



**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 Becky Brentlinger, Liza Eilers, Scott Wilson, Geoff Schaney, and Mark Woltkamp, and staff member David Kaeding. Board members who met in person at the clubhouse were Director Rebecca Fine, John Joyce, and Sharon Illsley with staff member Heike Wilson. A quorum was declared for the meeting to proceed. Office Manager Wilson reported 16 homeowners were in attendance by the teleconference platform at the start of the meeting; more joined later.

President Woltkamp had a couple of changes to the agenda under new business Everett decided not to pursue the variance at this time and we will add Miller / Ruble to new business under the 1% transfer refund. He also shared we are testing out new equipment for when we return to in-person meetings so we can hopefully still have the option of owners calling in.

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**

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 July 10, 2021 Board of Directors meeting were reviewed. A motion was made to approve the minutes by Director Eilers and seconded by Director Joyce and approved by all.

**IV. Members Forum**

Of the 24 owners who registered for the meeting, 16 joined the call in the beginning. 4 owners signed up to speak during the member forum, and more asked to speak during the meeting. 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:** Tom asked the BOD to give an explanation of what is fair, balanced, and consistent with the variance requests especially when it has led to some ill feelings. President Woltkamp said the most critical piece is consistency and keeping everything in compliance. He understands that sometimes people do not like the answers that they get and that being part of enforcing the rules makes you unpopular.

**Lynnda Gies Block 6 Lot 15;** Lynnda again shared her thoughts on the transfer fee and that she felt new members needed to be on the ARC. Presiden Woltkamp let Lynnda know that her comments have been noted as in previous board meetings and that any owner is welcome to join the Architectural Review Committee and if she has interest she can be a part of the committee.

**Jon Hoos Block 6 Lot 13:** Jon expressed his concern with the HOA holding large group events outside when we have safety concerns with moving the board meetings back to being in person. He also expressed his concern with a Weed Warrior spraying for weeds especially around his property and that believes the Chamomile Daisey is not a weed and rather a wildflower and he did call the sheriff's office on one of the Weed Warrior Volunteers for being on his property. President Woltkamp shared that his opinion was the 4<sup>th</sup> of July gathering was outside and an option to attend where indoor board meetings in close proximity is still concerning. He also shared the Volunteer Weed Warriors are to spray for weeds on CLCC like along the roads and the right of ways and they are not allowed on personal property and he apologized on behalf of the whole community if that happened. Woltkamp also shared that when it comes to the classification of the weeds we abide by Grand County & the State of Colorado's classifications and they both classify the Chamomile Daisey as a noxious weed.

**Stephanie Slaybaugh Block 10 Lot 8.** Stephanie sent an email to be read. "Why the fishing pass and owners pass are not interchangeable? If one family member is using their SUP on the lake and another wants to go to pool - why does it matter which pass they have? Should be just an owner's/ all-inclusive pass for all things?" President Woltakmp shared that is has been a part of some conversations among the board for considerations. GM Kaeding also shared that Clubhouse Staff has had some severe verbal abuse from folks when coming to the Clubhouse and we all need to keep in mind it is the staff's job to enforce the rules and we all need to respect their position. Director Joyce also shared this was on the Safety and Security's to-do list a couple of years ago. Director Brentlinger shared that it is still on the list and it will be brought to the front of the list. In the meantime, we all must follow the rules and regs as they are written until they get changed.

**Betty Bush Block 12 Lot 3:** Betty Shared that the community came together this past weekend to spray for weeds on CLCC common properties and thanked everyone for doing their part. She also shared that everyone should be doing their part so the noxious weeds don't spread and that CLCC has the Milestone the County Provides at the office and is available to owners. President Woltkamp thanked Betty for all her leadership and hard work in continuing the Weed Warrior efforts.

**Katie Ellis Block 6 Lot 70:** Katie thanked all the volunteers so much for such an amazing turnout on Sunday. Katie also shared her concerns with the Fox Tail Barley and that it could be harmful to pets. President Woltkamp thank Katie for all her leadership and hard work with the Weed Warriors. He also shared that the County has the Fox Tail

Barley as an offensive weed and it is not classified as noxious and she should reach out to the County to find out more on how we need to manage it.

