

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 February 23rd, 2023, at 5pm. Those present and participating at the meeting:

Tim Summers, President
Eric Wolf, Vice President
Nick Parrott, Secretary
Gary Poteet -Treasurer
Ron Sobieck- via Zoom call
Eddie Anderson, General Manager
Chris Cox- President, Cobble Creek HOA and Club Liaison
Jim Hoffman- HOA Board Member and Club Liaison

Approval of Minutes: The Minutes for January 26, 2023, were ratified as revised and approved by the BOD by email.

General Manager’s Report:

- Profit and Loss Report: Presented the January 2023 P&L
- Trail Fees and Memberships are in line with budget expectations, with additional income expected to come in over the first three months as additional members pay their bill for the season
- There has been an increase in the number of punch cards purchased in the first month, exceeding budgeted revenues.
- Due to seasonality, Food and Beverage sales are expected to be slower in the first quarter and then increase in late March and April as the golf season opens up.
- The discussions for 2022 on moving the easement agreement date was mentioned, with Chris Cox stating that a formal request from the Club board to the Cobble Creek HOA would need to be made to move the payment from in arrears each quarter, up to the beginning of each quarter. A motion was made to submit a formal request, which was seconded and received unanimous approval.
- It was then reported that the Profit and Loss report for 2022 is nearly complete. Inventory counts with adjustments for the Tavern and Golf shop have been submitted. , Large increases in fertilizer and chemical expenditures, as well as fuel and food costs, were some of the items that saw jumps over prior years. Golf shop sales were down as rounds played decreased due to weather conditions in the spring and late fall.
- Marketing plans for 2023. Also discussed was the addition of incentive coupons for local businesses, possibly using the Montrose Mirror. Additional marketing campaigns were discussed including Westernslopenow.com, player’s cards, and cooperative adverting through visitor’s guide participation.
- Further conversation on member discounts led to the board to agreeing to change the discounts for Tavern purchases in relation to special events or promotions that were already discounted to not be eligible for the additional 15% discount. Members will still receive a 15% discount on regularly priced menu items during other time periods.

- Plans were made for a board workshop on various aspects of the Club, including plans for improvements to the clubhouse and Tavern, with dates to be set in the future
- A need for a Frequently Asked Questions section to be added to the Club website for visitors and residents, with each department to be asked to come up with questions they see regularly.
- Plans to create a Club blog or increased social media interaction were introduced. Friday Happy Hour menus needing to go out earlier in the week. They are now sent out monthly in advance, and with updates.
- Monies from the HOA had been received by the vendors installing the jockey pumps and the board thanked Chris Cox and Jim Hoffman for the HOA's help with funding a large portion of the project.
- The concrete company would begin pouring on April 10th, in conjunction with the annual spring aeration.

HOA Comment:

Chris Cox made a recommendation for the Club to organize a meeting to discuss options in regard to future plans for the Club in relation to the HOA.

The board adjourned to Executive Session