

**I. Call to Order**

At 9:00 am, President Mark Woltkamp called to order the regular monthly meeting of the Columbine Lake Country Club Board of Directors. Given the restrictions due to the COVID-19 pandemic, the meeting was conducted as a virtual meeting using Uber Conference. Board members virtually attending were Geoff Schaney, Rebecca Fine, Liza Eilers, John Joyce, Becky Brentlinger, Julie McCarty, Mark Woltkamp, Sharon Illsley, and staff members Dave Kaeding and Heike Wilson. Treasurer Wilson was absent. A quorum was declared for the meeting to proceed. Office Manager Wilson reported 24 homeowners were in attendance by the teleconference platform at the start of the meeting; more joined later.

President Woltkamp asked the board members if anyone had any potential conflicts of interest regarding any of the discussion topics on the Agenda. None had any conflicts of interest.

**II. Meeting Protocols**

Director Eilers 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 March 13th, 2021 Board of Directors meeting were reviewed. A motion was made to approve the March minutes with one small spelling edit by Director McCarty and seconded by Director Eilers and approved unanimously.

**IV. Members Forum**

Of the 30 owners who registered for the meeting, 24 joined the call in the beginning. 4 homeowners signed up to speak during the member forum but only 3 spoke and 1 submitted a letter to be read and another had a question. Below are the homeowners that were on the call and wanted to speak with a brief synopsis of the topic they spoke about.

**Lynnda Gies Block 6 Lot 15:** Lynnda asked if there were any more updates on the Stanley property aka GL21.

**Maryann Hoos Block 6 Lot 13:** Maryann asked that the 1% transfer fee be changed to \$250. President Woltkamp asked for Maryann to share her letter she read then the board can review.

**Monte Mead Block 6 Lot 60:** Monte asked if they could fast track a variance request for height restrictions. President Woltkamp asked that Monte work with ARC committee first then if necessary, the BOD can do an offline meeting with their request.

**Jim McComb Block 6 Lot 26:** Jim sent in a letter to be read and he shared his opinion that full-time homeowners should have priority when it comes to the boat racks. President Woltkamp explained that dividing the membership up into different classes would be a slippery slope and we only have so much room for boat racks, however we can review other possible improvements.

**Other:** Office manager Wilson asked on behalf of a couple owners who lost their home if the BOD would consider suspending assessments for a year while they rebuild. President Woltkamp explained that all owners whether they have a vacant lot or a home pay the same assessment for the 1<sup>st</sup> lot and they all have access to all the amenities including the roads and trash. We could put this under new business for a board discussion for the next meeting.

### **Financial Report**

Office Manager Wilson presented the financial packet for March 2021. A motion was made to approve the March financials by Director Eilers, seconded by Director Illsley, and was passed unanimously.

## **V. Manager and Admin Reports**

See attachment A

## **VI. New Business**

### **a. Approval to move funds from operating to reserves**

A motion was made by Director Joyce to move \$158,632 from operating to reserves per our auditors and seconded by Director Eilers and was passed unanimously.

### **b. Budget approval, BOD elections, Annual Meeting**

A discussion was had and it was decided we will have the budget approval virtually like we did last year in June. Director Eilers also asked if the BOD elections can be done at the same time which can happen, however we would like to have a meet the candidates meeting so more work would need be done to make this happen with current COVID restrictions. We would like to have the annual meeting face to face and will continue to discuss with the hope restrictions will loosen to have the meeting in August.

### **c. Flitter variance request**

Owner Flitter asked for a variance on the height restrictions for his rebuild. Discussions were had and the request was denied by the majority.

### **d. 4<sup>th</sup> of July events**

Director Fine shared the social committee has some exciting virtual events coming up and more social events once COVID restrictions subside. In the meantime, with the county currently in yellow on the dial frame and counts going up again in Grand County the social committee has recommended not to plan 4th of July events at this time.

### **e. Lost speed bumps**

General Manager Kaeding shared that all the speed bumps and speed limit signs were lost in the fire and the BOD agreed we need to get them ordered.

#### **IV. Unfinished Business**

##### **a. Maintenance shop status and acceptance of contract**

A motion to approve the shop rebuild contract from Steel Structures America Building and to give Treasurer Wilson authority to execute the contract on behalf of CLCC was made by Director Fine and seconded by Director Illsley and approved unanimously.

##### **b. Fine Schedule**

Director Schaney presented an update to the Fine Structure to be included the Owner's Regulation. Discussion was had and a motion was made by Director Fine to approve Bylaws Article XIII Fine Schedule with just the addition of the class codes, seconded by Director Eilers and approved unanimously.

##### **c. Owner's Regulations Article VII**

Director Brentlinger presented updated language for Owner's Regulations Article VII. Discussions were had and a motion was made by Director Brentlinger to approve with minor edits seconded by Director Fine and seconded by Director Illsley and approved unanimously.

##### **d. Owner's Regulation for Article III**

Director McCarty presented updates to Owner's Regulation article III to include the discount policy to the Owner's Regulations. A motion was made by Director Illsley seconded by Director Joyce and approved unanimously.

##### **e. GL21 – update**

President Woltkamp shared that this weekend he will walk the property with homeowner Guth to come up with a plan on a formalized plan for a buffer zone and to check out the Harbison Ditch.

#### **X. Board Headcount for May 8th Meeting**

All Board members in attendance except for possibly Director Joyce plan to be in attendance for the May 8th meeting which still giving us a quorum.

#### **XI. Adjournment**

There being no further business to discuss, a motion was made by Director Brentlinger, seconded by Director Fine, and passed unanimously to adjourn the meeting at 12:07 pm

Respectfully submitted,

Heike Wilson,

Office Manager

**Attachment A**

**Columbine Lake Country Club, Inc.**  
**Board of Directors.**

**Manager's Report – April 10, 2021**

- Maintenance shop design and survey are now being done. The Skid Steer has been replaced with a Wheel Loader Wacker Neuson WL50 which has been named Wilson. With taxes \$67,000.
- Clubhouse sewer pipe frozen/clogged and repaired. Runoff through the office.
- Current major building in CLCC. Rebuilds 10 (4 approved), new builds 2, both approved,
- Trash compactor usage up 20% as compared to March 2020.
- Clubhouse Pool and exercise equipment is open Monday, Thursday, Friday, Saturday and Sunday with reservations. Adult swim/lap swim is also available.
- Columbine transitioning quickly to spring. Road grading set up for May. Keith utilizing Wilson on roads. Pete and the Rec district will assist with the Harbison ditch cleanup.
- Fyke Nets are ready to go as soon as the ice is off. Purchased a boat for the nets.
- Violations/complaints=Improper disposal of trash, sledding on Deer and office road, five individuals stopping by the office looking for the trash, lights on overnight, snowmobile joy riding.

**Administrator's Report – April 10, 2021**

- Home Transfers: We had 5 for March with a total of 35 since July.
- Currently we have 2 outstanding assessment
- Boat Lottery drawing has been completed. Approx 47 are on the waiting list.
- Working on budget with Scott and Dave.
- Opened up new bank account with First Bank
- Trash lock opening will be boarded up on April 12th. All codes were emailed out in Feb.
- Reservation system for the pool and fitness area are working out great. Good feedback from owners and staff.