

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 Becky Brentlinger, Liza Eilers, Geoff Schaney, John Joyce, Sharon Illsley, Mark Woltkamp, and staff members David Kaeding and Heike Wilson. Absent were Scott Wilson and Rebecca Fine. A quorum was declared for the meeting to proceed. Office Manager Wilson reported 12 owners 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. Director Illsely has a conflict with item 7b. Illsley building permit refund request and will abstain.

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 September 11th Board of Directors meeting were reviewed. A motion was made to approve the minutes by Director Eilers and seconded by Director Illsley and approved by the majority. President Woltkamp and Director Joyce abstained since they were absent from the last meeting.

IV. Members Forum

Of the 25 owners who registered for the meeting, 12 joined the call in the beginning. No owners signed up to talk however one sent an email to be read.

Ralph & Gale Hammond, Block 10, Lot 48: Ralph & Gale Hammond asked for this email to be Read.

The recent HOA newsletter stated that the "entire community voted on the transfer fee as part of the annual budget." We certainly did not understand that we were voting for a 1% transfer fee when we approved the budget.

Additionally, it appears other CLCC homeowners had no idea that a budget approval meant an automatic approval of a 1% transfer fee on the sale of their homes! That amount would equal multi thousands of dollars versus the usual several hundred fee.

How did the Board notify homeowners at that time that acceptance of the budget meant that they were also, automatically, agreeing to the 1% transfer fee.

And why does the Board feel entitled to keep such a large amount of the sellers' proceeds? Or ANY amount for that matter. Shouldn't this require a vote???

Given the apparent large opposition to this fee as more and more people in the community become aware of its existence, we believe it is apparent that most of the community, like us, were never aware that they were "voting for" this fee when approving the budget, and therefore this "approval" is invalid, and a revote, which makes it absolutely clear that the community is voting for a 1% transfer fee, is warranted.

The HOA board owes the Columbine Lake community an UPFRONT vote on this issue, not a hidden vote.

Ralph & Gale Hammond, Blk 10, Lot 48

President Woltkamp shared that the Board of Directors has authority to increase fees per our Bylaws and with that being said the transfer fee approval from 2017 was suggested by a consultant to help with the increased expenses without needing to increase HOA dues and was communicated many times and ways before going to vote.

Financial Report

Office Manager Wilson presented the financial packet for September 2021. A motion was made to approve the financials by Director Eilers, seconded by Director Joyce, and was passed by all present.

V. General & Office Manager Reports

See attachment A

VI. New Business

Transfer fee refund

Director Eilers made the following motion to grant each of these parties the refund referenced to the acquired lots; subject to retaining a \$250.00 administrative fee for each lot. Liz and

Michael Tanji – Block 8, Lots 32 and 33, Refund - \$8,500

Michael and Paula McAtee – Block 8, Lots 53, 54 and 55, Refund - \$3,500

Kevin and Cheryl Witzman – Block 6, Lot 27, Refund - \$1,290

A second was made by Director Schaney and approved by all present.

Illsley building permit refund request

Director Illsley recused herself from this topic since she has a conflict of interest. Discussion took place then a motion was made by Director Eilers to deny the refund request seconded by Director Brentlinger and approved by the majority.

Modify minutes for July 2021 Attachment A.

Office Manager Wilson presented a request from Patrick Lhermitte Block 10 Lot 12 who asked to modify the email he sent in to be read at the board meeting in July to add the word “not” to the second to last sentence. A motion was made by Director Eilers to approve the modification of the July minutes per Lhermitte’s request, seconded by Director Schaney and approved by all present.

Building Criteria language update on Article III, section 3.4 Application checklist.

VP Eilers presented updated language on Article III, section 3.4 Application checklist. A discussion was had and a motion to approve the new language provisionally with formatting a clear checklist and to update language to include 6 total light fixtures per building and no more than 3 light fixtures facing the front with a total maximum of 7200 lumens per building was made by Director Eilers and seconded by Director Joyce and approved by all present.

[Approved checklist](#)

Building Criteria language updated on several Articles with Fine Structure

Director Schaney presented updated language on the Building Criteria and the Fine Structure. Discussions were had and it was decided the updated language should be tabled until the next meeting and discussions on the Fine Structure continued. A motion to approve the addition of class violation codes to the Building Criteria and Information for Articles I, II, III, IV, and V and the insertion of Article VI to the Building Criteria and Information with Geoff’s revised version. And to also eliminate Article XIII Fine Structure from the Bylaws with the exception of the fine schedule related to Bylaws 12.01, 12.02, 12.03 for dues was made by Director Schaney and seconded by Director Joyce and approved by all present. [Approved Building Criteria with Fine Structure](#)

Small Permit Fees

Director Eilers presented that the small permit fees have not been increased since the mid 80’s and we are out of sync with the amount of time and cost the staff puts in for each application and requested the small permit fees be increased. A motion was made to increase the fees from \$25 to \$50 with the exception of the paint/stain permits will remain at no cost was made by Director Illsley, seconded by Director Joyce, and approved by all present.

