

Columbine Lake Country Club, Inc.

Board of Director's Meeting

Minutes of May 8th, 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 John Amerman, Jeff Buckley, Jim DeMersseman, Pieter Knight, Stephanie Kroepfl, Tony Lombard, Kirstin Reimann and Scott Wilson. Staff members present were General Manager Ken Lund and Administrator Terry Rotter.

II. Acceptance of Minutes:

- The April, 2010 minutes were reviewed and a motion was made and passed to accept them as amended.

III. Members' Forum:

- Owner Paul Barth was present to observe the meeting. Mr. Barth brought in an ad for a rental property in Columbine Lake that mentioned all the amenities being available. Manager Ken Lund had seen the ad and called the owner who was advertising to make sure they understood renters were not authorized to use the community facilities except for the trash dumpster. The owner stated she would make sure to inform potential renters of this policy.

IV. Financial Reports:

-Treasurer Scott Wilson reviewed the Financial Summary and noted no significant pending issues. It looks like we may have one new home start, based on discussions between an owner on County Road 49 and the staff. A local contractor is working with the owner and is trying to persuade them to get started this summer so they may be dried in by winter. If the application is submitted and approved prior to June 30th, Treasurer Wilson recommended it be included in the revenues for the current fiscal year. Costs of building permits, especially for homes, garages and major addition may be something the Board should look at in the future as revenues from home starts continue to decline.

- The Board discussed topics to be presented to the membership at the Annual Meeting on May 30th. The Proposed Budget, including some budget highlights was mailed out with the ballots on May 7th. The Budget Highlights noted the increase in assessments and broke it down in several different ways including percentage (4.69%), monthly increase (\$2.33), and total overall increase in expenses (.02%). It was noted that home trash pick up by Waste Management has increased to almost \$40 per month due to the new transfer station, and the proposed new assessment of \$624 per year averaged only \$52 per month for all the amenities offered at Columbine Lake. Treasurer Wilson will prepare a presentation on the Budget, and present it during the Treasurer's Report at the Annual Meeting, concentrating on the topics raised by the Board.

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

- Several other topics concerning future expenditures were discussed including the replacement vehicle for the 2006 Dodge pickup truck. Manager Lund is working with an automotive broker to determine the most economical and common sense way to replace the plow vehicles. Director Jim DeMersseman pointed out that the four year leasing program which replaces one vehicle every two years has worked well, and has made sure we have dependable vehicles for snow removal. Manager Lund will meet with the broker and discuss purchasing options with Treasurer Wilson.

- Ken Lund discussed the purchase of new signs for the fishing accesses, and what should go on them. It was agreed that fishing passes must be in possession when fishing, and that only owners and their family and authorized guests are allowed to fish. The fishing limit should remain at

three per day, and only one rod should be used. A general discussion of other topics that should be listed, and how many are needed took place and after discussion it was decided that the staff would put together some recommended signs for the next meeting for approval by the Board.

V. Manager's Report:

- An unbelievable amount of moisture, some predicted some not predicted, has fallen from the skies over the past two and a half weeks. Last week called for snow control operations every day from Tuesday through Sunday, some smashing the snow down, some plowing when the road was hard enough, and slush removal during the day. Road base delivery for road repairs had to be cancelled twice. This week has been better and the staff was able to start filling potholes, beginning with the minefield at the front entryway. This, as always, will be an ongoing project, addressing the worst areas first. The roads are normally graded towards the end of May or early June depending on the weather, and grader availability. It was recommended that the staff continue to repair our roads as necessary, dependent on weather, time and funds. The roads be graded and treated for dust control as soon as it is practical.
- The past week has also produced some high winds which have done a good job knocking down trees and power lines. Many of the smaller trees were full of the heavy spring snows and either snapped off or fell over. Some larger trees simply came up by the roots. Owners were notified if the staff observed a tree leaning on their homes when phone numbers were available, and Mountain Parks Electric called when trees were noticed laying on power lines. Many but not all of the larger trees were standing alone, or at least not supported from the wind shears by other trees. For several years we have been recommending owners not leave single trees and will continue to do so. The staff will assess the damage next week and see if we need to remove some of the debris from the rights of way. Information about high wind dangers will be put in the next newsletter, and owners will also be cautioned again about leaving single or spread out trees on their property due to the potential damage they can cause during wind storms. This may also be a good reminder during the Manager's Report at the Annual Meeting.
- The area at the bottom of Buttercup Lane took an inordinately long time to drain this year. A water leak at the top of the hill deposited a large quantity of water at the intersection of Buttercup and Columbine, which all melted at once, and before the culvert under the road had opened up. This combined with the normal snow melt at the bottom of the hill caused a small pond which ventured several feet into the road. Once the culvert opened up the area drained quickly, and the flow returned to normal down the ditch line. Several other spots are draining slowly, due to the large amount of recent rain and snow. The General Manger will coordinate with the Maintenance Supervisor at Three Lakes to blow out as many community culverts as possible prior to next winter, utilizing their high pressure truck, and water hoses.
- The date of the Summer Concert has been changed from August 21st to August 7th. Our featured performer this year, Peggy Mann, received an offer to sing the National Anthem at the Veteran's Rally in Cripple Creek the same day as our event. The 7th is a good day for our concert, and she will be able to bring up her full band for this one. We have plenty of time to get the word out and will get it changed on the website next week.
- The fishing accesses need some new signs, and this might be a good time to discuss what should go on them. One suggestion is that they be concise and to the point, as our current ones have a lot of verbiage and philosophy on them. We should also discuss fishing limits. Manager Lund will also talk to our sign guy about different types of signs announcing community events as discussed at a previous Board Meeting.
- The sewer line along Lilly Road was completely frozen, and not discovered until this past week. Three Lakes had to blow out the entire road up the cul-de-sac, and then down in front of the Clubhouse. This has been a recurring problem throughout the subdivision this year, and is rare for this late in the spring.

