

# 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 July 21, 2022, at 5pm. The regular meeting followed an executive meeting held from 4-5pm. Those present and participating in the regular meeting:

Mike Weber, President  
Pat Pitz, Vice President  
Betsy (Betty) Willy, Secretary  
Buck Andrews, treasurer  
Gary Poteet  
Eddie Anderson, General Manager  
Chris Cox, CC HOA liaison  
Ned Frazier, Spruce Point HOA liaison was absent

**Approval of Agenda:** The agenda was approved as distributed.

**Approval of Minutes:** The Minutes from May 18, 2022, were ratified as approved by email.

## **General Manager's Report:**

- 1. Update on new member recruitment** –There have been twenty-one new Club members added since January 1, 2022. Three of these were added during the current membership drive. There are four additional potential new members in process. Two property owners dropped their membership during this same period.

The drive has been extended through August 31, 2022. This recruitment information has been sent to current members, non-member homeowners, lot owners, builders owning lots in CC and realtors doing business in Cobble Creek.

The pamphlet and fee insert requested by the realtor's association has been completed and is being distributed to realtors within the City of Montrose. These pamphlets will be provided to the CC and Spruce Point HOA hospitality committees to be distributed with their welcome baskets for new owners.

- 2. 2<sup>nd</sup> QTR Financial Reports** – Eddie reviewed the Profit and Loss statement for January thru June 2022 along with the adjusted five-year projection. He stated that there were several areas where adjustments still need to be made before publishing these reports for the membership review. This will be completed within the next two weeks.
- 3. Projected expenses for common and golf course grounds maintenance** include

- two new greens mowers with conversion of current ones to rough mowers (projected cost of \$42,000 each)
- replacement or repair of the two 50hp irrigation pumps in pumphouse #1 (Projected cost of \$20,000 each)
- addition of an air conditioner in Pumphouse #2 to increase the longevity of the equipment (cost projected \$5,000)
- installation of a jockey pump in Pumphouse #2 to reduce the recycling of the 50HP pumps housed there and increase their longevity (projected cost of \$12,000)
- Purchase and install a third Large Decoder Interface controller to provide specific control over water application of water (projected cost of \$10,000) This is an electronic component of the control system which would allow the irrigation operator to separate the sections of the system allowing more specific control over the application of water.

**LRPC:** The capital funding proposals which were forwarded to the CC HOA BODs have been reviewed by CC HOA's attorney and will be placed on the agenda for their August meeting. In the meantime, the Club BODs will work with Chris Cox (liaison to the CC HOA) to propose a combined CC HOA/Club/Spruce Point HOA BOD work session to further clarify the proposals and means of presenting this information to the residents of Cobble Creek for their consideration.

**Irrigation and Cart Path issues:** Reports addressing the status of the CC irrigation system and Cart Paths, Pond walls and Bridges have been received and reviewed by the BOD. The subcommittees have done extensive work including the research and compilation of projected costs for repairs and replacements of critical components necessary for the safe operations of our community amenities. Proposed action regarding irrigation issues based on the research completed by the LRPC is listed above. These priorities will be addressed as funding becomes available.

**General Discussion:**

**Irrigation:** Following discussion regarding priorities for expenditures critical to maintaining the irrigation system of common grounds, sub-HOA properties and golf course property, the BODs took the following actions.

- Approved purchase of a new pump motor to replace the current one that is out of service, while rebuilding the current pump motor to be used as a backup for future breakdowns
- Approved the purchase of an air conditioning unit for pumphouse #2 to prevent heat related stress on the system and improve longevity of the equipment
- Approved the purchase of a jockey pump for pumphouse #2 to reduce the stress on the larger pumps and reduce frequency of breakdown.

The remainder of the items prioritized in the irrigation system recommendations were tabled pending availability of funding.

**Cart Path and Bridge replacements:** The BOD is in possession of a comprehensive assessment of the status of the golf course cart paths, culverts, pond walls and bridges along with projected costs for repairs or replacements. Recommendations based upon the research by the LRPC's Cart Path subcommittee include:

- Complete the replacement of all cart paths with concrete, repair of culverts and pond walls and replace three culverts with bridges over the next 4-5 years at a total estimated total expense of \$688,000. This includes a 10% contingency fund for unexpected issues and a 5%/year average inflation rate.
  - Prioritization for the first year would be replacement of cart path from holes #16 to hole #18 along with repair to the rock wall adjacent to the #16 green which is in critical condition. Actual construction could occur in March and April of 2023 dependent upon funding of this first phase which is estimated at \$135,000.

**Action taken by the BOD:**

- Approval of a donor funding project to commence in August or early September with a goal of raising \$50,000. This would allow work to begin on the priority projects in early Spring of 2023. These funds would be placed in a designated fund within our reserve account and a line item will appear in our financial reports for transparency.

Donations of any amount will be accepted. Donations of \$1000 will be acknowledged on a plaque which would be placed at an appropriate place on the course. Donations of \$12,000 for a new bridge will be recognized with a plaque on the bridge. Single or group donations would qualify.

**Spruce Point HOA report:** The neighborhood watch program is fully operational in Spruce Point including signage and contact information. This program has been forwarded to Dick Nally and the CC HOA for consideration.

**Cobble Creek HOA report:** The CC HOA BOD has received their attorney's review of the capital funding proposals. This will be addressed during their August BOD meeting. The Club BOD has requested a combined CC HOA, Spruce Point HOA, and Club Board work session to clarify understanding of the proposals and to plan for publication to the residents of Cobble Creek.

The State of Colorado has passed a law which states that HOA's may not limit parking on City streets. This will trigger a review of CC HOA parking policy.

**Golf Course items:** The BOD and GM discussed means of elevating our open tournaments to the next level by incorporating more quality entertainment, meals, practice rounds and

targeted marketing. Suggestions from members with experience playing tournaments at other courses are always welcome.

**Staffing:**

**Events Position:** Interviews for the events position are ongoing with three scheduled this past week.

**Assistant Golf Pro:** This position has been filled and our new employee will begin work Monday 7/25/22.

**Cobble Drive Improvement:** Finally good news from the City of Montrose regarding Cobble Drive. Councilman J. David Reed confirmed that the City of Montrose will rebuild Cobble Drive from the Clubhouse westward to Mt. Hayden Court. Work is planned for completion in the next two years.

This was the very first street constructed when Cobble Creek was formed 26 years ago. The City of Montrose has classified the street as a “failed” street and rather than continuing to fill potholes, the street will be rebuilt. The rebuild plan includes removing all the asphalt curb to curb. Then digging up the base, replacing it, and then laying new asphalt.

City Councilman J. David Reed was instrumental in assisting us in securing City approval for this project. Many of you know David Reed from the work he has done with Cobble Creek HOA when the subdivision was first developed. Please thank him if you have the opportunity.

There being no further business, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 6:30pm.

*Betsy Willy*

*Secretary*