

I. Call to Order

At 9:01 am, VP Eilers 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 Liza Eilers, Scott Wilson, Geoff Schaney, Director Rebecca Fine, Director Sharon Illsley, and staff members David Kaeding and Heike Wilson. Director Becky Brentlinger was present most of the meeting. Mark Woltkamp, and John Joyce were absent. 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.

VP Eilers had a change to the agenda under new business; Everett Variance Request was added.

VP Eilers 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

VP 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 August 14th Board of Directors meeting were reviewed. A motion was made to approve the minutes by Director Schaney and seconded by Director Illsley and approved by all present.

IV. Members Forum

Of the 24 owners who registered for the meeting, 13 joined the call in the beginning. 8 owners signed up to speak or had an email read during the member forum, but only 7 spoke 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.

John Movius Block 8 Lot 61: John thanked the board members for all they do and shared he wanted to talk about the 1% and not necessarily the concept of it but that the board is temporarily in charge of the finances of a community and make a decision that materially affects everybody and he understands the current board did not make the decision of the 1% and would like to see changes made by the whole community rather than just the board.

Janna Sampson Block 10 Lot 60 & 61: Janna sent in an email to be read.
I would like to start by thanking the Board for all they do!

I have a question about what is going on with Lot 57 Block 10 where a pond was dug and there is a large amount of standing water sitting there. It appears they were planning to build but the CLCC Manager issued a stop work order. What is the status of this? When is the standing water going to be cleaned up?

Thank you.

Janna Sampson

VP Eilers shared that many entities are involved including the Army Core of Engineers, Colorado Department of Health and Environment, and Grand County Building Department. Everyone is working on finding solutions to move the project forward.

Carrie and Norman Edson Block 9 Lot 12: Norman shared his positive comments on the pancake breakfast. Director Fine thanked the Edson's for always stepping up and helping with each event. She also thanked all the other volunteers for keeping the event going and for all their hard work.

Brian Owens Block 10 Lot 69 & 70: Brian Owens who was the past President of CLCC shared the history and facts on the 1% transfer fee to dispel any misunderstandings in our community. He described the process that took over a year to complete, from inception to consultant help in researching all HOA mountain communities in Colorado, attorney consultation, to several member forums to discuss the why. Powerpoint presentations to the community were held in member forums, feedback was encouraged and several board meetings reviewed this topic. As part of our CLCC annual meeting, an additional presentation was conducted sharing feedback from forums, research, and details on the transfer fee and rationale. The entire community voted on the transfer fee as part of the annual budget. Owens explained it was not just a few people or the Board that made the decision, rather a thoughtful process engaging the members that helped us meet the financial obligations that we had struggled with at that point in time.

.Rob Shamo Block 10 Lot 69 & 70: Rob likes Facebook and the Columbine Lake Happenings Facebook page when things are very positive and when people post animals and cool things that are happening and information that can help, but there's been so much negativity and complaining on it and it seems like it's always the same people. He feels like everybody who is jumping in and being so negative is really bringing the community down. He tried to contact the owner of the page Josh Sewell but never got a response back to try to get some of the rude name-calling removed and wanted to know if something can be done.

VP Eilers shared that the Facebook page is NOT a Board sanctioned page and since it belongs to an individual who manages it there is nothing the board can do about it.

Bernie Guth Block 5 Lot 1: Bernie read the following

My comments are on the FB activity.

I'm alarmed by the persistent negativity, inflammatory criticism // and frequent attacks on the Board and ARC.

Often, as a FB thread lengthens, there's a myopic drive toward group think perspectives, // without any objective or comprehensive consideration of factual detail, nuance or broader historical context.

This is consistently initiated by a few loud and often uninformed contributors who get their desired reaction and support from those who carelessly glom on to their perspectives. The momentum then pivots toward some sort of angry and petulant mini-mob.

What I feel particular disdain for is the lack of veracity inherent in comments that start with something like "Somebody told me that..." - or - "A lot of people are saying that..."

The overarching theme is non-constructive blanket criticism of our HOA officials which starts off negative and devolves into toxicity.

I've been tuning into the HOA's activity over our 20 years here //and have always been impressed by the competence evident in the board's process and effort.

I remember thinking "Wow, this is pretty high level for this little neighborhood" Kinda Similar to also thinking "Wow, the RMRT is a pretty awesome level of theater for this little town!"

I would encourage all residents, especially those who can't resist the allure of social media, to participate in an informed manner - to pay attention to what's going on in a patient and investigative way, focus on facts and engage in evidence-based discussions - and then, form your opinions from that - rather than the latest FB rant.

I find it richly ironic that the two most prominent FB instigators are currently selling their places - indicating a priority to take the money and run. This stands in stark contrast to the majority of residents - including the Board and ARC members who graciously volunteer their time - where the priority, focus and efforts are on a long-term commitment to maintain and improve the quality of community life for everyone.

