

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. The meeting was conducted as a virtual meeting using Uber Conference. Board members virtually attending were Rebecca Fine, Liza Eilers, Scott Wilson, Mark Woltkamp, and Sharon Illsley. Board members who met in person at the clubhouse were Directors John Joyce and Becky Brentlinger with staff member Heike Wilson. Director Schaney and Director McCarty and GM Kaeding were absent. A quorum was declared for the meeting to proceed. Office Manager Wilson reported 21 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 to add under new business he is adding face-to-face meetings and fire ban.

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 May 14, 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 28 owners who registered for the meeting, 21 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.

Janna Sampson Block 10 Lot 60 & 61: Janna could not attend the meeting however submitted an email to be read. See attachment B

Noor Afridi Block 6 Lot 22: Asked about his plans he submitted to the ARC and their timeframe for approval. VP Eilers shared that before the ARC can make decisions the entire new build supporting docs need to be submitted. She will email him the list of items still needed.

Lynnda Gies Block 6 Lot 15: Lynnda read her notes from DORA and asked the board to discontinue the 1% fee. President Woltkamp once again explained to Lynnda that the HOA

attorney has reviewed the process of the 1% transfer fee approval from 2017 and the HOA is in compliance therefore the 1% transfer fee will stay in place.

Paige Farrington Block 12 Lot 1: Paige submitted a paint permit to repaint her house due to the fire damage that was denied since she will now need to bring the moose mural into compliance and paint over it. She asked the BOD to overrule the decision. President Woltkamp let her know she is welcome to follow the variance procedure and submit a variance request to get on the agenda for board discussion.

Tom Hubbard Block 12 Lot 3: Tom submitted his options for the BOD to consider reconstructing the multi-lot discount. President Woltkamp shared that this topic is on the agenda and will be discussed later in the meeting.

Jon Hoos Block 6 Lot 13: Jon asked the board to consider changing the method of the meetings back to being in person; asked the board again to consider removing the 1% transfer fee, and to eliminate the discount policy. President Woltkamp said he would have the HOA attorney look at it again.

Charlotte Jecminek Block 3 Lot 19: Charlotte had a few questions regarding the budget. President Woltkamp shared that the proposed budget meeting and the meet the candidates is at 2 pm however if Scott can answer them quickly he may.

Social activity increase: Last year we were faced with COVID which prevented us from doing social activities and with the loosening of covid restriction we plan to resume back to most of the normal social events with a few new ones the social committee would like to introduce.

STR Cost: The \$6,000 in the upcoming budget is allocated to the expenses associated with the administration of the STR program.

PPP loan: Last year we did apply for the PPP loan and we were awarded \$5.800 which we have not needed to pay back. We applied this year however we did not qualify.

Van Schaffer Block 11 Lot 2 and Block 6 Lot 52: Van gave his input on the multi-lot discount and being a multi-lot owner he was under the impression it would not change and gets a nominal benefit from it.

Richard Brinkley Block 14 Lot 21 submitted a letter to read. See attachment C

Jeffery Kerr-Layton Block 10 Lot 41: Thanked the BOD for having virtual meetings. Jeffery also brought up some issues he has seen at the recycling with folks dumping their trash into the recycling and the door to the trash has been left open. Jeffery would like to see a mosquito mitigation policy and as a healthcare professional he is concerned about the impact on our delicate ecosystem on those who are sensitive to the types of chemicals. And he would like to have some sort of group that discusses and reviews what the plans are before we spray which can impact our ecosystem. Treasurer Wilson explained that in the past we used to use the pellets that you throw in standing water which was very effective. President Woltkamp asked Treasurer Wilson if he could touch base with Jeffery off-line and come up with other solutions.

Financial Report

Treasurer Wilson presented the financial packet for May 2021. A motion was made to approve the May financials by Director Eilers, seconded by Director Joyce, and was passed unanimously.

V. General & Office Manager Reports

See attachment A

VI. New Business

a. Election Panel approval

VP Eilers made a motion to approve the election panel volunteers Natalie Ellwood, Rob Shamo and Jaclyn Ulrich seconded by Director Fine and was passed unanimously.

b. Multi lot discount

President Woltkamp shared that the multi-lot discount is not new and has been in practice for approx. 15 years. It was recently added to the Owner's Regulations because of an oversight 15 years ago that did not incorporate the policy into the regs at that time. During the last board meeting, an owner raised concerns about the discount policy and asked the board to reconsider this practice. President Woltkamp shared the suggestion Owner Tom Hubbard sent for the BOD to consider as a possible compromise solution. Given that we are already in the billing cycle for the 2021.2022 assessments, it was decided to table the issue until further research can be done. Treasurer Scott Wilson will head a small committee of owners to review the proposed compromise suggestion and determine next steps for discussion at future meetings.

c. Face to Face Board Meetings

Discussions were had on if we should resume face-to-face meetings, keep the virtual platform or do a hybrid with both. A decision was made to continue the virtual platform until we can find a better way to have a hybrid meeting.

d. Fire Ban

A discussion was had and it was decided effective immediately a CLCC fire ban will go into effect. It was also noted the Owners Regulation Section 21.01 #3 did not have a violation code.

A motion was made by VP Eilers to include the class 1 violation code to the Owners Regulations Section 21.01 #3 seconded by Director Brentlinger and was passed unanimously. The BOD let the staff know this is a no-tolerance violation.

