**Board of Directors Election Questions**

**Response: Nick Parrott**

1. **What is your opinion of the best way for the Club to generate the needed Revenue over the next 5 – 10 years?**

Answer: Not sure if this question pertains to operational revenue generation or needed capital for improvements. I will address each as separate issue.

First, my initial concern on current operational revenue from reported financials is The Club at Cobble Creek revenue projections will not be met for 2022 year end. I struggle when trying to compare 2021 financials to reported 2022 3rd quarter financials due to reporting changes. Upon, initial review it appears that payroll/labor has increased from a monthly average of $64,450.00 in 2021 to $71,160.00 in 2022. This represents a 10% increase. An area that may need addressed.

Second Capital Needs for Capital Projects:

In 2019 when Westar transferred the club assets by formation of The Club at Cobble Creek the membership agreements were changed and impacted our ability to raise capital on future development. Since this agreement, Westar has closed on over 45 homes with average sales price of $500,000.00 which totals $22,500,000.00 in estimated sales. To my knowledge, they have not provided any funds to The Club at Cobble Creek for assigned club memberships. I will passionately strive to change this action.

Also, if it is true, that increasing The Club at Cobble Creek dues and Master HOA dues to maximum levels will not provide needed capital. I would support proposed Community Improvement Fund amendment/assessment within The Cobble Creek HOA.

1. **What do you believe the relationship between the Club and the HOA’s should be?**

Currently my initial view is both The Club at Cobble Creek and Cobble Creek HOA need to operate as a single entity from and agreed upon shared budget perspective. The articles of incorporation for Cobble Creek HOA states in article 3.1 “The Association shall operate the common interest community known as Cobble Creek Golf Community”. The major common elements of Cobble Creek Golf community are the club house and golf course amenities. Currently, the only funding from Cobble Creek HOA and Spruce Point South HOA to The Club at Cobble Creek is for common area maintenance of the property around walking trails and ponds via the easement payment. All other club operation expenses are funded by the club members. Such as: $109,000.00 utilities, Asset depreciation, Property Taxes etc. I will push for additional funding from both HOA within CIIOA guidelines.

1. **What is your opinion of the current Club’s Operations and Management?**

Unclear as to the purpose of this question. Currently, I have no insight on the operational performance metrics that may or may not be in place. Only information available is club financials. Are there separate operational revenue targets for Golf Operations, Tavern, and Food service operations? If yes, what do the operational metrics history reveal?

1. **What do you think the future of Food Service at the Club should be?**

This is a difficult question to answer at this point in time. The Club at Cobble Creek 2021 financial report stated that Restaurant operations lost $37,126.00. The current 2022 financial statement does not breakout restaurant operations separately. Food service expansion may be possible if The Club at Cobble Creek implemented a food and beverage minimum fee to membership.

1. **What would your priorities be as a Club Board Member?**

Unification of the Cobble Creek community and a reestablishment of The Club at Cobble Creek membership value message within Montrose Community. When I moved to the Cobble Creek community in 2017 the overall consensus was you would automatically become a club member. The perceived value of The Club at Cobble Creek Membership was not something that we questioned at that time. Since 2019, the perceived value of The Club at Cobble Creek membership has decreased as a result of reduction in club amenities. It is obvious and imperative that The Club at Cobble Creek BOD and Cobble Creek HOA BOD define the common element amenities within the community and develop a combined budget to fund these amenities.

I’am a body of one and can not drive change on my own. It is time for a Paradigm shift and not dwell on the past and move forward with our common goals in mind.