

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 March 22, 2021 at 4:30pm. Those present and participating at the meeting:

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

Approval of Agenda: The agenda was approved with the addition of the Master's tournament under New Business.

Approval of Minutes: The minutes from March 15, 2021 were ratified as electronically approved by the board.

New Business:

Computer/Phone for Accountant: A motion was made by Betsy Willy and seconded by Lisa Hylton to purchase a new dell computer, two monitors, and associated keyboard, mouse and 10 key telephone for the accounting position at an expenditure of approximately \$1,300.

Discussion: The current computer no longer interfaces with the bank for scanning checks and is slow in processing foreUP and QBO. Joni has worked with Kim to pick out an economical solution that will fit the needs of QBO, foreUP, and bank interfaces.

Motion carried unanimously.

Gerard Lanser's outstanding golf lessons: Discussion regarding identification of any outstanding golf lessons which Gerard may have commissioned, resulted in the conclusion that the lessons were an agreement between Gerard and the member with payment going directly to Gerard. Therefore, it is Gerard's responsibility to make appropriate arrangements with the member to either refund the money or to provide the lessons. Two separate attempts were made to communicate with Gerard regarding this issue with no response.

Committees: Tavern Profitability: Pat Pitz has done a review of the tavern revenues, expenses and compared the data to national standards for taverns. It is evident that the current revenues to expenses fall far below the national standard. Pat discussed the primary reasons for tavern losses including overpours, drinks not charged, and pricing issues. The board discussed the need to provide this information to members to solicit their support as we attempt to bring these issues under control. Outsourcing the tavern business versus the potential to improve the profitability of the tavern was again discussed.

A motion was made by Lisa Hylton and seconded by Betsy Willy to establish a tavern committee. The Tavern Committee would be responsible for reviewing all options to improve profitability of the tavern and to bring recommendations to the board along with supporting research.

Discussion: The Tavern has an impact on the overall culture of our community and our social membership club. Outsourcing the tavern brings benefits and a certain culture. Hiring a tavern manager and supporting staff also brings benefits and a certain culture. The committee would be responsible for reviewing these options from a financial perspective as well as a cultural perspective. Once the recommendations and data are consolidated, and presented to the board, the committee would also present the same information to the members for input.

Pat Pitz and Christine Collin will serve on this committee. They will select two to three additional club members with experience in tavern and restaurant management to serve on this committee

Motion carried unanimously

Capital Planning Committee: The recent capital projects improved some of the cart paths and the entrance to The Links at Cobble Creek. However, there are many other areas in need of improvement. Paul Heidi has been asked to review The Club assets and develop a list of items that needed maintenance and improvement along with his best estimate of how much each item would cost. The list will be a living document as the priorities will change and items will be added and deleted but it will give us a start to better understand the magnitude of the work that needs to be done.

Following discussion, the board decided to establish a capital planning committee to research the ideas of funding the needed capital improvements. Options include but are not limited to issuing bonds, issuing debt, or issuing Class C stock. Repayment of bonds and debt could be incorporated into long-range financial planning to understand risk associated with repayment ability. Class C stock (equity) may come with an option to retire at The Clubs discretion. A capital fundraising campaign would provide short term relief while other options could provide long term financial stability.

Once the recommendations and data are consolidated, and presented to the board, the committee would present the same information to the members for input.

To establish a committee, Christine will reach out to members of the community who have the financial experience and knowledge base to research these options.

A motion was made and seconded to form this committee. Motion carried unanimously.

Event and Marketing Coordinator Position: There is a need for both internal and external general marketing for all aspects of the club activities as well as public event planning. The board discussed how best to structure these duties. It was decided to create a job description combining the event planner and marketing positions with Madi Freismuth's (club house manager) and Deb Patterson's input. A draft of the position description will be presented to the board for review.

Corn Hole Tournament: Cobble Creek is the advertised location for the Corn Hole Tournament Sunday afternoon April 11 planned by Deb Patterson, events coordinator. This is the same afternoon as the traditional Master's Golf Tournament party for our members which presents a potential time and space conflict.

This public event is a fundraiser for Aiden Hutto, the high school student recently diagnosed with cancer. Corn hole will be set up on the lawn across the street from the tavern. Deb has estimated that there will be about 250-300 people attending. She has planned for food trucks to provide hot dogs, hamburgers etc.

Because this event occurs on the same day as the member's traditional Master's Golf Tournament party held in the tavern and on the tavern patio, the board recommended some changes for Deb to take back to the Corn Hole Tournament's planning committee. They include positioning the food trucks and vendors at the tennis court and the grounds surrounding it and secure outside "john"s for participants to have toilet access. The band would need to be positioned someplace other than the patio.

Christine will take these recommendations to Deb.

Master's Tournament: The original schedule for the Member's Master's tournament included a draft for the matchup between a professional golfer playing in the Master's and a member golfer on Thursday April 8th, the member's master's tournament on Friday April 9th and the member's Master's party at the tavern April 11th. There is a staff meeting scheduled for April 1st to work out any conflicting plans for these two events.

Old Business:

General Manager Position: Christine has completed telephone interviews with applicants living outside of the region and will schedule zoom interviews with the board for these individuals. She will schedule onsite interviews for the local applicants in the upcoming weeks.

Tavern Staffing: While it is always a learning experience to work the actual job, the board members who helped out in the tavern during this past weekend's tournament and happy hour will be happy to pass this experience off to staff. Madi Schneider will continue to work in the tavern until April 15th and Christine Harrington is available to help on weekends except this coming Sunday. The board will continue to help as needed. Lisa Hylton will coordinate ordering supplies.

After reviewing potential agreements with three different temporary staffing agencies operating in Montrose, Express Employment Professionals was chosen to recruit temporary tavern staff and/or evaluate to hire staff. Betsy Willy will complete these arrangements with the employment agency.

There have been several possible bartender candidates suggested by members. Members will be asked to have possible candidates contact the board as soon as possible.

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

Betsy Willy Secretary