

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 January 3, 2023, at 5:00pm. Those present and participating at the meeting:

Mike Weber, President
Pat Pitz, Vice President
Betsy (Betty) Willy, Secretary
Gary Poteet
Eric Wolf
Eddie Anderson, General Manager

Approval of Minutes: The Minutes for November 18, 2023, were ratified as revised and approved by the BOD by email.

Budget: Draft budget will be available for BOD approval after factoring in the new minimum wage and salary adjustment totals.

Election Process: Ballots must be received by Parker and Associates by close of business 1/12/23. The actual vote count will take place on 1/13/23 with a general membership meeting to be held at 11 am in the Clubhouse and by Zoom on 1/14/23. New BOD members will be introduced at that time and the agenda includes end-of-year reports from the current BOD. The new board will meet with the outgoing BOD members following the annual general member meeting to be updated on current BOD issues. The outgoing Board members will then exit, and the new board will elect their officers for the 2023 year.

Each member dues paying property is numbered on a master list with a corresponding number on the inside of the return envelope for that property's ballot. If a member owns more than one member dues paying property, they should submit a ballot for each property. The envelopes are opened by one election committee member during the January 13th vote count, and the property checked off on the master list. The ballots are put aside for the actual vote counters to tally the votes. The monitoring process provided by Parker and Associates should catch any clerical errors during the ballot processing.

Tracy Dickenson is coordinating the ballot count on 1/13/23. She has four Club members who have volunteered to assist with the vote count. They are Belynda Prehn, Connie Plenis, Scott, and Janet Hartwegsen. In addition, Kayla Bright will assist in identifying errant ballots. Parker and Associates are providing oversight of the process and will be made aware of the potential ballot issues.

Election Policy and Procedure: Betsy Willy has been assigned to write a policy and procedure for future elections. This will provide consistency and direction to the process in coming years will address future issues.

Treasurer: The Club has been without a designated treasurer since the resignation of Buck Andrews. For the purpose of creating an end of year treasurer's report, the BOD voted to assign the position of treasurer to Mike Weber for the remaining two weeks of his tenure. The Club Bylaws allow a BOD officer to hold two offices concurrently. Following the election of the new BOD, that board will then elect their own officers for 2023.

RV parking area: Randy Griffin reported that there is potentially a two-year window before the current RV park is closed. The Club is exploring other options for locating the Club's RV parking area.

Surrounding Developments: In addition to Spruce Point North (Weststar), Monument Developers is in the process of purchasing land to the South of Cobble Drive and West of 6400 road across from the maintenance barn from Weststar. Randy Griffin, WestStar's representative and James Temple, Monument Developers' representative provided the BODs with a summary plan for these developments. Randy Griffin informed the BOD that Spruce Point North should be breaking ground for their first model home in late January at the earliest.

If Monument Development completes their purchase of these two tracks of land, they do not expect to have a final plat registered with the city until the end of 2024. Their project is projected to be a 10-year buildout process dependent upon the real estate market, cost and availability of supplies and labor. More detailed information will become available when the purchase of property is complete. Both Spruce Point North and Monument Developers are interested in access to Club and Golf memberships.

No additional information regarding "the HUB" development to the North of Cobble Drive is available currently.

The BOD Executive session was held prior to this regular BOD meeting at 4:30pm.

Zoom Meeting: An open zoom meeting was opened at 5:30pm for the membership to hear presentations from each of the candidates for the 2023 BOD. Tim Summers, Ron Sobieck, Nick Parrot, and Tom McNerney each presented. The membership was given the opportunity to address questions to each candidate. Approximately 45-50 members participated via zoom.

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

Betsy Willy

Secretary