

Cobble Creek Monthly BOD Meeting – July 2, 2024

Attending from the HOA: Jim Hoffman (Vice President)

Attending from the Spruce Point HOA: Ned Frazier (President)

Attending from the Cobble Creek Club Board: Tim Summers (President), David Binkley (Secretary), Mike White (Treasurer), Eric Wolf (Vice President) and Ron Sobieck (Vice President).

Treasurer's Report

1. There are three- three payroll months in 2024 and July is one if them.
2. Cash at the end of June is \$50,000 ahead of the end of June, 2023.

Golf Operations Report

1. The recent rain has allowed us to save watering the course. However, the rain has also cost the Club due to lost revenue.
2. The greens mower/roller will be purchased, and terms are being discussed.
3. Paul will be removing more bunkers as time allows.
4. Paul has removed some aspen trees with the remainder around the Clubhouse to be removed as time allows. Stumps will need to be ground down which will be handled by a contractor at a date to be determined.
5. The concern regarding the retaining wall at #16 green has somewhat been answered as there was no significant erosion with the recent rain. This work can wait until the end of the season or perhaps next year as the situation develops.

Food and Beverage Report

1. The search continues for a third cook to provide our two cooks a break on the weekends, etc.
2. We are also searching for two additional part-time bartenders to handle tournaments and events.

Facilities Maintenance and Repairs Report

1. Carpet cleaning at both the Clubhouse and Fitness Center is now complete.
2. "No Dogs Allowed" signs and stickers have been purchased for \$300. The stickers will be placed on poop bag receptacles and signs will be posted at entry points to the course.
3. The fire suppression corrections were previously placed on hold but the Fire Department has informed the Club that it wants the expansion tank and gauge replacement done as soon as possible. The BOD voted to spend the \$6,962.10 necessary to correct these issues.

OLD BUSINESS

Easement Agreement

1. Both the Club's and the HOA's attorneys have submitted their suggested corrections to the Developer's attorney and work continues. The economics of the agreement will be presented to the community on July 17th by the HOA. The goal is to have all aspects of the agreement finalized by the end of July.

RV Parking Lot

1. The Club has received the Developer's costs to maintain the lot (insurance, etc.) and added the cost for the Club to keep the area around the lot mowed for aesthetic and security reasons. These costs are roughly five times our costs in 2024 yet we are limiting the increase to double the rental cost in 2024. The rental cost for 2025 will be \$200/year. The availability of the lot beyond 2025 will be determined by the Developer's plans and is not guaranteed beyond 2025.

Submitted by David Binkley, Secretary - Cobble Creek Board of Directors on July 8, 2024