

COLUMBINE LAKE COUNTRY CLUB, INC.
BOARD OF DIRECTORS MEETING
May 8, 2021

I. Call to Order

At 9:01 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, Scott Wilson, Becky Brentlinger, Julie McCarty, Mark Woltkamp, Sharon Illsley, and staff members Dave Kaeding and Heike Wilson. Director John Joyce was absent. A quorum was declared for the meeting to proceed. Office Manager Wilson reported 23 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.

President Woltkamp shared that there have been some updates to the agenda. Articles IX Maintaining CLCC, Article XIII Off-Highway Vehicles & permit application, and Articles XIV Watercraft have been removed. New Member for the ARC has been added to New Business and Grand County Covid updates for the clubhouse/pool and events have been added to unfinished business.

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 April 10, 2021 Board of Directors meeting were reviewed. A motion was made to approve the April minutes by Director Eilers and seconded by Director Illsley and approved by the majority, Treasurer Wilson was not present for the April meeting and abstained.

IV. Members Forum

Of the 25 owners who registered for the meeting, 23 joined the call in the beginning. 6 owners signed up to speak during the member forum but only 4 spoke. Below are the homeowners that were on the call and wanted to speak with a brief synopsis of the topic they spoke about.

Tom Hubbard Block 12 Lot 3: Asked the BOD to reconsider the lot discount policy that has been in place for many years however, was just recently voted to be included in the Owner's

Regulations. His point was that the assessment fee is not applied equally to each lot and lot discounts for multiple lots should not be considered. Treasurer Wilson explained the history of the lot discount policy and President Woltkamp let Tom know he will add it to the agenda under new business for discussion next board meeting.

Jon Hoos Block 6 Lot 13, Kristine Franklin Block 10 Lot 28, Lynnda Gies Block 6 Lot 15 all spoke in favor of eliminating the 1% transfer fee and Lynnda Gies shared this fee should be called a resort fee after speaking with several entities. President Woltkamp read a letter the HOA attorney sent him after he reviewed the approval of the 1% transfer from 2017 and he found the HOA had no issues with the approval to charge the fee and to add the fees to the general fund. He also asked Lynnda to send him her findings for review.

Kristine Franklin Block 10 and 28: Kristine also asked the board to consider putting more info in the minutes especially when policy changes are made and she would like to see the old language, the changes made, and the new language, and when the changes are made. Kristine also would like the community to be able to vote on changes made by the BOD and the community to view the minutes before they are approved. President Woltkamp thanked Kristine for her comments and let her know he will get with Office Manager Wilson to find out the best way for owners to view records of changes. He also shared once again that the HOA State governing laws we must follow is very clear that minutes are not distributed to the community until they are approved by the board

Financial Report

Treasurer Wilson presented the financial packet for April 2021. A motion was made to approve the April financials with one small edit by Director Eilers, seconded by Director Illsley, and was passed unanimously.

V. General & Office Manager Reports

See attachment A

VI. New Business

a. Electronic Payment

Treasurer Wilson shared he would like to address the office to be able to accept credit card payments but by doing so the association would incur the processing fee since Colorado State law does not allow you to pass it on to consumers unless you are a government entity. Discussions were had and the board is in favor of reviewing a proposal during the next board meeting.

b. New Member for ARC

Director Eilers shared the ARC would like the BOD to approve Steve Tarr for a new member of the ARC. Director Eilers made a motion to approve Owner Steve Tarr for a 3-

year term on the ARC (Architectural Review Committee), seconded by Director McCarty, and was approved unanimously.

IV. Unfinished Business

a. Maintenance shop status

Treasurer Wilson shared we will apply for the building permit to rebuild the shop next week.

b. Budget approval, BOD elections, annual meeting

Treasurer Wilson presented the 2021 / 2022 proposed budget that the budget committee is recommending for the upcoming fiscal year. Discussions were had and a motion to approve the 2021 / 2022 proposed budget with a change to legal fees was made by Director Eilers and seconded by Director Illsley and approved unanimously.

President Woltkamp shared that a virtual Town Hall meeting will be scheduled for Saturday, June 12th after the regular board meeting @ 2 pm to go over the proposed budget with the community and for everyone to meet the candidates running for the 3 open Board of Director positions.

c. GL21 – update

President Woltkamp shared that he has been in contact with our attorney regarding the protection of our water rights and buffer line and there are no further updates at this time however he did start to walk the property with Owner Bernie Guth but unfortunately due to the amount of snow that was still on the ground they were unable to follow it to the Harbison Ditch. They will go another day when the snow has melted.

d. Grand County Covid guidelines update

President Woltkamp shared that Grand County has updated the Covid guidelines and that all protocols are strongly recommended and not mandatory at the county level anymore and will be up to an individual business to decide what is best for their business. A discussion was had and a motion was made by Director Eilers to keep our current protocols in place to align with the County's strong recommendations, seconded by Director Brentlinger and approved by the majority.

Discussions were also had on the County's update with personal events under 50 folks have no restrictions so the office can approve large gatherings between groups of 10 to 50 for reservations for the Gazebo and Clubhouse following the same protocols as in the past except each group will be responsible for their own restroom facilities.

x. Board Headcount for June 12th Meeting

All Board members in attendance except for Director Schaney and possibly Director Fine and Director Joyce plan to be in attendance for the June 12th meeting which still giving us a quorum. General Manager Kaeding will also not be present for the June 12th meeting.

XI. Adjournment

There being no further business to discuss, a motion was made by Director Eilers, seconded by Director Schaney, and passed unanimously to adjourn the meeting at 11:58 am.

Respectfully submitted,
Heike Wilson,
Office Manager

Attachment A

Columbine Lake Country Club, Inc.
Board of Directors.
General Manager's Report
May 8, 2021

- Maintenance shop design and survey are done. Working on Electrical (contractors, MPE), concrete bids, utility locator completed. Shop cleanup to begin this month.
- Permits: 10 rebuilds, 2 pending approval, 3 possible rebuilds no plans yet, 3 New builds (1 current), 3 additional new builds no plans yet. Numerous paint/stain and new roofs, 5 fire loss lots needing cleaned.
- Paving of Golf Course Road and Western to be completed by Memorial weekend. FREE chipping days for Grand Lake June 12 and July 31. Site to be determined.
- Clubhouse summer hours to begin June 1st. Adding additional staff. Clubhouse staff building review done.
- Trash compactor usage up 10% as compared to April 2020. Opening was closed on April 12. Door and Alarmlock working as intended. In the process of looking at collected data and possible uses, had our first bear of the year.
- Many homeowner's volunteering to assist with the Harbison Ditch clean up. Pete and the Rec district will assist. Cleanup will start May 15. Harbison ditch above visitor center is still considered a closed area. Restrictions are in place for the area.
- Fyke Nets are ready to go as soon as the ice is off. Lake has been lowered to allow for runoff. Fish to be stocked before Memorial Day.
- Violations/complaints=Improper disposal of trash (throwing trash on top, climbing over the compactor because of no code, One person from town came and went after trash opening was closed, Parking on the road, homeowners fighting with each other. Clubhouse concerns of Homeowners not making a

reservation, showing up early and wanting in, not bringing ID's, wanting to drop off underage kids and leave like daycare, not leaving on time.

Office Manager's Report

- Lot Transfers: We had 3 for April with a total of 38 since July.
- All assessments have been paid in full.
- Trash code feedback has been positive from owners.
- Researching badge systems
- Verifying all multi lot info with the Grand County for assessment billings to take place at the end of June
- Small project permit process going great. We had 9 approved reroofs, 15 approved small projects, 1 denied, 2 pending