

Columbine Lake Country Club, Inc.
Board of Directors Meeting

Minutes of June 14th, 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, DeWayne Stelljes, Scott Wilson, Jeff Buckley, John Amerman, Tony Lombard, Jim DeMersseman, Linda Willing, and Kirstin Reimann. No Board members were absent. Staff members present were Ken Lund, and Terry Rotter.

II. Acceptance of Minutes:

- The May minutes were reviewed and accepted with corrections.

III. Members' Forum:

- Ron Cross owner of Block 10, Lot 8 appreciates the quality of the Columbine Lake Sub-division and has for the past three decades. His concern that some owners come to the mountains to avoid rules and rules have always been a part of C.L.C.C. The owner regulations article 20, paragraph 7 refers to no gasoline motors on the lake. Mr. Cross would like the Board to consider not allowing snowmobiles on the lake. The Board will review this topic in the fall and allow enough time for feedback from the owners and give owners the opportunity to attend a meeting. Manager Ken Lund informed the Board he has never known of any restrictions for snowmobiles on the lake in the history of C.L.C.C. Mr. Cross has concerns with the above ground propane tanks and would like to see them buried. The Board advised that all new builds are required to bury their propane tank or hook up to natural gas. However, it would be costly and difficult to enforce this new regulation on existing structures. There would be a problem with rewriting the regulation to mandate the tanks be buried. One issue could be that a damaged tank would not be repaired and could be leaking propane, which would be a fire hazard. Mr. Cross also wanted to know if there were any regulations requiring an owner using poison to kill voles to post a sign indicating that the poison is dangerous for dogs and other animals. Manager Ken will research the effects of the poison and address the issue in the July Board meeting.
- John Nowowiejski owner of Block 10, Lot 36 also attended the meeting to support Mr. Cross with a concern of snowmobiles on the lake and the effects to the environment. Board member Linda Willing will do the research on the environmental effects of the snowmobiles on the lakes. She should have a review for the August meeting and be able to address the issue in the September Board meeting.
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IV. Financial Reports:

- Treasurer Wilson reminded the Board June is the end of this fiscal year and we are closing the books as of June 30th. There is one new Home build this year and we may move one from last year as discussed making a total of two. Treasurer Wilson discussed the new pumps for the pool and the cost of approximately \$2700.00 each and the funds will come out of our reserve fund. **A motion was made and passed to purchase the pumps as soon as possible so the savings can begin now.** The payback on the expense for the new pumps should be less than two years. The use of a salt generator for the pool and the damage that could be caused to the

carpet will be discussed in January. Research is continuing and it is difficult to find a pool area that has carpet for a comparison.

- The purchase journal was reviewed and the remaining funds for trout will be used for the year. Due to the unexpected incident with the trash compactor the trash expense increased for the month. The cost for transplanting fifteen spruce trees by the gazebo was only \$920.50 and they are doing well after plenty of watering and good soil.
- Treasurer Wilson reviewed the security issues and fraud issues with the Board that are currently in place and recommended by Bondi & Company. Scott advised since we are a small office with two employees that Manager Lund and Terry Rotter must sign all checks and that there could possibly be a limit put on amounts withdrawn from the bank that would require Scott Wilson's signature. We will take recommendations from Bondi & Company during our review that is scheduled in August.
- **A motion was made and passed to accept the financial report as presented.**

V. Manager's Report

- Our attorney mailed Mr. Leid a letter stating our intentions to move forward on the removal of the garage and bring the property into compliance as directed by the Board of Directors last month.. A draft of a Special Use Agreement was also produced by our attorney Rich Newton and reviewed by Mr. Varga and President Dick Lacouture. Both parties agreed with the language of the document. The contract between Mr. Varga and Mr. Leid is scheduled to close on June 20th, 2008. Once that occurs C.L.C.C will issue the Special Use Permit to Mr. Varga.
- The implementation of the new Owner's Card System has advanced significantly. The software systems are set up and Administrator Terry Rotter is almost through establishing the initial data base for all owners. Both new Owner Cards and Fishing Passes are being produced, and in some cases issued to owners as they pay their assessments. The old cards are good through July 31th, 2008. Once the database is complete we will move the hardware to the clubhouse, train the staff and begin using the new system. **A motion was made and passed that the old paper Owner and Guest cards would not be accepted beginning August 1st, 2008.** A reminder will be made in the August/September newsletter that the new card policy is in effect, and that only the new cards will be accepted as of August 1st, 2008.
- Mike Reppe, the owner of Block 10, Lot 68 on the lake submitted an application to repair the decking around his home, due to significant amount of rot and decay on the existing structure. The County Building Inspector questioned the overall safety of the project and required the deck to be removed and replaced. Since the entire structure is now to be removed, this can mean that all the setbacks should be enforced, or that a variance must be granted. The A.R.C. reviewed the request at their June 4th meeting and recommends that the Board grant Mr. Reppe's request, as long as the new deck is no bigger than the existing one. **A motion was made and passed to allow Mr Reppe to replace the deck with no further encroachment.**
- Mr & Mrs Spies owner of a new home being built on Holly Place. Mr. Spies provided Manager Lund on May 16th, 2008 with a survey which did not agree with the one for the property next to his, and upon which a home was built last year. Manager Lund informed Mr. Spies that research would be needed before proceeding with excavation. The A.R.C. met on the property to view the property line issue when they discovered that Mr. Spies had excavated a large portion of his crawl space, and removed material from the property, in violation of C.L.C.C. policy. The A.R.C. considered the issue at their June 4th meeting and recommended that the Board of Directors fine Mr. Spies \$1500.00 for excavating prior to the issuance of the C.L.C.C. building permit. **A motion was and passed to support The A.R.C.'s recommendation for a**

\$1500.00 fine and allow Mr. Spies to attend the next meeting if he wishes to dispute the fine.

- Our new truck is in at Christopher Dodge and will be picked up in the near future and the old will be turned in. It has some damage that needs to be repaired prior to turn in.
- The Howard Ditch has not been repaired to correct the leak we experienced all last summer along Primose Lane. Manager Lund has spoken with Tom Stanley and he plans to bring a small excavator over to correct the situation before we open it for the summer.

VII. Administrator's Report:

- Administrator Terry Rotter advised the Board that the Bondi & Company annual financial review is scheduled for August 14th, and 15th, 2008.
- The assessment billings went out the first week of June and are currently being posted to owners accounts and the new cards are being mailed. All of the data has been entered into the computer for the new card system.
- The June/July newsletter went out the first week of June.
- A reminder that the annual picnic is scheduled for Saturday, July 5th, at the office. The parade will begin at noon with the picnic immediately following. All volunteers are welcome and can call the office to sign up and Board Member Kirstin Reimann will be returning calls to assign volunteers certain tasks.

III. Unfinished Business:

- No unfinished business.

IX. New Business

- As comes before the Board.

X. Adjournment

- The regular meeting was adjourned at 11:40 A.M.

- Respectfully submitted,

Terry Rotter, Administrator
Columbine Lake Country Club, Inc.