

## **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE CLUB AT COBBLE CREEK, INC.**

A meeting of the board of directors of THE CLUB AT COBBLE CREEK, INC. (the “Club”) was held on April 27, 2023, at 5pm. Those present and participating at the meeting:

Tim Summers, President  
Eric Wolf, Vice President  
Nick Parrott, Secretary  
Gary Poteet -Treasurer  
Ron Sobieck- BOD at Large  
Eddie Anderson, General Manager  
Jim Hoffman- HOA Board Member and Club Liaison

Approval of Minutes: The Minutes for March 30, 2023, were ratified as revised and approved by the BOD by email. Will be posted to Club at Cobble Creek Website.

### General Manager’s Report:

- Profit and Loss Report: First Quarter Financials were reported by GM. January thru end of March 2023 Budget versus actual provided. Actual net income was \$97,644.00 versus 2023 Budget net income of \$69,661.00. This represents a 140.0 Percent positive variance of \$27,982.00.
- GM requests to give accounting “read only” access to online banking with Alpine for accounting purposes. This was completed the next day Friday 4/28 and accounting has online visibility to all three accounts with Alpine.
- Cart Path Project: Cart path completed between number 2 green to Court House Peak curb/road crossing. Works has started on number 16 and 17 Cart Path. Schedule completion is Week of May 8, 2023.
- Jockey Pump Project: Jockey pump is installed and variable speed drive controller is scheduled to be delivered in May and installed and operational first week of June 2023.
- BOD discussed front entrance bridge repair needs and safety concerns. Bridge is currently blocked off from public access. Repair of Bridge to be discussed with CC HOA for budget approval.
- GM and BOD discussed outstanding Facilities Maintenance budget needs on building assets. Steam room repair, HVAC heat pump system Fitness Area, Creekside facility HVAC system and duct work.
- GM requested Jacobsen mower be sold for \$4000.00 due to future cost to repair. BOD authorized sale.

BOD President and Treasurer set up new account at Alpine Bank for Capital Improvement fund. Spruce Point Development membership reservation fee for (36) lots totaling \$54,000.00 deposited. Future tax implications to be reviewed with CPA.

Future Workshops discussed and scheduled. CC BOD meeting to prepare for CC HOA easement agreement amendment tentatively scheduled for May 8, 2023 at 10:00 am.

BOD Member and GM to meet with contractor to get preliminary budget for Tavern Kitchen building addition for budget planning.

BOD Members to meet with Momentum to discuss RV Storage lease arrangement on Friday April 28, 2023 at 10:00 am.

BOD discussed Momentum Development Membership Reservation Agreements for new Cobble Creek South and Cobble Creek West. Motion was made and passed to submit first draft as same terms that were agreed to on SPD North.

Future Communication to Club Membership will be from Club BOD and not BOD President.

Future Workshops to be Scheduled:

- CC BOD and CC HOA
- Long Range Kitchen Capital Improvement workshop May 2023.
- Facility Maintenance budget needs

Motion made to adjourn at 6:20 PM.

The Board of Directors Adjourned to Executive Session

Nick Parrott- BOD Secretary