

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 March 30, 2023, at 5pm. Those present and participating at the meeting:

Tim Summers, President
Eric Wolf, Vice President
Nick Parrott, Secretary
Gary Poteet -Treasurer- Absent due to travel
Ron Sobieck- BOD at Large
Eddie Anderson, General Manager
Chris Cox- President, Cobble Creek HOA and Club Liaison
Jim Hoffman- HOA Board Member and Club Liaison
Ned Frazier- SPD Sub HOA President

Approval of Minutes: The Minutes for February 23, 2023, were ratified as revised and approved by the BOD by email.

General Manager’s Report:

- Profit and Loss Report: Year end 2022 financials provided- after Golf Operations inventory corrections total net income is \$63,716.00 and Depreciation of \$50,357.00. Adjusted taxable income of \$13,359.00.
- Current weather impacting golf operations net income due to lower number of booked golf rounds.
- Cart Path Project: The concrete company would begin pouring on April 17th, not April 10TH due to schedule conflict.
- Jockey Pump Project: Payment received by contractor from CC HOA. Upon completion project balance due CC Club is estimated to be \$4K. Work in progress installing pump.
- CC HOA request for Financial and Easement Payment: The BOD reviewed report presented by Board Member that provided original Easement Agreement Cost basis analysis from 2015 agreement.
- CC HOA BOD member provided update and overview of CC HOA workshop scheduled for April 12, 2023 for Master HOA discussion. CC HOA and Westar/Momentum will be in attendance.
- The Club at Cobble Creek vacation and tip policies reviewed for potential revisions.
- Long Range Planning Committee 2023 project scope discussed and motion approved to schedule workshop with LRPC within next two weeks. Capital and Financing options will be discussed.

- Removal of fence on right of number 18 fairway discussed. Future maintenance cost concern for mowing and weed eating cost concerns. Reviewal of easement are required.
- Reviewal and discussion of upcoming club member events and future communication options. Wine and Cheese, July 4th celebration.
- Future Workshops to be Scheduled: CC HOA Master HOA workshop April 12, 2023.
 - CC BOD and LRPC Workshop
 - Long Range Kitchen Capital Improvement workshop May 2023.
 - Cobble Creek HOA Workshop for Master HOA

Motion made to adjourn at 6:20 PM.

The Board of Directors Adjourned to Executive Session

Nick Parrott- BOD Secretary