IV. Unfinished Business

a. Maintenance Shop Status

Treasurer Wilson shared we are still looking for an electrician and concrete contractors for the rebuild of the shop.

b. Electronic Payment

Treasurer Wilson presented a recommendation for the office to take credit card payments for small payments with the annual assessment payments still needed to be made by check. The BOD let Office Manager Wilson know to go ahead and proceed with this.

x. Board Headcount for July 10th Meeting

All Board members in attendance except for the possibility of Director Joyce plan to be in attendance for the July 10th meeting which still giving us a quorum.

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 12 pm.

Respectfully submitted,
Heike Wilson,
Office Manager

Attachment A

**Columbine Lake Country Club, Inc.
Board of Directors.
Manager's Report – June 12, 2021**

- Maintenance shop area is all cleaned and ready to build. Mountain Parks Electric will re-establish service in June.
- Horse pasture does not have water due to fire damage.
- Mennonite group will be assisting with the CLCC Common Area cleanup the week of June 13.
- Clubhouse hours began summer hours and is doing business as usual.
- Current major building in CLCC. Rebuilds 4 pending, new builds pending 3
- Trash compactor usage up 10% compared to May 2020.
- Road grading completed. Harbison ditch cleanup is ongoing Keith and Heike have been very helpful.
- Fyke Nets project completed. Pike caught 12, Otters 0. Pike bounty 10
- Violations/complaints=Improper disposal of trash 9 (leaving, trash. Throwing on top of compactor), dogs not on leash – several, dogs chasing wildlife and cars 3, STR noise after 10pm 1, blue or silver tarps 4, complaints on the noise of building 4, complaints on properties not cleaned up 2, speeding 3, boats in wrong rack 4, exterior lights on after hours 4, not wearing owners badge 3, Not stopping at stop signs 3.

Manager's Report – June 12, 2021

- Home Transfers: We had 3 for May with a total of 38 since July. 2 closed in June so for with 7 more pending.
- Assessment billing are queued and ready to go once the budget has been approved.
- Small project permits. 50 small projects, 2 addition, and 1 new build. 16 fire projects and 21 paint projects. We also have approx. 200 files still open that date back to 2017 that we working through as time permits.
- With the amount of lots sales happening, I am able to release some boat racks to the folks on the waiting list.
- We have an owner who has a Boy Scout that we are working with for a project for his Eagle Scout. 😊
- Online voting is ready to go and will be sent out after the 2pm meeting
- Thank you to Katie Ellis, Bobbie Garbett, John & Tami Joyce, Mike McCrystal, John Sack, John Hoos, Chris Antencio and Ken Lund for helping clean up the Harbison Ditch. And Mark Trumbo, John Sack & John Joyce for helping with the fyke nets. And John Joyce, John Sack, and Mark Woltkamp for helping with the silt pond. Your time and dedication is greatly appreciated and needed.

- Mosquito Fogging will happen before the 4th of July and Mag Chloride for the roads will be scheduled at the end of this month. Once we have hard dates we will send out email blasts

Attachment B

As I walk the Columbine Lake roads over the last few of weeks, I am pleased to see many more of the green reflective address signs from the fire department. However, I noticed quite a number of signs, more than a dozen, that are installed directly on owners homes, trees or on wooden fences. These signs are supposed to be installed on a steel pole near the road not on something wooden like a house or a tree. The instructions you get when you pick up your address sign clearly show the proper way to install the sign. If we have another fire (God forbid!) the signs attached to wood will fall to the ground when the house or tree burns and be useless to the fire department. They also are not in uniform locations when attached to a tree or house, making the job of finding your home more difficult for the emergency responders. Please consider attaching your reflective sign on a steel pole near the road as the fire department requests where it might survive a fire and be much easier for emergency vehicles to see.

Thank you!

Janna Sampson
Block 10 Lots 60 & 61

Attachment C

Please read this at the May Board Meeting during the Members Forum

I was troubled with the lack of substance with the response the Board provided in April's Board Meeting to the fairness of the Multiple Lot Discount. Briefly stated by the Board, the developer created CLCC with small lots thereby minimizing open space. So, the Board thought if they created a Multiple Lot Discount that would correct the issue by encouraging those owners to not develop empty lots thereby maintaining the appearance of open space.

The problem with this thought process is that the last thing on those owner's minds when they purchased multiple lots was open space. The reality is simple, an investment strategy for the owner.

Surely there must be more rationale to the discount policy than what was stated at the meeting. The Board needs to be more transparent with this policy and provide the owners with an analytical analysis **PROVING** that a discount is appropriate and fair to all owners.

Clearly trash is a cost solely due to occupied lots. After that, many of the costs are associated with the number of lots or some percentage shared by occupied and unoccupied lots. This would require a **PRUDENT** evaluation as there most likely will be numerous differing opinions as to the evaluation and its fairness.

The second disturbing part of this policy is the "Weighted Voting Right" given to multi lot owners. Simply put their just owners of CLCC property and should not be able to shift the outcome of policies for CLCC through voting. There can be many problems related to Weighted Voting Policies and again the Board needs to **CAREFULLY** reconsider this policy.

Due the lack of USEFULL information provided by the Board it is impossible to determine the fairness of the action taken by the Board. I, along with many other owners, are looking forward to the Board making a more transparent and fair evaluation of this policy.

Richard Brinkley
247 Beaver Road