**Paige Farrington Block 12 Lot 1:** Paige shared she was seeking an understanding of the transfer fee and why the rule was enacted and that she and many others don't know some of these rules. President Woltkamp shared the transfer fee was enacted in 2017 since the annual dues were not enough to cover the expenses. The BOD hired a consultant to review options that were acceptable to HOA's and it was recommended to increase the transfer fee to 1%. This topic was part of the discussions in the town hall meeting in 2017 with the budget approval process that all owners have the option to attend. We also have all our governing documents on the website and it is public information so each owner can review them as often as needed however we can not be responsible for who reads the publications and is up to each owner to be responsible to know the rules & regs.

**John Sack Block 8 Lot 42, 43 & 44:** John sent in a letter to be read. See attachment A.

### **Financial Report**

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

## **V. General & Office Manager Reports**

See attachment B

## **VI. New Business**

### **a. 1% transfer fee refund**

1. Whereas; Robert Shamo & Brian Owens sold their initial property in Columbine Lake described as Block 8, Lot(s) 32 and 33; and have purchased a replacement property in Columbine Lake described as Block 10, Lot(s) 69 and 70; and whereas; they have requested a refund of the transfer fee paid on the replacement property and then have complied with the provisions of Article VII., Section 7.01 of Revision #41 of the Columbine Lake Regulations. Therefore, Treasurer Scott Wilson made a motion to refund such second transaction transfer fee less the \$250.00 administration fee to Robert Shamo & Brian Owens.

2. Whereas; Jonathan & Julie Niehaus sold their initial property in Columbine Lake described as Block 8, Lot(s) 15; and have purchased a replacement property in Columbine Lake described as Block 12, Lot(s) 2 and 5; and whereas; they have requested a refund of the transfer fee paid on the replacement property and then have complied with the provisions of Article VII., Section 7.01 of Revision #41 of the Columbine Lake Regulations.

Therefore, Treasurer Scott Wilson made a motion to refund such second transaction transfer fee less the \$250.00 administration fee to Jonathan & Julie Niehaus.

3. Whereas; Jana Miller & Martin Ruble sold their initial property in Columbine Lake described as Block 12, Lot(s) 2 and 5; and have purchased a replacement property in Columbine Lake described as Block 10, Lot(s) 43; and whereas; they have requested a refund of the transfer fee paid on the replacement property and then have complied with the provisions of Article VII., Section 7.01 of Revision #41 of the Columbine Lake Regulations. Therefore, Treasurer Scott Wilson made a motion to refund such second transaction transfer fee less the \$250.00 administration fee to Jana Miller & Martin Ruble

A second to approve all three was made by Director Illsley and approved unanimously.

**b. Revision of PTO policy**

1. Office Manager Wilson presented an update to the Paid Time Off Policy for the board to review removing old language that pertained to sick time. President Woltkamp shared that this does need to be approved by the BOD however all were in support of the changes.

**c. New ARC member approval**

1. VP Eilers made a motion to approve new ARC members Guy Ralfe and Cher Colin, seconded by Director Joyce.

**d. Director McCarty resignation**

President Woltkamp shared Director McCarty has resigned from her board position and the BOD will be looking for a candidate that can bring financial and leadership skills to the board.

**e. Audit process updated**

Treasurer Wilson shared the audit has started and we have signed a full audit engagement letter.

**f. Staff housing allowance discussion**

Director Joyce wanted to throw out the possibility of offering to fund for housing since we have salary limits and the cost of housing keeps increasing.

**g. Community survey discussion**

Director Joyce shared his thoughts on doing a community survey and said he would head this up.

**h. Clubhouse hours with staff shortage discussion**

General Manager Kaeding shared the Clubhouse is experiencing a staff shortage therefore clubhouse hours will be determined by the amount of staff we have.

**i. IT help**

Treasurer Wilson shared he supports Heike with the funds and support needed to get the computer up and running and to get proposals on what it would take to move CLCC into the 21<sup>st</sup> century.

**j. STR update, Grand County Actions Related unregistered STR properties.**

Directory Schaney shared information on the STR registered in CLCC and Grand County.

**IV. Unfinished Business**

**a. Shop status**

Treasurer Wilson shared that the shop rebuild has started.

**b. GM search process and status**

VP Eilers shared we received 18 resumes and we are in the last step of hiring and the BOD will have an executive session to finalize the top candidates.

**c. Updated on social events**

Director Fine shared the Happy Hour Live Music event was very successful and we look forward to upcoming events such as the open mike/talent show, regatta, and pancake breakfast, and more events throughout the year with following health standards.

**1. Pancake breakfast**

Treasurer Wilson shared we have purchased the grills that were lost in the fire and the pancake breakfast will continue.

