

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 November 22, 2021 at 5pm. Those present and participating at the meeting:

Mike Weber, President

Lisa Hylton, Treasurer

Randy Griffin, Director at Large

Betsy(Betty) Willy, Secretary

Eddie Anderson, General Manager

Chris Cox, HOA representative

Pat Pitz, Vice President participated via speaker phone

Approval of Agenda: The agenda was approved with no additions:

Approval of Minutes: The Minutes from November 8, 2021 were ratified as approved by email.

General Manager's report:

Financial Review: Zander Parker has been provided the portal for access to our financials to enable him to do an external review. When the review is completed, we will publish the YTD financial report. A preliminary budget is in progress, but will not be completed until the external review is completed.

City Expansion Grant: A bid of \$114,000 was received for a rod iron barrier with stone pillars along 6450 road to prevent access to the driving range from the road as recommended by the HUB Buffer committee. Other bids will be sought before putting our request for trees and berms along Cobble Drive and the barrier along the driving range before the city of Montrose. This barrier will eliminate access from the HUB development by requiring individuals to park in the Club parking lot to access the driving range.

Events: Eddie presented a calendar of events for the remainder of the year.

Taco Tuesdays will continue in the tavern each Tuesday evening and have been a great social and financial success. A reminder needs to be sent to the community regarding the **\$11 lunch specials of soup and half sandwich** each Wednesday, Thursday and Friday 11 – 2pm. These lunches were well attended the first week or so, but have faded since.

Happy hour Meal Specials have been sold out each week and will continue through the end of the year.

There are five **private events** scheduled for the Club House during the Christmas Season.

In addition, the Club is planning to sponsor the following events:

Réveillon dinner Thursday December 23rd: This will be a highly priced dinner with limited seating. Derived from the French word for “awakening”, Réveillon originally was a traditional meal served after midnight mass on Christmas Eve in the French Quarter of New Orleans.

This Cobble Creek event will feature a special holiday menu of multiple courses. The format of the Réveillon dinner may be different from the early days, but the resultant feeling of togetherness and holiday cheer will be much the same.

It was suggested that entertainment could possibly include a jazz musician. Reservations will be taken by Madison and the event will be open to the entire Montrose community. More on this to appear in the weekly updates and blast emails.

The Jingle Mingle December 16, 2021 will be a member only event with a registration limit of 150. With two options, an onsite attendance or a drive through pickup, the club will be offering members a light meal consisting of a traditional **Charcuterie meal with wine**. Charcuterie is a French term for a branch of cooking devoted to prepared meat products, crackers and spreads. Members need to register with Madison to reserve their Charcuterie meal.

Parade of Lights and Bonfire on Friday December 17th. This event, which is open to the entire community, will include a **Golf Cart parade** beginning at 5pm under the breezeway and proceed around the development. It will feature creative cart designs by members. Although there will be no actual prizes for the most creative cart, there are always bragging rights.

Happy hour that evening will feature a grilled meatloaf dinner special followed by a **Bonfire** off 6400 Road on Cobble Creek property. Drink specials will be available. This event was a tremendous success last year, so we expect participation to be high again this year.

Tree Lighting will occur December 3rd at 5pm to kick off the beginning of the holiday season. This will be followed by Happy Hour dinner special of Shrimp Pasta with hot Cocoa for big and little kids. This tavern event is open to the public as well as all of Cobble Creek Community.

The board discussed the approximately \$1000 labor costs involved in the holiday tree decorations. It was decided to ask Spruce Point HOA board to assume the cost of decorating their entrance.

Board Election: Pete Peterson has agreed to provide a monitor for our board election. The board continues to solicit resumes for the vacant seat at the end of Lisa Hylton's term in office. To date the board has not received any resumes.

With a general manager in place, the board will go to monthly meetings beginning in January 2022. It is hoped that by reducing the time commitment of board members, the board position may be more inviting. Much of the routine business and notifications can be done through email with ratification of any board decisions done during the next scheduled board meeting.

Encryption of board email system: Randy Griffin volunteered to approach Beau Lambert, Networks Unlimited, to assist the board in identifying a system that will reduce the risk of hacking of emails and member information. There was some discussion regarding inconsistent Email reception of messages sent to the board through the web page mysite address.

HOA report was presented by Chris Cox.

Dues: The HOA has approved authorizing the allowable maximum 15% increase in dues per their bylaws. However, the initial dues increase in HOA dues for 2022 will be 6%. By authorizing the maximum 15% but only charging an increased dues fee of 6%, the HOA board has the opportunity to capture additional dues through HOA board approval at a future time should the need arise.

Election: The HOA election packet has been mailed to all HOA members. Due to the difficulty in solicitating new board members for the HOA, the board approved reducing the number of board members from seven to five. The resumes of individuals to replace board members whose terms are expiring were enclosed in the packet. The HOA BOD's election is uncontested due to the limited number of candidates and will be completed by acclamation.

The HOA annual meeting will be held by zoom on Sunday December 5th. The HOA Board of Directors and the Cobble Creek Board of Directors expect to work closely together during the coming year to further the goals necessary to make Cobble Creek the most desirable and financially successful housing development and golf course on the Western Slopes.

DRC report: Much of the build out of lots in Cobble Creek proper will be completed over the next 1-2 years. Therefore, it is expected that the work of the Design Review Committee will be greatly reduced after that time frame. A Real Estate Report will be prepared by Randy Griffin to be sent out to the community soon.

Chris reported that the temporary DRC approved dog fence surrounding a portion of a back yard on Grand Mesa will be replaced by the construction of a permanent fence that meets DRC guidelines beginning December 6th.

Other HOA concerns include the need for residents who walk their dogs through the neighborhood to be more respectful of their neighbors and **pick up their poop**. It has been suggested that if reminders are ineffective, a game camera could be installed at strategic spots to identify those who the offenders are with the possibility of a fine being levied.

Also needed is a means to reduce the goose poop on the course. Geese police?? This is an annual issue – solutions attempted in the past include wooden dogs and air horns. Someone suggested drones to chase the geese. No one had a realistic solution to propose.

Executive session was then convened to discuss personnel development.

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

Betsy Willy

Secretary