

**I. Call to Order**

At 9:02 am, President Mark Woltkamp called to order the regular monthly meeting of the Columbine Lake Country Club Board of Directors. Given the State of Colorado “Stay at Home” order due to the COVID-19 pandemic, the meeting was conducted as a virtual meeting using Uber Conference. Board members virtually attending were Directors Scott Wilson, Geoff Schaney, Rebecca Fine, Liza Eilers, Julie McCarty, John Joyce, Becky Brentlinger, Mark Woltkamp, Sharon Illsley, and staff members Dave Kaeding and Heike Wilson. A quorum was declared for the meeting to proceed. Administrator Wilson reported 54 homeowners were in attendance by the teleconference platform.

President Woltkamp asked the board members if anyone had any potential conflicts of interest regarding any of the discussion topics on the Agenda. There were no conflicts of interest reported.

**II. Meeting Protocols**

President Woltkamp explained the protocols for the virtual meeting to ensure the meeting would be efficient and effective for the board members and all homeowners in attendance. The stated objective was to make the virtual meeting follow the format and flow of a regular board meeting as much as possible.

**III. Approval of Minutes**

The minutes of the November 14, 2020 Board of Directors meeting were reviewed. Director McCarty asked for some format edits that Administrator Wilson will make. A motion was made to approve the November minutes with the edits by Director Eilers and seconded by Director Illsley, approved unanimously.

**IV. Members Forum**

Of the 70 owners who registered for the meeting, 54 joined the call. 21 homeowners signed up to speak during the member forum and 4 submitted letters to be read. Below are the homeowners that were on the call with a brief synopsis of the topic they spoke about. Since we had multiple homeowners who spoke about the proposed Article VI revision, they are grouped together at the end of the Members Forum.

**Cindi Levi Block 6, Lots 24 & 25:** spoke about the GL21 purchase and let us know of a local land planner in case we want to contact him. Director Brentlinger will reach out to get the contact information.

**Janna Sampson Block 10 Lots 60 & 61:** spoke against the previously discussed possibility of restricting the number of boats per owner to be allowed on the lake.

**Katie Ellis Block 6 Lot 70:** stated that we should focus on rebuilding what was lost, replenishing the damaged resources, and building back a stronger more united association with fewer new rules and a focus on addressing the biggest issues of how density impacts our amenities.

**Betty Bush Block 12 Lot 3:** expressed frustration with not being able to view the minutes from the board meetings before the board approves them. President Woltkamp stated Minutes have to be approved to be official.

**Scott Harry Block 6 Lot 55:** asked the board to lift STR restrictions for a year while they are rebuilding so they can rent or use someone else's home. Scott also asked if the board could open up the clubhouse/pool quickly and refund assessment fees for not being able to use all the amenities. President Woltkamp explained there are no regulations within the current article VI or the proposed revisions that preclude anyone from operating their property as an STR, as long as it is registered with CLCC and Grand County. Woltkamp explained that CLCC assessments cover all ongoing and normal HOA expenses such as road maintenance, snow plowing, trash disposal, staff salaries, insurances, utilities, and general administrative costs. Woltkamp estimated that about 95+% of our expenses continue as they did before COVID, except for the part-time clubhouse staff. Woltkamp also let Scott know he would be willing to go through the financials with him in more detail if he was interested.

**Phil Goldstein Block 8 Lot 121:** suggested that CLCC could do a better job with communication. He was asked to forward his ideas to improve communication to the office for review.

**Bernie Guth Block 5 Lot 1:** thanked the board and staff for their time and efforts on behalf of the community and he found the lessons learned that were emailed to be extremely useful and helpful; he also supports the idea of the power lines to be buried.

**Mike Pryor Block 6 Lot 7:** spoke about concerns with the proposed purchase of the GL21 property and asked the board if they have consulted an attorney. President Woltkamp explained that CLCC has formed a committee that is working with our HOA attorney. This

committee is made up of board members and homeowners who are very concerned about this issue as well

**ARTICLE VI Comments Against:** The following homeowners Janna Sampson Block 10 Lots 60 & 61, Katie Ellis Block 6 Lot 70, Tom Hubbard & Betty Bush Block 12 Lot 3, Lynnda Gies Block 6 Lot 15, Kat Cuevas & Zachary Hustad Block 8 Lot 114, Phil Goldstein Block 8 Lot 121, John Larson Block 8 Lot 123 & 124 and Josh Sewell Block 6 Lot 83 & 84 spoke against the proposed changes to the Article VI Rental Regulations.

**ARTICLE VI Comments For:** the following homeowners Scott Patton Block 11 Lot 35, Jana Miller Block 12 Lot 3 & 5, Jody Fattore Block 8 Lot 74 & 75, Brian Owens & Rob Shamo Lot 32 & 33, Mari Fountain Block 6 Lot 30, Natalie Ellwood Block 9 Lots 18, 19, 20 & 21 spoke or wrote letters in support of the proposed changes to the Article VI Rental Regulations.

President Woltkamp thanked everyone for their comments, regardless of their position on the proposed changes to the Article VI Rental Regulations and stated that this topic was on the agenda later on in the meeting and the board would consider everyone's comments.