VII. Administrator's Report:

- The Board needs to schedule a time and place for the proxy voting. It has usually been held at the office, at 1:30 PM on the Sunday of the Annual Meeting. The in person voting begins at 2:00 PM on May 30th, 2010 at the Clubhouse, and the Annual Meeting is at 3:00 PM. It was decided that the proxy voting will again be held at the office at 1:30 PM.
- The election mailing was sent to every owner in Columbine Lake, including the Proposed Budget, Candidate Statements, Absentee Ballots and Proxy Ballots.
- The election panel this year will consist of Doris Bongiovanni, Cindy Elliott, Kathy Koreny, Marti Lund, Charlene Penson, and Romaine Wilcinski. They will count the Absentee Ballots on Saturday May 29th, and the in person ballots on May 30th.
- Tree seedlings were picked up by Tracy Temple on May 7th, at the Fairgrounds in Kremmling. They will be stored at the maintenance area until the Tree Give-Away at the office on Saturday May 29th, 2010 from 8 AM until 11 AM. Jim DeMersseman volunteered to head up the team giving away the seedlings. The staff will provide him with the names of people who have volunteered to help with the event. The trees and all necessary equipment will be delivered to the office by the staff.
- This is an incredibly busy time in the office, due to the preparation and mailing of the election materials, plus the regular preparation for the monthly Board Meeting. Once the budget is approved, the June 1st Assessment Billings must go out the first week in June.

Unfinished Business:

- Director Tony Lombard presented the final language that his committee recommended be added to the governing documents in order to come into compliance with the Colorado State Statutes concerning homeowner associations. It was recommended that the language for both conflicts of interests and dispute resolution be incorporated into the current CLCC documents rather than create a new document. **A motion was made and passed that the existing Columbine Lake Hearing Policy and Procedures be amended to include language covering dispute resolutions required by Colorado State Statutes.** Tony Lombard will continue to work on the language concerning conflicts of interest for inclusion in existing CLCC documents. This will be taken up at future Board meetings.

IX. New Business:

- It was noted by several Board members that with the trees coming down a lot of items stored around homes are more visible, particularly blue tarps. The blue tarps are cheaper than darker colors like brown, and are readily available. The Board suggested a newsletter article asking owners to "beautify Columbine" by keeping their stored items orderly, and encouraging the darker tarps to cover any items that need to be protected.
- Director John Amerman wanted to remind the Board that individuals who rent in Columbine Lake are subject to the rules of the association, and that the owners who rent are ultimately responsible for the actions of their renters. He mentioned a renter who was burning slash in a fire pit. More owners are renting their homes both short and long term in the current economy, and they should be aware that the governing documents of the community apply to their renters. An article will be placed in the next newsletter covering this issue, and the staff will send a copy of the Owner's Regulations to those owners whose renters violate community rules. It was also noted that renters may not use the community facilities except for the trash dumpster.

X. Adjournment:

- A motion was made and passed to adjourn the meeting at 10:50 A.M.

XI. Executive Session

Respectfully submitted,

Ken Lund, General Manager

Columbine Lake Country Club, Inc.