**X. Board Headcount for September 11th Meeting**

All Board members in attendance except for the possibility of President Woltkamp and Director Brentlinger plan to be in attendance for the September 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 Brentlinger, and passed unanimously to adjourn the meeting at 11:40 pm.

Respectfully submitted,  
Heike Wilson,  
Office Manager

#### **Attachment A**

I want to comment about Richard Brinkley's letter to the board's June meeting. Members of my family are some of the first owners of property in Columbine. When I read the the comment about "Appearance of Open Space" I discussed the comment with other members of my family. None of us remember a statement like this being made when land was purchased in the late 1960's.

The statement, “The Reality is simple, an investment strategy for the Owner” is flat out wrong! I am a multi lot owner and can truthfully state that we never considered the so called “ Investment Strategy” when we purchased our property. “Open Space” is a label we never have used to define our lots. We use the term “Buffer Areas” to define our lots. We bought our lots so we could build the type of home we want and have distance between us and our neighbors. I have had conversations with other multi lot owners and their statements are basically the same as mine. None of them have sold any of their lots for development. I believe the only parties making purchases to gain an “Investment Strategy” are STR owners. And, that is their choice!

Multi lot owners have less impact on the infrastructure of Columbine than single lot owners. Personally, we have never considered purchasing lots to gain Political advantage/influence. Nor, have I ever heard this statement from other multi lot owners. But, we do believe we have a right to function under the rules established by the original Board’s HOA rules.

Personally, I spent main days this summer doing Fire Mitigation and Invasive Plant Elimination on my lots and the lots of other multi lot owners I know. Why? Because I still can and sometimes they can’t due to varied reasons. All of us are lot owners and should do the same thing to protect our community.

Finally, I encourage people to get the Facts and not base their comments on Assumptions!

John Sack

**Attachment B**

**Columbine Lake Country Club, Inc.  
Board of Directors.  
Manager’s Report – August 14, 2021**

- Maintenance shop area is all cleaned and was ready to build. Company delivering materials for shop tore up part of the pad. Waiting on MPEI to re-establish service and the pad to be fixed. Electrical Contractor work state inspected.
- Ten certified letters were sent to individuals still needing to finish fire clean up.
- Harbison head gate was clogged with debris because of heavy rains. Several blow out areas needing repair before snow comes. Gate is open but run off is done.
- Problems with the Howard ditch and the town of Grand Lake.
- A tree has been planted at the office.
- Lake stocked on July 29<sup>th</sup> with about 2400 fish, 9”-14”.
- Trash totals for 202-2021 fiscal year. 153.4 Tons totaling 18 compactors. Compared to 2019-2020 fiscal year 160 tons totaling 22 compactors. Alarmlock big factor. Less trash in May and June than previous year.
- Slash and Trash July 24, 25 totals= 1 rolloffs for metal, 5 for trash and 11 for slash = 17 rolloffs. Big thanks to all the volunteers.
- Clubhouse visitations for July over 1200. Closed on Tuesdays. Need to find clubhouse staff. Staffing an issue throughout the county.
- Three new blink cameras installed at the office.
- Violations/complaints= Improper disposal of trash (Throwing on top of compactor 2, unwanted garage sale items), unruly guests at the clubhouse (pool and restrooms), tipped over San-o-let at construction site, kayak wheel hauler stolen while homeowner was on the lake, speeding 5, three brand new speed limit signs destroyed, one speed limit sign is gone, Speeding 6, stop signs 2, Dogs 2, construction material in trash 2, homeowner harassing construction crew of rebuild saying construction only allowed from 9am to 2pm, noise 4, STR trash 8,. Gas boat on lake, smoking outside 3, speeding 5, trees down on property, gray tarps 2, Rude STR to neighbor, stolen plans from rebuild site, trash in slash, Several over the top staff abuse.

### **Office Manager’s Report – August 14, 2021**

- Home Transfers: We had 12 for July.
- Most assessment payments have been made. As of this report, 23 are late and have been assessed a late charge.
- A great big Thank You to Jana Miller for coordinating the planting of the tree at the office.
- A huge thank you to all the wonderful volunteers who helped with Slash n Trash especially the. We had 256 individual owners who participated in this CLCC cleanup day
- 99 Pike have been turned in by 21 owners. Mike Easler & Jody Fattore leading the pack



- A great big thank you to Teresa Frederick & Bobbie Garbett for volunteering in the office to make phone calls to owners who have outstanding permits.