## **V. Financial Report**

Treasurer Wilson presented the financial packet for November 2020. A motion was made to approve the November financial by Director Eilers, seconded by Director Brentlinger, and was passed by the majority.

## **VI. New Business - FOCUS ON FIRE RECOVERY ISSUES**

### **1) Lessons Learned**

President Woltkamp let everyone know the "lessons learned" list was emailed out to the community for their review and comments. Treasurer Wilson let everyone know he will continue to have discussions with Mountain Parks Electric on the burial of the power lines to present to the community at a later date.

### **2) Insurance claims status**

Treasurer Wilson let everyone know the shop building insurance will cover approx. \$91 K minus the \$1K deductible. The contents and Bobcat will also be covered through insurance. CLCC's insurance agent is also a homeowner. In rebuilding the shop 3 Lakes will require us to hook up to the sewer with an approx. cost of \$20K. Director McCarty offered to meet with Wilson to share what she has learned through her insurance with her lost home.

### **3) Maintenance shop**

Treasurer Wilson shared that he is in the process of getting bids for the clean-up and rebuilding the shop, however, it has been tough since the contractors he has talked to don't seem to want the job.

#### **4) ARC**

General Manager Kaeding shared with everyone the building permit approval process. Applications received through the office will be shared with the correct volunteer ARC expert team member who will work with each homeowner on their request then once approved Kaeding will write and hang the permit.

#### **5) Water quality concerns related to ash & sediment run-off**

President Woltkamp shared that we are in the process of working with many individuals including Three Lakes and the Division of Wildlife with concerns related to the Harbison Ditch clean-up, silt pond, and overall water quality, especially with the spring run-off.

#### **6) Community clean-up**

General Manager Kaeding shared that this spring the fire department was a huge help to CLCC by donating their slash trailer to us for 6 weeks of property clean-up, then splitting the cost of a chipper with us and providing us with volunteer firemen to chip the slash. For this coming spring, the fire department just doesn't have the resources or big enough chipper to help the CLCC community out with slash. General Manager Kaeding is working with vendors to get prices to present to the board.

Vice President Eilers shared that a group of homeowners has taken on the task of gathering products and information on reseeding and replanting trees this coming spring and fall and are applying for grants to help cover the cost.

#### **7). Columbine Lake Fire Fund**

Vice President Eilers shared that CLCC has incredibly generous homeowners that have contributed money to the fund for either rebuilding our neighborhood or giving aid to homeowners who lost homes. The balance for the GoFundMe account is \$40K. Eilers also encouraged everyone to open their hearts as no amount is too small or too big to help our homeowners or community. We have several primary homeowners that have lost their homes that are suffering and your help is greatly appreciated.

### **VII. Unfinished Business**

#### **1) Clubhouse closure extension**

A discussion was had among the board members to see how the majority felt about taking the clubhouse/pool opening off the agenda for a few months rather than having it on the agenda each month. It was decided that once Grand County COVID counts go down and restrictions loosen the topic will be brought back to the agenda.

#### **2) Article VI STR Revision.**

Director Schaney presented the proposed revision of Owner's Regulation Article VI which was emailed out to each homeowner and posted on the webpage this last Monday. Director Schaney explained the reasons for each of the proposed revisions with the focus being on the \$100 registration fee which would allow CLCC to hire a part-time staff member to take over the STR registration and administration process (currently the process is being handled by Director Schaney volunteering significant time). The expenses related to the STR program should be borne by STR owners and not the entire community or by a board member. The other proposed changes to Article VI concern the timing of the STR registration process, preventing the use of snowmobiles by renters and a restriction to preclude long-term renters subletting a property as an STR.

After significant discussion, there was a proposal to remove the prohibition on snowmobile usage by renters but keep the other proposed revisions with a few minor wording changes. Director Schaney made a motion to approve the revisions to Article VI without the snowmobile restriction and with the agreed-upon wording changes. The motion was seconded by Vice-President Liza Eilers. The motion was passed unanimously by the board.

### **3) GL 21 update**

Director Brentlinger shared she has been in contact with the Grand Lake Town Manager to get more details on the sale. A letter was emailed out to the community to encourage letters to be sent to the Trustees with concerns about the proposed purchase. President Woltkamp has also been in touch with the Mayor and voiced concerns with water rights. CLCC is concerned with this potential purchase and will do what we can to protect the water rights and our private community as much as possible. As more information is received, we will be sharing it with homeowners.

### **X. Board Headcount for December 12th Meeting**

All Board members plan to be in attendance for the January 9th board meeting.

Director Fine asked the board for one more item to be discussed in regards to the sign regulation that was passed in October to remove the language not allowing contractor signs. President Woltkamp asked Director Fine to write up the proposed language for the board to review during the January 9<sup>th</sup> meeting.

### **XI. Adjournment**

There being no further business to discuss the meeting was adjourned by President Woltkamp at 1:13 PM time with no objections.

Respectfully submitted,  
Heike Wilson,  
Administrator Columbine Lake Country Club

