

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

THE CLUB AT COBBLE CREEK, INC.

GENERAL SESSION

A meeting of the Board of Directors of THE CLUB AT COBBLE CREEK, INC. (the “Club”) was held on June 15, 2023, at 5:07 pm. Due to scheduling conflicts, this meeting combined May and June scheduled meetings. Those present and participating at the meeting:

Tim Summers – President
Eric Wolf – Vice President
Gary Poteet – Treasurer
Ron Sobieck – BOD Member at Large
Chris Cox – HOA Board President
Jim Hoffman – HOA Board Member and Club Liaison

Approval of Minutes: The Minutes for April 27, 2023, were ratified as revised and approved by the BOD and have been posted to Club at Cobble Creek website.

Old Business

- Revision to Easement Agreement / Community Improvement Fund Committee Report – There have been two meetings with the surrounding Cobble Creek developers. Requiring mandatory Club membership for new home builds is currently not a proposition. The focus is on the easement agreement between the communities.
- RV Lot Agreement – Montrose Land Partners, LLC purchased Cobble Creek South which includes the current RV Storage Lot on 6450 Road. The BOD was able to negotiate an agreement with Montrose Land Partners to keep the lot as a Club amenity until December 31, 2024. This agreement has the potential of being extended beyond such date based on Developer needs.

An email will be sent to all existing Club member RV Lot Lessee’s to review new contract. Once the lot is reorganized with current lessees, the lot will be open to Club member on a waiting list.

All RV’s or equipment stored in the lot by non-Club members or members who do not wish to renew their contract will need to vacate by July 7 unless other arrangements are approved and made through RVManager@cobblecreek.com.

- 2024 BOD Election – The process will begin in November 2023 to invite candidates to submit their resumes for a January election. There will be two BOD seats available for a two-year term.

- Bridge Repair at Cobble Creek Community Entrance – This will be a 50/50 cost share between the Club and the Cobble Creek HOA. Bids are being sought, however no pricing has been obtained as of date.

New Business

- General Manager Search Process – Eric Wolf to lead search committee effort.
- BOD Roles and Structure in Absents of General Manger – CC BOD discussed and assigned the following BOD to Champion Club business operations.

Tim Summers- Business/Administration

Eric Wolf- Golf Operations

Nick Parrott- Food and Beverage

Ron Sobieck- HR, Legal, Facility Maintenance

- Policy for Returning Club Membership – It was discussed to allow former members to be reinstated with no additional initiation fee. The process will require to sign a new membership agreement and pay monthly dues. An announcement will be posted via email to the membership.

There being no further business, a motion to conclude the General Session and move to the Executive Session of the Board was duly made. It was seconded, and unanimously carried. The General Session was adjourned at 6:30 PM and the BOD proceeded into Executive Session.

Respectfully Submitted,

Gary Poteet-Treasurer

Nick Parrott- Secretary

As a reminder, Members can communicate any thoughts, concerns, or questions to the Board by emailing theclub@cobblecreek.com. This email goes directly to each of the Board members. Although it may take a few days to research the response, the Board will respond either personally to these emails, or through a public communication to all members.