

# Columbine Lake Country Club, Inc.

## Board of Directors Meeting

Minutes of October 11, 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, Jim DeMersseman, John Amerman, Tony Lombard, Linda Willing and Kirstin Reimann. Board members absent were Jeff Buckley and Dewayne Stelljes. Staff members present were Ken Lund and Terry Rotter.

### II. **Acceptance of Minutes:**

- The September minutes were reviewed and accepted with corrections.

### III. **Members' Forum:**

- Ron Cross owner of Block 10, Lot 8 was present to discuss several issues with the Board. Mr. Cross asked about the two propane tanks on the lot located in Block 12, Lot 3 and the future of above ground propane tanks in general. The small playhouse sitting near the property line on the same lot. Ken Lund explained the playhouse was to be moved on the lot, in compliance with the setbacks. Mr. Cross also asked about the issue of snowmobiles on the lake. After discussion, the Board decided to form a committee to conduct a general review of CLCC policies, specifically those presented by Mr. Cross. Scott Wilson volunteered to lead the committee with Tony Lombard, Jim DeMersseman, John Amerman and an ARC member also on the committee. Scott will take an initial look and present a list of topics at the next meeting.

### IV. **Financial Reports:**

- Treasurer Wilson noted the recent turmoil in the stock market and advised that we currently have only one new home build and one carry over. It is possible we will not have any more home builds this year. A positive note is natural gas cost is lower than predicted for the year. The replacement of the heat exchanger for the pool was an unexpected expense that will come out the reserve fund.
- Treasurer Wilson reviewed with the Board our CDAR accounts and advised that all the T-bills will mature by the first week of November. The bathroom addition that was planned may have to be delayed to a future date. Scott will review the Reserve Schedule and increase revenue for major additions.
- The purchase journal was reviewed and there was nothing unusual this month.
- **A motion was made and passed to accept the financial report as presented.**

### V. **Manager's Report**

- The 2008 inspection of dead, diseased trees and associated slash by Grand Environmental Services was conducted the week of September 15<sup>th</sup>. They operated under guidance developed by the Tree Committee, and passed to them by President Dick Lacouture. The results of this year's inspection by GES yielded only 16 owners that were in non-compliance of the CLCC Tree Rule and Regulation. The non-compliance letters were mailed on October 2<sup>nd</sup>. Approximately half of the owners who received letters have called to discuss the issue, and

have been informed of the hearing procedures, and what they need to do to be heard at the November 8<sup>th</sup> hearings. The final 2008 report from Grand Environmental Services has been received and included 289 lots with dead, diseased or downed/slash trees. The total number of trees this year is 1488 versus the total last year 3444. Also the vast majority of the lots in this year's inspection have only 1-5 dead trees to deal with. This is a clear indication of the progress CLCC has made by executing this program.

- Hank & Natalie Ellwood owners of Block 8, Lots 9, 12, 18, and 21 appeal of the ARC disapproval of their fence on a vacant lot was scheduled for discussion at this meeting. The Ellwoods and Pattersons did not meet to discuss this issue as expected. We received a letter yesterday from an attorney representing the Ellwood's threatening legal action on this matter and this document has to be reviewed by our attorney Rich Newton before the Board may act on the request. The appeal was tabled until the November meeting.
- President Lacouture has forwarded the proposed Hearing Procedures to all the Directors, along with the Amendments to the Building Criteria. They have been reviewed by the Tree Committee, the CLCC staff, and Rich Newton. A member of the ARC will review the changes to the Building Criteria. **A motion was made and passed adopting the Hearing Policy and Procedures.**
- **A motion was made and passed Amending the Building Criteria and bringing them into harmony with the Hearing Policy.**
- We had to have Hydrodynamics replace a heat exchanger on the boiler which heats the pool last week. The old one lasted longer than most. Fortunately, they were able to get the part and were able to do the work quickly without closing the pool. We also had to replace the igniter. Total cost is expected to be in the \$3000.00 range.

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

- Liens have been filed on four of our owners and the foreclosure process has been sent to Rich Newton, our attorney, to proceed.
- The October Statements for the second half of the annual assessment billings have been mailed and payments are due November 1<sup>st</sup>.
- One of our owners is making a second request for their late fee write off, due to the bank's error. The Board feels the owner should contact his bank for the late fee write off.
- Our annual review from Bondi and Company should be received within the next two weeks.

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

- none

### **IX. New Business**

- The Board requests the 2008 Tree Letter and Survey be sent with our return address in bold and a draft sent to the Tree Committee early next week for their review.

### **X. Adjournment**

- The regular meeting was adjourned at 11:00A.M.

Respectfully submitted,

Terry Rotter, Administrator  
Columbine Lake Country Club, Inc.