

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 July 19, 2021 at 12 pm. Those present and participating at the meeting:

Christine Collin, President
Pat Pitz, Vice President
Randy Griffin, Director at Large
Lisa Hylton, Treasurer

Betsy Willy was absent on vacation. A quorum being present, the meeting was called to order.

Approval of Agenda: The agenda was approved as presented with the following additions: Update on Tavern, AC, Letters from Lazy JB Ranch, question regarding membership use on rental property by non-tenant.

Approval of Minutes: The Minutes dated July 6, 2021 were unanimously approved by email and posted on the web site.

New Business:

A number of Executive Session items were discussed. The board came out of the executive session to discuss the following agenda items:

Letter from Lazy JB Ranch: Two letters were received from the ranch in regards to people trespassing on the property for weed/grass removal and tampering with the cattle/calves. The ranch states they will file trespassing and destruction of property charges with the police. After some discussion, it was decided that was the correct course of action and the letters would be sent to the HOA to possibly send an email regarding this to all homeowners.

ForeUp and Technology: Details were shared about the issues we are having with hardware and software. It is difficult to determine if the issues are hardware, software or both. Christine will contact ForeUp, and Randy will contact Networks Unlimited.

Air Conditioning repair: Pat gave an update on the repairs. Apparently, the system is still dripping. The repairman came out first thing Monday, 7/19. He suggests we establish a maintenance program with him to regularly check the system, replace filters, etc. Randy gave some details of the issues with the system and how complex it is. In order to prevent programming issues, Randy will be the only one authorized to adjust the controls. This system is old and fragile so it would be best if Randy were to be the only one to change anything for now.

Question on membership on rental property: There was a question from an individual purchasing a membership property as a rental. The owner will pay the dues and asked if a third party that will not be the tenant, could utilize the membership. After some discussion, it was

determined this would not be possible. The tenant can certainly utilize the membership with a \$100 transfer fee. This will be communicated to this individual.

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 2:25 pm.

Lisa Hylton (for Betsy Willy)