

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 October 25 at 5pm. Those present and participating at the meeting:

Mike Weber, President
Pat Pitz, Vice President
Lisa Hylton, Treasurer
Randy Griffin, Director at Large
Betsy(Betty) Willy, Secretary
Eddie Anderson, General Manager
Chris Cox, Liaison CC HOA

Paul Heide, grounds superintendent, attended to provide an update regarding maintenance and improvements to the golf course.

Approval of Agenda: The agenda was approved with the following addition: Review of water rights

Approval of Minutes: The Minutes from October 11, 2021 were ratified as approved by email and have been posted on the Club website.

General Manager's report:

Octoberfest was attended by approximately 140 members. This event was well received with over 400 sausages consumed. Space utilization remains an issue that Eddie and his staff are working to resolve.

Happy Hours: With an increase in attendance and sold-out specials, the tavern revenue has increased from approximately \$200-\$300 per Happy Hour over the summer to approximately \$1300. This represents revenue not profit. Eddie is working with his suppliers to secure a better beer pour system with less foam thus reducing time required when serving.

Tavern Specials: As a trial, the tavern will provide soup and sandwiches during lunch hours beginning this week on Wednesday, Thursday and Friday.

Halloween: The tentative plan for Friday evening 10/29 celebration of Halloween which is open to all residents includes:

Menu: chicken and beef sliders for the kids. Adult menu TBD

Costume judging: Adults at 4pm and kids at 4:30 pm

Pumpkin Carving: 5 pm - \$20/pumpkin to be judged by your peers. Please sign up for this event. Thirty minutes will be allotted for completion of your creation. Judges are needed for this event.

Story Time: 5:30

Hayride at 6pm.

Smores and Caramel Apples 6-7pm

Additional Upcoming events with details announced in the weekly update.

Angel tree 11/5

Putts for Paul - 11/6 with insured payout for the winner. Rules to be published soon. There will be a fee to enter.

New-comers event 11/7

After Hours with the Chamber of Commerce at CC 11/18

Thanksgiving Potluck 11/25

Christmas Party 12/3 for members will be held in the Events Center to accommodate all members wishing to attend in one seating. The board approved serving a dinner menu instead of heavy appetizers.

Tavern hours for the winter season were discussed. To some extent these hours will be related to weather closings of the course. The possibility of closing the tavern on Mondays and Tuesdays was discussed. Eddie will announce the final schedule for this in the coming weeks.

Paul Heide presented a proposal for the **purchase of a used backhoe** for maintenance tasks on the course and common grounds. The cost of a 1997 John Deere 310 backhoe with extendahoe is \$27,000 available now from Postesteo Brothers. This unit has a new transmission and a history 6,800 hours usage. The current small bucket backhoe is inefficient and inadequate for the tasks which Paul has described. This past year, we spent \$13,000 on backhoe rentals as Paul's crews worked to upgrade cart paths and perform other tasks. Going forward with additional cart path improvements planned and the necessity to dredge creeks and ponds, this piece of equipment would be well used.

An anonymous Club member has offered to cover the cost to purchase the backhoe and receive monthly payments from the Club of \$500/month until the entire amount of \$27,000 is repaid. The board discussed this and it was moved and seconded and past to approve this offer contingent on there being no conflict of interest. The final agreement will be reviewed by the board.

Grounds and Maintenance Summary: Paul feels that the course is in the best shape it has been in years with routine maintenance and no reported worker injuries. He has been able to reduce costs of mowing through shifting the schedule of mowing tee boxes and fairways. Some of his employees have been working with his crew for 14 or more years.

Taking a practical approach to his budget, he proposed delaying **replacement of pin flags** for a year. In the meantime, he asked for approval to replace **worn and broken tee markers**. He discussed several potential types of markers available. The board asked for a proposal including costs before approving this purchase.

The board expressed their appreciation to Paul for a job well done!!

The corner project is nearing completion. The weeds surrounding the utility boxes will be replaced with tall grass plantings.

Golf Course Bunkers will eventually need to be rebuilt due to rock and soil contamination seeping up from the base. Again, Paul was asked to research estimated cost and come back to the board in 2 weeks with definitive recommendations.

The board further concluded that the **cart path projects** should take priority. However, both projects will be reviewed as the availability of monies for capital improvements becomes clearer. Paul discussed which paths, bunkers and greens would require priority consideration.

General Discussion:

Appointment of BOD members: Per Club bylaws, when a board member vacates their position before their term has expired, the Board is required to appoint a replacement to fill the vacated position until the end of the term of the vacated position. In addition, if an officer of the BOD resigns their position, the board is required to elect a member of the board to fulfill this position.

The board is in receipt of an email from a concerned Club member questioning the fairness of this process, citing the need of members to elect directors to their board. The current bylaws specify that the appointed individual fulfill the remainder of the term of the individual who resigned their position on the board. This process provides for stability of governance by the board by preventing the majority of the board from being replaced during any one election.

After serious consideration of the pros and cons of modification of the Club's bylaws to require the appointed board member to stand for election during the next general election, the BOD voted unanimously not to modify the Bylaws at this time. A response was sent to the Club member explaining the Club's decision on October 27, 2021.

External Financial Review: In response to the changeover of the individual providing oversight of the Club's financials through Christine Collin's resignation from the board, the BOD voted to secure a "financial review" by an unbiased third party. Randy Griffin will follow up and report back to the board on the projected cost.

Financial Report: Third Quarter financials through September 30, 2021 will be available to the membership in the next several weeks.

Email encryption: In light of today's email hacking environment, the board discussed the need to protect the Club's management emails through an encryption system. There are basic systems available. Betsy Willy was tasked with finding a Club member to assist with setting up an encryption system for board members and management. Microsoft 365 has a basic system available for a cost of \$5.00/month per user.

Water Rights –The board discussed the need to make sure the Club's water filings and documentation remain up to date and current. It is appropriate that all relevant documents are reviewed to ensure all of the Club's water rights are protected. As a result, it was moved, seconded and motion past to engage Marty Whitmore, water rights attorney, to review and update if necessary, documents relative to the Club's water rights for a cost not to exceed \$2000.

HOA Report by Chris Cox: The **long-range planning committee** presented a proposal to the HOA Board of Directors, by which funds for capital maintenance and improvements within the community could be generated. These capital expenditures will not be limited to the Club but would benefit the entire Cobble Creek Community. This proposal would require an increase in HOA dues over time with a pass through to the Club to fund the capital improvements and maintenance.

Following the presentation, the Club BOD received a letter from the HOA board expressing their desire to work with the Club to assess the community's capital needs and the means of meeting these needs. To this end, they have requested time to work through the details and legal aspects of any agreement. At this time, the HOA board is requesting "future meetings between the two boards and the committee to work through the questions raised, details refined and a plan to move forward".

As a result, the Club board decided to appoint Chris Cox as a second representative in addition to Suzanne Hansen from the HOA to the LRPC. The HOA will have two representatives and the LRPC will continue its effort to work with the HOA to come up with a long-range plan regarding capital expenditures in addition to its other activities. Chris agreed to sit on this committee. Randy Griffin, current chair of the LRPC was asked to schedule a meeting of this committee as soon as possible.

Executive session was then convened to discuss personnel issues.

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:15pm.

Betsy Willy

Secretary