

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 February 23, 2022 at 5pm. Those present and participating at the meeting:

Mike Weber, President

Pat Pitz, Vice President

Betsy(Betty) Willy, Secretary

Buck Andrews, member at Large

Gary Poteet

Eddie Anderson, General Manager

Chris Cox, HOA liaison

Approval of Agenda: The agenda was approved by email.

Approval of Minutes: The Minutes from January 17, 2022 were ratified as approved by email.

General Manager's Report:

Corporate Golf Memberships: Eddie Anderson is exploring the concept of offering corporate golf memberships to local corporations as a means of increasing golf course income stream. Corporate golf memberships provide a corporation a tax deductible means of entertaining clients visiting from out of town or as part of their day to day operations. It means a steady income stream for the course through monthly dues payments along with marketing the course and development to folks who may not be familiar with the beauty and amenities of Cobble Creek.

The Board approved the concept as described by Eddie and have asked him to draw up an outline of privileges and charges that might be offered to local businesses. We will review this package during the next monthly BOD meeting.

Fee Policy regarding Member and Non-member Use of Clubhouse Facilities: The BOD has asked Eddie to review the member and non-member fee structure for use of the club house facilities for events. Use of the Club facility is based upon availability. However, concern has been raised regarding fees for local Montrose groups wishing to book events either through a club house member or as an independent entity. Eddie has been asked to write a policy which will clarify the fee structure. He will report back during the next meeting.

Events: MardiGras Celebration. Eddie reported changes to the original plan for the first annual Mardi Gras Celebration. It will consist of free dinner provided to club members only using funds normally delegated for the monthly wine and cheese event. At 6pm March 1st, Members will walk through the line at Creekside and take their dinners to the tavern and/or upstairs where tables will be provided. The parade is changed to a stationary display of

decorated golf carts outside the Club house. This is due to anticipated cold weather. At 7pm, there will be music and dancing upstairs in the club house open to all.

Two new committees looking for volunteers. Events Committee and Volunteer Committee. The events committee will provide ideas and suggestions to Michelle and Eddie for future events. The volunteer committee will be a list of individuals willing to help with events, send cards, organize support for members undergoing stressful events, writing thank you notes etc. If you are interested in helping with either committee, please contact Michelle at events@cobblecreek.com.

General Discussion: Board of Directors Liability Insurance: Our club bylaws require the club to provide liability insurance coverage for its board of directors. (Article IX Section 9.01) “ The Club shall obtain and maintain in force insurance against such risks as it shall deem appropriate, to the extent such coverage is reasonably available considering the capacity to readily obtain such insurance from local sources, the cost and risk coverage provided by such insurance, among other matters as the Board may consider material, including, but not limited to, personal liability insurance to protect Directors and officers of the Club from personal liability in relation to their duties and responsibilities in acting as Directors and officers.”

The Club maintains a basic liability policy for approximately \$20,974. In the past it has been cost prohibitive to provide personal liability coverage for the members of the BODs due to the lack of operating history of the business. We have now passed our two year mark in business and will revisit the costs of providing this additional coverage. Eddie has been charged with contacting the insurance agent of our current policy for cost estimates prior to approval of this expenditure by the BOD.

Discrepancies between documents (Member Agreement and Rules and Regulations). It has been noted that there are some significant discrepancies between these documents as they have been updated. Buck Andrews and Pat Pitz have agreed to review the documents and consult the Club attorney regarding any changes that need to be made. Any recommended changes will be reviewed for approval by the BOD and published to the membership prior to implementation.

Board of Director – clarification: Charles Buck Andrews has requested that we clarify his position on the board. Although he has been appointed by WestStar for a two year term per Cobble Creek Bylaws, he operates as an independent board member with no obligations to WestStar or its present business iterations.

Executive session was then convened to discuss the LRPC progress.

At the conclusion of the Executive Session, there being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7pm.

Betsy Willy Secretary