

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. The meeting was conducted as a virtual meeting using Uber Conference. Board members virtually attending were Rebecca Fine, Liza Eilers, Scott Wilson, Geoff Schaney, Mark Woltkamp, John Joyce and Sharon Illsley. Board members who met in person at the clubhouse were Director Becky Brentlinger with staff members David Kaeding and Heike Wilson. A quorum was declared for the meeting to proceed. Office Manager Wilson reported 13 homeowners were in attendance by the teleconference platform at the start of the meeting; more joined later.

President Woltkamp added a couple more agenda items to unfinished business with b. In Person Meetings and c. Fire Ban

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 June 12, 2021 Board of Directors meeting were reviewed. A motion was made to approve the minutes with minor edits by Director Eilers and seconded by Treasurer Wilson and approved by the majority, Director Schaney was not present for the June meeting and abstained.

The minutes of the June 12, 2021 Special meeting were reviewed. A motion was made to approve the minutes by Director Eilers and seconded by Director Joyce and approved by the majority, Director Schaney was not present for the June Special meeting and abstained.

IV. Members Forum

Of the 21 owners who registered for the meeting, 13 joined the call in the beginning. 7 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.

Patrick Lhermitte Block 10 Lot 12: Office Manager Wilson read an email from him. See attachment A.

Betty Bush Block 12 Lot 3: Betty could not attend the meeting however sent in a letter to be read. See attachment B. President Woltkamp thanked Betty for her well written letter and shared this topic certainly is worth discussing further.

Noor Afridi Block 6 Lot 22: Thanked David for his help and tremendous patients with his new build. Noor also shared he would like to see a small increase in dues to hire and pay for extra staff members. Treasurer Wilson shared we have money in the reserver budget to hire a casual or part time employee or a contract laborer. Wilson also reminded everyone that we are having a tough time keeping and hiring clubhouse staff and the challenges are finding the right staff member.

Lynnda Gies Block 6 Lot 15; Lynnda shared she keeps talking to other owners who were unaware of the 1% transfer fee that was approved April 2017 and she will be sending out a letter to all owners to let them know this needs to be reduced to a flat fee of \$250 and the HOA has enough money in it's reserve account therefor the income is not needed. 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 however if the board of directors feels it needs to be discussed more they will consider her recommenations.

Jon Hoos Block 6 Lot 13: Jon shared his prespective on the 1% transfer fee and quoted some article from our Bylaws and CIOAA and that the BOD only applys certain regulations when it suites them. President Woltkamp thanked Jon for his comments and shared that certain CIOAA regulations do not apply to HOA that were formed prior to 1992 and we do follow the CIOAA regulations that do apply to our HOA.

Bernie Guth Block 5 Lot 1 & 2: Bernie expressed his opinion on the 1% fee and wondered why some are against it since the fee is negotiable between the buyer and seller.

D'Layne Kerr-Layton Block 10 Lot 41: Thanked everyone who helped out with the 4th of July events and to the BOD for providing the funds for Camp Columbine which had 15 to 30 happy kids each day. And a great big thank you to Chris and Lisa Antencio and Rebecca Fine for making it all happen. D'Layne also shared that owners are putting plastic bags and styrofoam in the recycling and wanted to know how many times the recycling has been contaminated and if the recycling can be open more since everyone has to go through the key lock door. GM Kaeding shared that our vendor during the summer picks up the recycling on Wednesdays and when the recycling if full then we have to close it off. The reason behind the limited days of Wednesday and Sundays is because on Wednesdays it gets emptied and Sundays since most do their recycling and trash on this day and when there is no room on Sunday what happends is folks just leave their recycling for the staff to dispose of.

Financial Report

Treasuer Wilson presented the financial packet for June 2021. A motion was made to approve the financials by Director Eilers, seconded by Director Schaney, and was passed unanimously.

V. General & Office Manager Reports

See attachment C. GM Kaeding also shared owners can pick up chipping for mulch at the horse pasture

VI. New Business

a. Law variance request

Owner Law applied for a variance request that the Board of Directors reviewed. Discussion were had and motion was made to reject the variance request and for the owners to review and consider the recommendations of the BOD, seconded by and approved by the majority.

b. Add new ARC Member Michael Boileau

VP Eilers presented Michael Boileau application to join the ARC. A motion to approve Owner Michael Boileau to the voluntary Architectural Review Committee was made by Director Schaney, seconded by Director Joyce and passed unanimously.

c. Debrief of July 4th Events

Director Fine shared a recap of the 4th of July events and the feedback she received was the event was very relaxing without the grilling and the bring your own picnic was a hit.

d. GM search process and status

VP Eilers shared that the GM search has started and we have placed ads in 4 different sites.