V. Financial Report

Treasurer Wilson presented the financial packet for August 2021. A motion was made to approve the financials by Director Schaney, seconded by Director Illsley, and was passed unanimously.

VI. General & Office Manager Reports

See attachment A

VII. New Business

a. Everett Variance Request: Everett presented a variance request to rebuild her deck outside the setbacks. Discussions were had and a motion to approve the variance request as submitted was made by Director Fine and seconded by Director Schaney and approved by the majority.

b. 1% transfer fee refund

Silverthorne sold their initial property in Columbine Lake described as Block 8, Lot 107; and have purchased a replacement property in Columbine Lake described as Block 6, Lot 86; and 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. Treasurer Scott Wilson made a motion to refund the transfer fee of \$5,650 minus the \$250 admin fee and seconded by Directory Schaney and approved unanimously.

c. Conner refund request

Greg Conner requested a refund of the 1% since he was already an owner and just bought out the other family members. A motion to approve the 1% refund of \$2,000 minus the \$250 admin fee for Block 10 Lot 54 was made by Treasurer Scott seconded by Directory Schaney and approved unanimously

d. Sara Reif's refund request

Sara Reif requested a fund of 1% since she is already an owner in CLCC and just purchased another property. A motion to approve the refund of \$850 minus the \$250 admin fee for Block 8 Lot 107 was made by Treasurer Scott seconded by Directory Schaney and approved unanimously.

e. Building Criteria Language

VP Eilers shared that the Architectural Review Committee will be making some suggestions to the building criteria in the near future.

X. Unfinished Business

a. Maintenance shop status

Treasurer Wilson shared the shop rebuild phase 1 has been completed and we will do a walkthrough next week. Phase 2 will be the concrete and electrical work which is approx. 3 weeks out. Scott is confident it will be all complete by the end of October.

b. GM search process and status

VP Eilers shared the selected candidate turned the job down as he decided to retire from property management so the search continues.

c. Audit updated

Treasurer Wilson shared the audit has been completed and the board is reviewing the audit draft and will get back to the auditors with any questions and get a final version.

d. Update on social events

Director Fine shared the Labor Day Pancake Breakfast was a success and a big thank you to all the volunteers who made this event happen.

X. Board Headcount for October 9th Meeting

All Board members in attendance except for Treasurer Wilson plan to be in attendance for the October meeting.

XI. Adjournment

There being no further business to discuss, a motion was made by Director Fine, seconded by Director Illsley, and passed unanimously to adjourn the meeting at 10:39 am.

Respectfully submitted,
Heike Wilson,
Office Manager

Attachment A

Columbine Lake Country Club, Inc. Board of Directors September 11, 2021

Manager's Report

- Maintenance shop skin and roof complete. Garage doors to be installed, electrician ready, fill dirt and concrete next.
- ARC issues, Stop work order
- Four lots left for fire clean up.
- Hired Donny Kern as OpTech Support.
- Clubhouse visitations for August 627. Closed on Tuesdays and Thursday. Need to find clubhouse staff. Staffing an issue throughout the county.
- Violations/complaints= Improper trash disposal 1, Recycling still an issue, speeding 5, real estate 2, stop signs 2, Dogs of leash 3, construction material in trash 2, tarps 3,

Office Manager's Report

- Home Transfers: We had 4 for August.
 - Most assessment payments have been made. As of this report, 7 are late and have been assessed a late charge and one with just outstanding late fees.
 - A huge thank you to all the wonderful volunteers who helped with the Pancake Breakfast. We had over 30 volunteers and 426 folks checked in. We used 20 lbs of pancake mix, 432 oz of OJ, 60 lbs of sausage, and 60 lbs of eggs, 3 bottles of vodka, 2 bottles of St. Brennen's, and 1.5 cases of sparkling wine.
- The Grand Lake Fire Department showed up and received a huge round of applause from the community.
- CLCC donated \$1,155 plus some change to the Grand Lake Fire Department. They are ever so thankful to the generosity and gratitude from all of you.
- CLCC also donated over 4 boxes of food to the Mountain Family Center. They were so thankful to receive the boxes and especially the request for peanut butter, pasta, water, and baby wipes. You all have made a difference in others' lives. Thank you!
- 167 Pike have been turned in. Mike Easler & Jody Fattore leading the pack
 - A great big thank you to the owner show helped out with the 1st Annual Regatta.
 - Annual audit has been completed.
 - We spent approx. \$2734.12 on food/drinks for the pancake breakfast. Still some recipes out there I need to reimburse.
 - We purchased approx. \$4,360.42 to replace the social event equipment this

includes grills, tents, coolers, chaffing dishes, and all the cookware needed to pull off the pancake breakfast. We still have more items that will show up as we figure out what is still needed.