Bylaws modification of Article II, section 2.05.3

Director Eilers presented a modification for Article II, section 2.05.3 in the Bylaws. Discussions were had and a motion to approve the new language a read by Director Eilers “Property Owners shall be subject to such fines as may be specified in writing and adopted and approved by the Board of Directors including, but not limited to, those fines provided in CLCC’s Building Criteria and Information, as amended from time to time, and those fines provided for in

Owner's Regulations. Reference Fine Schedule Article XXVI in Owner's Regulations and Article VI in Building Criteria." was made by Director Eilers, seconded by Director Joyce, and approved by all present.

Approval to open bank accounts at Citywide

Whereas; Columbine Lake Country Club has opened two new bank accounts with CityWide Bank of Fraser Colorado, one an operating account and one a reserve account, and

Whereas; the Columbine Lake Board desires to grant signatory authority on those accounts to the following authorized signer:

Mark Woltkamp, President

Scott Wilson, Treasurer

David Kaeding, GM

Heikela Wilson, Office Manager

Therefore; I Director Joyce make the following motion:

The parties mentioned are hereby granted full signatory authority to conduct any business with CityWide Bank, on behalf of Columbine Lake County Club, as described in the account documents, seconded by Director Brentlinger and approved by all present.

Health Insurance update

Treasurer Wilson sent in an update regarding the insurance that President Woltkamp read.

"Rocky Mountain Health notified us that they are dropping our policy at the end of this year – I believe it's county, or state wide. Two other options exist – United and Anthem. I've asked a broker that was recommended to me for options and he sent 5 policies for each that come close to what we are currently paying. The variables here are very complicated and I am will attempt to distill them down a little and then sit down with Dave and Heike and seek their input and preferences."

IV. Unfinished Business

GM search process and status

Director Eilers shared that during the 1st batch of applications we received an offer for the GM was made however the individual decided he did not want to continue to work in the property management business and declined the offer. In this second batch of resumes, we have 18 who have applied and we have a promising candidate. Stay tuned.

Audit

President Woltkamp shared an email from Scott with his review of the audit and it was overall a very clean audit with very few suggested accounting adjustments and he has asked our accountants to prepare the final audit for our records.

IT contract

President Woltkamp shared that Scott shared that we have received a proposal to provide IT consulting and support that will be reviewed at a later time.

X. Board Headcount for November 13th Meeting

All Board members plan to be in attendance for the November meeting which still giving us a quorum.

XI. Adjournment

There being no further business to discuss, a motion was made by Director Joyce, seconded by Director Eilers, and passed unanimously to adjourn the meeting at 12:34 pm.

Respectfully submitted,
Heike Wilson,
Office Manager

Attachment A

Columbine Lake Country Club, Inc. Board of Directors. Manager's Report – October 9, 2021

- Harbison ditch shut down for the year. Working on lowering the lake.
- Dry sauna electrical control board needed repaired. Electrician recommends replacing in the future.
- Problems with boiler for hot tub and pool. Schedule maintenance service. Should be done every three to four years.
- Maintenance shop skin and roof complete. Much of the rough electrical is done. Garage doors are installed, fill dirt and concrete next.
- Preparing for the winter months, roads, plows, speed bumps.
- ARC issues, stop work order continuing.
- Violations/complaints= Improper trash disposal 2, Recycling still an issue 3, stop signs 2, tarps 5 furniture for sale on property, construction signs 2, helicopters 2, lights 3, dogs 11, barking to lose or no leash, parking 4, construction trash 2, noise 2, lack of 24 hour security, 1 speeder, vagrant, beer in hot tub, trying to sneak a dog into the clubhouse. New build/rebuild complaints 5.

Office Manager's Report – October 9th

- Home Transfers: We had 6 for September.
- Most assessment payments have been made. As of this report, 4 are late and have been assessed a late charge and one with just outstanding late fees.

- My computer has been restored back to the factory settings and now works. 8 more GB have been installed and works like a charm.
- 214 Pike have been turned in. Mike Easler & Jody Fattore still leading the pack
- All the social event equipment has been boxed up and ready to move to the shop when it's ready.
- Building permit closeouts have been continuous and we have been sending out regular communications to get owners to let us know projects are completed and ready for a final inspection.
- Thank you Ken Lund for power washing the office patio.
- New bulletin board has been hung and looks great. 2/3 will be used for CLCC news and the other 1/3 will be used for owner info.