IV. Unfinished Business

- a. **Shop status** - We are getting a shop building that is approx. 25% bigger and we will need to pay out of pocket another \$75K to \$100K when it's all done. We hope to have the structure in place before the snow flies.
- b. **In person meetings** – A discussion was had to see if we can get back to in person meeting with being able to offer the dial in option. It was decided that we need to do some more research on a better speaker microphone system and do some more testing to get to this point.
- c. **Fire Ban** – A discussion was had to see if the county reduced their fire ban if we should follow. It was decided Columbine Lake would remain in a stage 2 Fire Ban. (that week after the board meeting the county also elected to continue the stage 2 fire ban)

X. Board Headcount for August 14th Meeting

All Board members in attendance except for the possibility of Director Joyce plan to be in attendance for the August 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 12:15 pm.

Respectfully submitted,
Heike Wilson,
Office Manager

Attachment A

Why would CLCC not consider a special assessment? The fire's tree damage was a one-of natural catastrophe which apparently is not covered by insurance. And we are all in the same HOA boat. Dead trees are a fire hazard and affect property values. Still, house prices have risen through the roof. Every owner's equity has risen significantly in the last year. We need to protect it. This is win-win. That means fire damage mitigation for all, including dealing with dead or damaged tree. The north entrance from US49 is a good example. It's a sobering but onerous sight. Most houses were saved...Thank our firefighters...But the trees were not. The onus for tree remedial should not be on the individual owners. We were lucky, they were not. It should be collective. A special assessment seems logical.

Attachment B

CLCC Board Meeting
July 10, 2021

Letter to the Board:

Thanks for your time today. I have a suggestion to improve communication in CLCC. As a community, we don't have a forum for sharing ideas in any depth or detail. In any community, there are issues that could use some discussion and formalizing a process for being heard would be beneficial. I propose that we hold periodic Town Halls centered around specific topics. They would be held when issues come up that are not necessarily a problem but could use some in-depth discussion. Density is the obvious example but there are others. The purpose of the Town Hall would be to share ideas, talk them through, and then go away to think. It is not a forum to air grievances and complain. Decisions would not be made at a Town Hall. Ideas and options would be presented by attendees and any confusion about people's ideas could be addressed right then. We all know the frustration of communicating through text or email threads. Good thinking and discussion cannot happen in those forums.

A critical piece to an effective Town Hall is an impartial mediator. We would hire a mediator who would set the ground rules and manage the meeting. The meeting would not be run by the Board or the Manager or anyone else in our community. This person would make sure that there is no

grandstanding and would manage the meeting so that all voices could be heard. As I said, no decisions would be made in this setting, only ideas shared. Many conversations should not result in policy. An open conversation is valuable in itself. If action were to be taken based on a Town Hall topic, that action would be taken by the Board at a regularly scheduled Board Meeting.

Town Halls would need to be announced well in advance. They are not intended to address pressing issues. An announcement about the topic would go out maybe 4-6 weeks in advance of the meeting. People would have time to think, research, and organize their thoughts as well as make room in their schedule to be there. The actual set up (in person, Zoom, etc) would be determined.

There are plenty of people in this community with expertise, education, life experience, and ideas that would be great to bring together with the intention of building a stronger, healthier community.

I hope that you will really consider this option to improve communication in CLCC. Thank you again for your time.

Attachment C

Manager's Report – June 12, 2021

- Maintenance shop area is all cleaned and ready to build. Waiting on MPEI to re-establish service. Site has been leveled to build.
- Mosquito fogging. Done twice in June with problems. Addressed with the company.
- Roads Mag chloride.
- Mennonite group and CLCC volunteers cleaned and reseeded burn areas. All slash in the horse pasture chipped. Cleaning burned areas has been hard on equipment (chain saws, Wilson tire and hydraulic hose).
- Clubhouse hours reduced Monday -Thursday. Now opening at 4pm. Low attendance from noon to 4pm. Need to find clubhouse staff. Staffing an issue throughout the county.
- Recent hard rains have clogged culverts with road base. Culvert problem on Columbine Dr identified.
- The CLCC Kawasaki Mule was stolen from the office.
- Violations/complaints=1 Illegal Fire (fined), Improper disposal of trash 6 (Throwing on top of compactor 2, unwanted garage sale items), speeding 3, boats in wrong rack 4, Speeding 6, stop signs 2, Dogs 3, construction material in trash 2, noise 4, lots need to be cleaned 3, Motorhome parked in Cul de sac, STR trash 4, 1 construction no permit no permit.

Office Manager's Report – July 10, 2021

- Home Transfers: We had 3 for June with a total 41 since July.
- Assessment billing went out and a nice amount has paid already.
- Small project permits. 67 small project, 2 addition and 1 new build. 18 fire project and 30 paint projects. We also have approx. 100 files still open that date back to 2017 that we working through as time permits.
- More trout will be stocked in a couple weeks.
- Slash n Trash will happen July 24 & 25. See website and/or newsletter for more info.
- 99 Pike have been turned in by 21 owners. Mike Easler & Jody Fattore leading the pack
- A great big thank you to all the wonderful owners who have volunteered their time with the slash clean up. Thank you, Thank you, Thank you.