

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 September 27, 2021 at 5pm. Those present and participating at the meeting:

Christine Collin, President
Pat Pitz, Vice President
Lisa Hylton, Treasurer
Randy Griffin, Director at Large
Betsy(Betty) Willy, Secretary
Eddie Anderson, General Manager

Approval of Agenda: The agenda was approved with the following addition: Format for Monthly meetings.

Approval of Minutes: The Minutes from September 13, 2021 were ratified as unanimously approved by email.

General Manager Report:

- **Black Canyon Wing and Clay Member Benefit:** Having met with the owner, Eddie reported that they would like \$1200 initiation fee plus \$750/year annual fee for unlimited Cobble Creek member access to the club. There would be additional charges of \$30/pheasant and \$20/chucker. Following discussion, the board decided to seek input from members to determine the number of members who would utilize this benefit before making any commitment.
- **Couples Invitational and GMO tournaments** were well received.
- **Personnel changes**
 - Daniella (tavern cook) has resigned to accept a different job. Her last day is Sunday October 3, 2021
 - Eddie reported that he has two potential candidates to fill this position. He discussed the possibility of combining the tavern and cook position during the slower off season. Decisions regarding these items will be forthcoming.
- **Halloween:**
 - **Private party** is scheduled upstairs in the club house on Saturday October 30.
 - **Club sponsored Halloween party open to the public** will be held Friday October 29. Ideas for this party include:
 - Hay rides,
 - Story time for kids,
 - Pumpkin carving contest with prizes (\$20 entry fee)

- Pumpkin Patch to decorate the fence line – pumpkins for sale
 - Hot Chocolate and goodies
 - Adult beverages such as provided during Brews and Bites
- **Inventory**
 - **Tavern** – Once a scale is obtained, this will be done by weight
 - **ProShop** – Kala has plans for management of end of season inventory and modification of next year’s merchandise order.

Old Business:

Board Elections: Lisa Hylton reported that Tracy Dickinson has agreed to chair this committee. Election for the open board position to be vacated by Lisa will be done by mail in ballot. We will explore contracting with Source Management to monitor the count. A timeline will be established for requesting candidate submissions, publication of candidate resumes, public Q&A for candidates, mail in ballot and proxy submission deadlines and date of ballot count with the goal of having the new board member installed in mid to late January 2022.

Montrose Crossing (HUB) building permit update: Eddie will continue to request updated modifications to Matt Mile’s permit application for the development of apartments to the North of Cobble Drive and West of Chipeta. Only recent changes noted so far have been minor engineering modifications.

Landscape/Buffering Committee: Eddie reported that he and Paul have met with this committee. Initial response included a number of club members who wished to submit ideas but not be included on the ongoing committee with others willing to serve. Eddie will report back once the membership is stabilized.

The initial group toured various areas where landscaping would provide beneficial buffering between the two developments. As soon as the committee has a final recommendation it will be submitted to The Club and the HOA. The approved plan will be submitted to the city by The Club.

Further information is needed regarding the city easement North of Cobble Drive as well as the landscape plan as it is submitted by Matt Miles. To be avoided in plantings are the underground sprinkler and utilities bordering the North side of Cobble Drive as well as avoiding planting large trees which would grow up into DMEA power lines.

Long Range Planning Committee: The LRPC has meet numerous times to research and pull together a recommendation regarding modification of the community’s overall dues structure. This committee is scheduled to meet again on 9/28 and report to the Club Board on 9/30.

BOD meeting format: In the interest of providing increased transparency of BOD meeting discussions, the board members discussed various options for meeting formats

including the frequency of open member meetings, reporting versus working meeting formats, zoom meetings and in person meetings. It was agreed that the members need opportunities to provide input and to participate through Q&A sessions before or during the open meetings. The frequency of open meetings was discussed.

A motion was made by Betsy Willy and seconded by Christine Collin to have all board meetings open to the members. After discussion by the board, the motion failed.

A motion was made by Pat Pitz and seconded by Lisa Hylton to have monthly reporting meetings with the membership. This motion passed by the board. The format (zoom or in person) will be the topic of further discussion by the board.

The board moved to executive session to discuss employee salary and benefits review.

There being no further business the meeting was adjourned at 6:45pm.

Betsy Willy

Secretary