

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 October 11, 2021 at 5pm. Those present and participating at the meeting:

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

Hannah Bass – events coordinator was invited to attend part of the meeting to present a marketing and events plan report.

Approval of Agenda: The agenda was approved by the board with the following additions: Report on Corner Project progress and The Club financials.

Approval of Minutes: The Minutes from October 3, 2021 were ratified as approved by the Board members per email.

Ratification of following actions taken by the board of directors via email was approved unanimously:

Acceptance of the resignation of Christine Collin from the Board of Directors (BOD).

Appointment of Mike Weber to the Board of Directors of The Club to complete Christine's vacated term in office through January 2023.

New Business:

Election of Board of Director's president: The BOD of directors voted unanimously to appoint Mike Weber president of The Club's BODs.

Event planning: Hannah Bass Report

Upcoming Internal and External events: Hannah reviewed the upcoming internal events which are planned and then clarified which events are for the entire community and which are restricted to club members. These events are being published in the Weekly Activities posting to the community. She discussed the need to make the entire community aware of all activities sponsored by The Club, including those which are limited to club members only, in the interest of making non-club members aware of the added benefits of club membership, while clearly indicating which are club only events.

This will be accomplished through the monthly newsletter to be sent to the entire community.

The monthly newsletter has been reformatted and renamed. Now the “Monthly Cobbler”. She has incorporated PDF working links within the document and eliminated Flipsnack in favor of Canva online platform with a \$40/month savings.

“Make Manley Do it” segment will be incorporated in the weekly update. Kala is looking for ideas of tough golf shots for which she and Manley can demonstrate quick fixes. Send ideas to “kala@cobblecreek.com”. This segment will also be used to encourage folks to sign up for private lessons.

Hannah is working on a **new website** which she says is about 65% completed. This website will include online pricing and a member’s page. The website will be used to market public golf memberships and potential corporate memberships. This web page will be easy to navigate from desktop, laptop, tablet and phone.

Marketing: She plans to have The Club at Cobble Creek more present on **social channels** such as Instagram to promote tournaments, weddings, baby showers, holiday parties and event bookings. She and Eddie have worked on an ad for KREX TV.

Wing and Clay - Interest Survey: Hannah reported that only eleven people responded to the survey of which only 63.6% were interested in participating if The Club at Cobble Creek were to purchase an annual membership. The board then decided not to pursue this venture.

Contracts for outside events: Hannah will bring a revised copy of the events contract forward for review by the board.

Glow ball golf: This event will be moved forward to Sunday.

External Holiday party events: There are 5 Holiday parties already contracted for the banquet room in addition to a number of baby showers, the Chamber of Commerce After Hours event scheduled for November 18th and the woodworking exhibition and sale on October 15th.

Next Season: In addition to other ideas, Hannah is hoping to have movies on the lawn the first Wednesday of each month along with live music every Friday night. The board authorized her to look into purchasing two canopies to shade the musicians and position them on the lawn off the tavern patio.

The board congratulated Hannah for all the work she has put into creating events for the members and her ongoing marketing and event management for external events.

General Manager Report:

Corner Project Progress Report: Eddie reported that Paul Heide is securing cost estimates for the completion of this project and will resume construction as soon as feasible.

HUB at Montrose Crossing update: Eddie will continue to keep the board informed of any new changes in the plan which Matt Miles has submitted to City Council. He will seek clarification regarding the opportunities presented by the city council to help with expenses of Landscape buffering and the potential business expansion grant.

Landscape Buffering: The Landscape buffering committee chaired by Lori Cribbs has met several times. They considered mitigation of excess noise and light and limiting access to club property. The committee has proposed a number of recommendations following a great deal of discussion.

The BOD discussed two of the proposals in more depth and look forward to additional information regarding potential costs. One is to provide berms and trees along the 9th fairway. The other involves metal fencing with pillars of stack stone to mirror Spruce Point entrance along 6450 road to block access from the road to the driving range. Once costs are identified and we have more information regarding the City's landscape requirements of Matt Miles' project, the board will again review the committee's submissions and make recommendations.

The board is grateful to the committee for the work they have done and the creative thinking that has gone into this project.

Tavern: Eddie reiterated that the current revenue from food and drinks does not cover the staffing and product costs. There is a need to increase the sale of lunches and food products during tournaments and throughout the week. He is seeking input to this effect as well as ideas to increase tavern business during the non-golf season.

In the meantime, he has reduced staff time and shifted the staffing schedule in an attempt to reduce costs. A new experienced cook has been hired to replace Daniella. This will allow the Club to offer high quality food and service to market for outside events.

Department Budgets: Eddie reports that he expects to be able to provide each department head with a working budget for their department by November 1st.

Election for Board of Directors seat: Tracy Dickenson has generously volunteered to coordinate the election process for the board position to be vacated by Lisa Hylton. Lisa will work with her to contract with Source (replacement for Mountain Mansion Management) to provide a third-party monitor and vote counter.

The board outlined the following proposed time line for the coming BOD election:

Deadline for application/resume submission	12/3
Mailing packet with resumes, ballots and proxy forms	12/15
Zoom Presentation by candidates to the Club members	1/4
Deadline for submission of mail-in ballots	1/12
Vote count and announcement of results	1/14

Long Range Planning Committee (LRPC): In order to increase the reserve fund from the current amount of \$60,000 to the desired level of \$200,000, raise funds for capital expenditures and maintenance of capital investments, it is necessary to find additional avenues of funding. To this end, the LRPC has put together a proposal, which was presented to the Club Board of Directors on September 30. This proposal will be presented to the HOA Board of Directors and HOA membership for their consideration at their next regularly scheduled zoom meeting on October 20th at 6pm. There will be an opportunity for questions and answers at that time.

Financial Report: Eddie reported that there remains more work to be completed to ensure an accurate and complete third quarter financial report. The BOD plans to have the third quarter financials available for publication as soon as possible.

Executive Session: The executive session to review employee compensation and contracts was deferred to the next regularly scheduled BOD meeting due to lack of time.

Adjournment: There being no further business, the meeting was adjourned at 6:50pm. The next regularly scheduled BOD meeting is scheduled for October 25th at 5pm.

Betsy Willy
Secretary