

## **Cobble Creek Monthly BOD Meeting – November 5, 2025**

**Attending from the Spruce Point HOA: Ned Frazier (President)**

**Attending from the Cobble Creek Club Board: Mike White (President & Treasurer), David Binkley (Vice President & Secretary), Tim Summers (Vice President), Eric Wolf (Vice President) and Randy Briggs (Vice President).**

### **Treasurer's Report**

1. Our cash position is stronger than this time last year and our staff beat their budgets for October leaving the Club in a stronger than expected cash position as we approach the end of the year. Without significant unanticipated expenses, we may double our budgeted profit for 2025.
2. The Treasurer's Report for Q3 has been posted to the Cobble Creek website.
3. The 2026 budgeting process has begun with department heads, and they will prepare their budgets to be presented to the BOD for approval. They have been given guidelines to prepare their budgets with 3% general inflation over 2025 and 3.5% wage inflation.
4. There is currently \$135,000 in the 2025 Capital Raise account as many donors agreed to keep their money in the fund even though the \$400,000 threshold was not met by September 1<sup>st</sup>. This initiative is not closed and will remain open through the end of the year.
5. Non-Club Members are reminded that the initiation fee (was \$3,750) has been waived through the end of the year. This is not in conflict with the HOA's amendment to the CC&Rs as this applies to current residents who are not Club Members.

### **Clubhouse Maintenance**

1. Planning for roof replacement continues with this work beginning early spring. The BOD is weighing the importance of replacing all roofs (Clubhouse, Fitness Center, Creekside and the Cart Barn) or focusing on the Clubhouse and Fitness Center only.
2. There is a longstanding problem with the upper Clubhouse deck leaking into the Pro Shop due primarily to heavy snow accumulation. The BOD approved \$5,000 for power washing this deck and then sealing the deck. The secondary task will be to replace damaged ceiling tile in the Pro Shop.
3. Cold patch of cart paths continues as a temporary measure pending the success of the 2025 Capital Raise Plan.

### **Finance Report**

1. Nothing new to report.

### **Golf Operations Report**

1. The BOD approved the first disbursement of \$70,000 from the 2025 Capital Raise Initiative from donors who agreed to keep their money in the fund even though the \$400,000 minimum threshold was not met. The front nine will be closed for two weeks beginning the week of November 10<sup>th</sup>. Work involves removing the asphalt cart path from the bridge at #1 green to the gold #2 tees and replacing with a concrete cart path (the remainder of the asphalt path leading to the fairway will be removed in the spring and replaced with sod). The ditch to the #1 green will be filled in and a concrete pipe used to convey this water. The area between the #1 green and #2 tees will be filled in. This work is necessary as the stone wall and bridge are collapsing. During the weeks of this work, the irrigation on the front nine will be winterized (blown out). The back nine will also be closed for a few days for the same purpose.

### **Club Operations Report**

1. The Election Process is underway with a Candidate Workshop scheduled for November 6<sup>th</sup>. Candidate resumes are due November 20<sup>th</sup>. Ballots will be mailed to all Club Members by December 11<sup>th</sup> and are due back by January 19<sup>th</sup>. Announcement of the new BOD will be made at the Annual Meeting on January 20<sup>th</sup>.

### **Chamber of Commerce**

1. Ned Fraizier mentioned that the Chamber of Commerce was having a "Business After Hours" at Cobble Creek on November 20<sup>th</sup> at 5:00 pm and invited the BOD to participate.

**Submitted by David Binkley, Cobble Creek Board of Directors Secretary on November 10, 2025**