

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 November 8, 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
Chris Cox, HOA liaison

Approval of Agenda: The agenda was approved as emailed to the board.:

Approval of Minutes: The Minutes from October 25, 2021 were ratified as approved by the BOD by email.

General Manager Report:

Department budgets: Eddie reported that his goal is to have budgets per department available by Friday.

Third Quarter financials: Reconciliation of inventory is improving, but remains an issue. Eddie plans to have the third quarter financials available by next week to enable Zander Parker to begin an external review of the Club’s financials. Third quarter financials can then be posted.

ForeUp: Issues that are ongoing include “mapping errors” (items being posted to incorrect categories) and occasional billing errors. Accounting continues to work with ForeUp to correct these system errors. Members are encouraged to check their billing charges to ensure they are receiving correct monthly charges and documented payments. Any errors should be reported to Joni in Accounting.

City Expansion Grant: Eligibility for this grant is based on defensible benefit to the City of Montrose. It has been suggested that the landscape mitigation plan and kitchen expansion plan be combined in the Club and HOA’s application to the City of Montrose’s Business expansion grant. Both of these projects will benefit the City of Montrose through beautification and buffering between high density and low density housing developments as well as increased business potential for the Tavern resulting in economic growth, employment expansion and stability. This is an ongoing discussion.

The Long-Range Planning Committee with representatives from both HOA and Club boards plan to meet with Bill Bell, Montrose City Manager, in the next few weeks. Eddie reported that there is no time frame for submission of our application.

Christmas Party: Again, considering the safety of employees and members and due to the high incidence of Covid in our community, the board decided to change the venue for the December 3rd member Christmas Party from an indoor dinner party with entertainment at the events center to an outdoor casual party to include food, bonfire and music at a location West of Spruce Point.

This decision also eliminates the safety issue of party goers having to cross the street from the events' center to the designated parking area. The cost of the event will be reduced significantly. Eddie will negotiate with the scheduled magician asking to hold our deposit for a future event if we are unable to get a refund. Food will be provided by the Club Staff instead of incurring the cost of catering.

Thanksgiving Day Potluck: No change is planned for the Thanksgiving Potluck to be held Thanksgiving day in the Club House. Historically, this voluntary event has been attended by a relatively small number of people which will allow social distancing in seating arrangements.

Putts for Paul November 6, 2021 event: The Club invested in a PGA insured payout for \$30,000 if a member could make all three putts – 10 feet, 30 feet, and 60 feet. \$5,000 would be awarded to this individual and \$25,000 would go to Paul Heide's Cart Path Fund. In order to qualify for an attempt at the 10, 30 and 60 foot putts, members had to score in the top 20 putters in a "mini golf" competition. The mini golf layout was created by Kala and Paul. The event was held November 6, 2021.

Twenty golfers proceeded to the final round. Of these, Tyrell Sullivan was the only one to make the ten foot and thirty foot putts. Sadly, he missed the final sixty foot putt. However, the turnout was great and with multiple attempts at the mini-golf course at \$5.00 each attempt, the Club was able to cover the cost of the insurance. And a great time was had by all who participated! Thanks to all the staff who helped with this event.

Backhoe Agreement: In the past year, the Club has paid \$13,000 for backhoe rentals and there will be an ongoing need for future rentals for Paul's crew to continue the cart path improvements, dredge creeks and ponds as well as other projects.

As described in the October 25th BOD minutes, an anonymous Club member has offered to cover the cost to purchase a used 1997 John Deere 310 Backhoe with an Extendahoe for \$27,000. This member will receive \$500 monthly payments by the Club until the entire \$27,000 is paid.

A written agreement to this effect was approved by email by board members and was ratified during today's board meeting.

Outstanding, is sales tax of approximately \$2000 which will be covered by the Club upon the initial purchase.

Board of Directors Election: Time line for the election to be held to fill the director's position to be vacated by Lisa Hylton at the end of her two year term of office is as follows:

Deadline for application/resume submission	12/3
Mailing packet with resumes and ballots	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

This election will be done entirely by mail-in ballot. Tracy Dickinson has offered to coordinate the election. The board is seeking an independent election monitor. Source (HOA) management has not responded to our initial inquires to provide this function. A blast email inviting potential candidates to submit resumes will be sent to members this week.

HOA Report by Chris Cox: Chris stated that ideally, the HOA and Club BODs' vision for the community should be to bring these boards together to raise funds which would be jointly beneficial to the entire community.

To accomplish this, the Long Range Planning Committee composed of representatives from both the HOA and the Club provided a proposal to the HOA board and HOA members on September 30th. The HOA board then met to consider the committee's recommendation and to propose a path forward.

The LRPC will continue to work toward this goal. Mike Weber will be replaced by Chris Cox on this committee to allow Mike to devote his energies to his position as Club board president. The Club BOD will seek a club member to assist with the refinement of the capital expenditure recommendations and costs. Pat Pitz has agreed to assist this individual.

Executive session was then convened to discuss Personnel Issues.

There being no further business, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 6:45pm.

Betsy Willy
Secretary