

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 September 13, 2021 at 5pm. Those present and participating at the meeting:

Pat Pitz, Vice President
Lisa Hylton, Treasurer
Randy Griffin, Director at Large
Betsy(Betty) Willy, Secretary
Eddie Anderson, General Manager

Christine Collin, President, was absent due to a schedule conflict. She provided written notes to the board regarding each agenda item.

Approval of Agenda: The agenda was approved with the addition of:
Event for Golf Course Superintendent, grounds crew and cart barn personnel
Executive session to review salary compensation

Approval of Minutes: The Minutes from the previous meeting were ratified as approved by email communication.

Old Business:

GM Report:

Clarification of tavern policy regarding employee lunch discount: As stated in the Employee Handbook, employees are granted a 50% food discount and a free non-alcoholic drink for lunch. Hourly wage is paid if the employee is required to work through their lunch break.

Steam Room and Sauna are being repaired.

New Employee for Tavern is Hayden Metcalf.

Events: Happy Hour attendance is down recently. To counter this, the tavern will offer a variety of specials and food selections and look at increasing the provision of music during these events. There has been an increase in outside event bookings including several Christmas parties already.

Creekside and the Fitness Center will receive a deep cleaning in the near future.

Golf Course Hazard stakes – After consulting with the various league presidents, Eddie, Paul and crew have removed the hazard stakes throughout the course. This is being done to reduce ground crew mowing time and improve the appearance of the course. The white out of bound stakes will remain in place.

Meet and Greet - Eddie Anderson, our new General Manager and his wife Celeste - A meet and greet event is being planned for September 16, at 6:30 pm for all Club Members. Desert and drinks will be available. Eddie has been very visible since his arrival several weeks ago, but this is our first opportunity to make his wife feel welcome and part of the community. She will be here intermittently until January at which time, she plans to make this her permanent home. Everyone is encouraged to attend.

Black Canyon Wing and Clay Member Benefit proposal – Eddie reported that he visited the site, but has been unable to communicate directly with the Patrick, the owner. Patrick has proposed that Black Canyon Wing and Clay provide a member benefit for all club members to access their facility as a CC Club benefit. Cost to The Club would be \$750/year. Eddie will report back once he has additional information.

International “thank a golf course superintendent” day September 14, 2021 - Paul Heide has been a superb course superintendent since this course opened. We want to thank him for the work he and his crew have done implementing the course improvements this year, his usual stellar maintenance of the course and for the team of grounds keepers he has developed over the years. This year has been an especially difficult one with Covid limiting the available staff at the same time as the use of the course has increased with everyone using separate carts to maintain social distancing. We really appreciate his work!

To celebrate, Eddie will be taking Paul, the grounds crew and cart barn personnel out for lunch in the near future. The annual GMO tournament for all of these employees will be held September 22. Landon has won the trophy for the past three years. We are hoping that he has some strong competition this year! Give these guys a heartfelt thanks when you see them out on the course and in the cart barn!!.

Montrose Crossing permit application (Matt Mile’s development) – Eddie will continue to access any changes to the permit request that are filed with the city by Matt Miles which may impact The Club and share these with the BOD. Eddie will also follow up regarding information needed from the city to identify the “right of way allowance” on the North side of Cobble Drive as the HOA and Club look at potential plans for buffer landscaping.

HOA Landscape Buffering Committee: Christine’s notes indicated that the HOA volunteered to lead a committee to develop recommendations for landscaping to buffer the impact of the Montrose Crossing development by Matt Miles to the North of Cobble Drive. Committee members being considered include: Kathy Devor, Connie Pitz, Shirley Harvey, Sherri Crittendon, Lori Cribbs and Patti Tye. The City of Montrose has agreed to help fund this project.

Pat reported that the HOA committee will meet very soon and he would request that they include Eddie and Paul in the first meeting to provide input. In addition, more information regarding Matt Miles' plotted landscaping and the city right of way North of Cobble drive is needed before finalizing this proposal. The plan would need to be reviewed and approved by the Club and HOA BODs prior to submission. Several board members expressed doubt that a proposal could be put forth to the city and approved in time for Fall planting.

Montrose Crossing – The BOD of The Club reviewed the proposal provided to the HOA and Club BODs by Matt Goldasich regarding possible legal action based on the project's possible conflict with the Montrose Code of Ordinances Chapters 4-4 and 4-7. The board recommends legal review of this proposal to determine its viability be sought before initiating any direct action.

Business Expansion Grant – The Montrose City Council and City Manager have indicated that they would support the Club at Cobble Creek's application for a business expansion grant. The grant must be used to better serve the public, enhance the community and grow the game of golf in Montrose. The Club's Long Range Planning Committee and the Club's BOD will work with the HOA's BOD to develop a proposal to submit for this grant. The time line for this application is open ended. Therefore, further discussion will take place during a combined Long Range Planning Committee and Club BOD work session later this month

Long Range Planning Committee: This committee has been meeting over the past several months to develop a comprehensive plan to address the financial needs of the Club going forward. A combined work session of the Club BOD and the long-range planning committee is planned for later this month. The goal is to provide the community with a concrete plan describing the projected financial needs of the Club as it looks at various proposed facility renovations, maintenance of existing facilities and planned business expansion. The final version of this plan will guide the restructuring of the 2023 membership contract and the future HOA's dues' structure. It will also provide the necessary basis for a potential grant application for the City of Montrose's Business Expansion Grant.

New Business:

BOD Election Preparation: There will be one open board position that must be filled by general member election as Lisa Hylton's two-year term expires in December 2021. Lisa will discuss the process used last year with Tracey Dickinson (last year's election chairperson). Timing of the election process was discussed by the board. It was the consensus of the board that the time line used last year will be implemented again this year in an effort to avoid overlapping with the HOA's board election and the holidays. This will result in the new board member taking office in mid-January.

The Board agreed to approach Mountain Mansion Management now known as “Source” (under new ownership) to manage the election. It was the board’s consensus that we again utilize mail in ballot process instead of a general meeting election to ensure more complete participation of membership and to avoid any last-minute changes necessitated by potential changes in Covid mandates.

The board commenced with executive session to review salary compensation. Following completion of a proposal review, Eddie Anderson was requested to do an overall review of salary and vacation benefits of all department heads to develop a proposed equitable pay and benefit package for all department heads. He will report back to the board in the coming weeks.

Meeting format: The board discussed returning to in person meetings for each board meeting. It was the consensus that we would continue to hold periodic open meetings, while meeting alternate weeks in the interim. There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 6:45 pm.

Betsy Willy

Secretary