

# **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE CLUB AT COBBLE CREEK, INC.**

A meeting of board of directors of THE CLUB AT COBBLE CREEK, INC. (the "Club") was held on March 29, 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 as presented.

**Approval of Minutes:** The electronic approval of the minutes from March 22, 2021 was ratified unanimously.

## **New Business:**

**Landscape plan for the 6450/Cobble Drive sign:** Jim Knight communicated his concern regarding the potential liability risk of the drop off for individuals using the gold tee box directly behind the sign. The landscape plan is meant to keep folks from unintentionally stepping into the area unaware of the drop off.

Jim reiterated his proposal to place a three-foot wide planting of drought resistant Buffalo Juniper to provide an uninviting barrier behind the wall thus preventing folks from coming too close to the drop-off. He was instrumental in designing this beautiful structure and has generously offered to contribute \$750 towards the cost of the planting.

Ideally, planting selection needs to consider low maintenance vegetation, low irrigation needs and be native to the area to ensure viability. Christine, Jim and Paul have discussed several additional options including drought resistant Potentilla and large river rock. Paul's schedule is at its maximum capacity at this time of the year. The board recommended working with Paul on the vegetation selection and the possibility of delaying planting until late Spring when Paul's schedule is more flexible.

**Dogs on the Golf Course:** It was brought to the board's attention that according to the Easement Agreement between WestStar and the HOA and ultimately between the HOA and The Club, dogs are not allowed on the golf course at any time. They are however allowed on the common ground areas when the course is not open (16 -i). The HOA Bylaws also state this restriction (3.6.15).

**Discussion:** The board acknowledges that we have many dog walkers in the community and the course is an inviting area. Although these documents could be amended through proper procedure to allow dog walking when the course is closed, there would remain several issues.

1. Open hours for the golf course vary depending upon the season and light of day
2. If apartments are built in the area adjacent to Cobble Creek, the golf course becomes an inviting area for dog walkers from outside the community
3. Not all dog walkers pick up the waste creating an issue for golfers.
4. Non-golfers would have a difficult time differentiating between common ground and golf course boundaries.

**Decision:** The board decided not to pursue a change in the Agreement and will ask Madi to clearly state in the weekly update, that dog walking on the course is restricted at all times. The Easement Agreement defines allowable uses for common ground including the chip and put area (lot 1) and the playground and lake area (lot 2). Christine will develop a communication with Madi to help clarify this for the members.

#### **Old Business:**

#### **Covid-19**

**Restaurant Capacity:** Montrose County is now a “Blue County” as defined by the CDC dashboard data. Ned Frazier was asked to confirm the 100% Capacity for restaurants and taverns. We received the following information from Ned on March 30, 2021 from Jim Austin, Director of Public Health for Montrose County

1. Restaurants may operate at 100% capacity indoors with 6 feet distancing.
2. We can now transition to 100% of posted capacity in the Tavern, Banquet Room and the gym/fitness center.
3. Key is maintaining the six feet distancing between tables and in the Fitness Center.
4. Bars that offer food may operate. So, when the Tavern is open, we must offer food, we can't just open the Tavern as a bar and not offer food. Food could be pre-prepared sandwiches or packaged chips, thus meeting the requirement to offer food.

**Mask Mandate:** The current state-wide mask mandate has been extended through April 15<sup>th</sup> by Governor Pollis.

**Employee Retention Tax Credit (ERC):** Cobble Creek may qualify for the Employee Retention Tax Credit (ERC). Kim Lesure brought this opportunity forward. Basically, if you paid out more in salaries than what you received in PPP loans, a sales tax credit may be available. We would need to pay for amended sales tax returns. Kim will be asked to further research this opportunity and keep the board informed.

**Golf Cart Pairings:** Paul Heide has informed the board that the course turf is being abused by the increased number of carts being driven by one person due to Covid social distancing restrictions .

Following discussion, the board concluded that since social distancing is still required by the CDC and many of our younger golfers have not yet received their vaccinations, the ProShop could not require all golfers to share carts. However, the ProShop can actively encourage those who are comfortable doing so to ride two to a cart. Ultimately, the individual customer needs to base their decision on their personal risk tolerance.

### **Staffing:**

**Tavern Staffing:** The board is interviewing one candidate for the tavern management position this week. Gary Poteet has volunteered to help behind the bar for the next two happy hours. Temporary employment agencies have been approached with an agreement with Express Professionals in place. Several other possible candidates were discussed and will be contacted.

Additional tavern concerns discussed included:

Tavern Computer processor needs to be replaced. Lisa Hylton will research cost and report to the board.

Computer pricing of drinks has been updated to include sales tax rounded to the nearest 50 cents. Christine and Pat will recheck the computer pricing for accuracy before Wednesday's tavern opening.

Pat Pitz is putting a tavern committee together composed of two board members and two community club members. This committee will begin review of the tavern management with a goal of improving profitability, ask for member input and report to the board for further action.

**Position Descriptions:** The board discussed a variety of options regarding the functions of the General Manager, Event Coordinator and Tavern Manager. This is an ongoing discussion with the goal of modifying the position functions to create more effective management of these departments.

**Event Coordinator:** The board interviewed a candidate for the position of Event Coordinator. One of the options discussed was increasing this position from a part-time to a full-time position to incorporate Internal Event planning, External Event planning, Marketing, Inventory Control and "Swing Position". No definitive conclusion was reached.

**General Manager:** The qualifications for this position were reviewed in light of the current candidates. Interview questions are being developed for use in face-to-face interviews. The board agreed that financial acumen and experience are essential to this position.

**ProShop:** Kala has developed several initiatives to reduce staffing costs, better manage the ProShop inventory, and market late afternoon and evening tee times. She is planning several clinics to be held during the week the course is closed for aeration.

**Corn Hole Tournament:** Deb Patterson has provided the board with a written plan for this public charity event to be held April 11. Jim Austin has reviewed and approved the licenses of

the food trucks that have been arranged by the tournament committee. There are still a number of details still to be worked out. Christine will continue working with Madi and Deb to complete this plan.

**Capital Expenditure Committee:** Christine Collin and Randy Griffin will represent the board on this committee. They will approach several members of the community who have financial management experience to complete the membership. The board discussed several alternative means of raising funds for needed capital improvements and maintenance. These options will be further explored by the committee and brought to the membership for input.

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

*Betsy Willy*

*Secretary*