/October/November and December/January/February. Treasurer Wilson requested that the Legal Fees be added to the end of the summary and amounts and for what legal service explained.

-Administrator Terry Rotter will not be able to attend the April meeting. All the Financials, Minutes, Agenda and Administrator Report will be completed for the meeting and the packets prepared for the Board meeting. The Administrator will be on vacation and due to the pending election and other deadlines this is the best time to go. The first of May is the beginning of the busiest part of the year in the office and this mid-April time frame is the best time to go.

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

-Manager Lund gave an overview of the Chili Cook-off and feels we had around the same number of owners and guests as last year. Director Knight recommends the office e-mail owners when C.L.C.C. has these special events. Currently we have approximately 148 owners that are on e-mail

at the office. Future events will be e-mailed to the owners with e mail addresses on file from the office. The Board discussed signage on the entry gates into C.L.C.C. Manager Lund will look into the cost of signs announcing the various social events and can hopefully get signs that can be used year after year.

**IX. New Business:**

-Director Lacouture inquired as to why Columbine Lake Country Clubs By-Law does not allow “ For Sale” signs on vacant lots but they are allowed on homes for sale. Manager Lund explained the reason is to keep C.L.C.C. a cleaner looking community and that signs seem to clutter neighborhoods. The Board will monitor the need for this policy on an ongoing basis.

**X. Adjournment:**

-The regular meeting was adjourned 9:50 A.M.

Respectfully submitted,

Terry Rotter, Administrator

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