

COLUMBINE LAKE COUNTRY CLUB, INC.
BOARD OF DIRECTORS MEETING
January 8, 2022

I. Call to Order

At 9:06 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 Directors Liza Eilers and Rebecca Fine. Board members who met in person at the clubhouse were Directors Mark Woltkamp, Scott Wilson, Julie McCarty, Sharon Illsley, Geoff Schaney, John Joyce, Becky Brentlinger, and staff member David Kaeding. Board members and staff who met in person were socially distanced; President Woltkamp explained to the owners on the call that we do not have the space to socially distance homeowners in the clubhouse. A quorum was declared for the meeting to proceed. Board Secretary Julie McCarty reported 21 owners were in attendance by the teleconference platform at the start of the meeting; 4 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.

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 November 13th, 2021 Board of Directors meeting were reviewed. A motion was made to approve the minutes by Director Schaney and seconded by Director Illsley and approved unanimously by the board.

IV. Members Forum

Of the 29 owners who registered for the meeting, 25 joined the call in the beginning. Two owners signed up to speak during the member forum. Below are the owners that were on the call and wanted to speak with a brief synopsis of the topic they spoke about:

Phil Goldstein Block 8 Lot 121: Concerned about the berms that are building up in front of driveways. The owner was advised that CLCC has no responsibility to clear berms in front of private driveways. There is a legal liability issue. While we all understand the inconvenience of the berms, the HOA needs to focus its snowplowing efforts on the 6+ miles of roads and 33 cul-de-sacs.

Janna Sampson Block 10 Lot 60 & 61: Talked about clubhouse hours during the Christmas break and wanted us to go back to extended holiday hours in the future (she didn't know we had extended holiday hours this year). She was also concerned about the berms.

V. Financial Report

Treasurer Wilson presented the financial packet for November and December 2021. A motion was made to approve the financials as presented by Director Joyce, seconded by Director Schaney, and was approved by all board members.

Director Wilson suggested we start the lien process for the homeowner who hasn't paid his/her yearly dues and add in the costs to process the lien.

VI. General & Office Manager Reports

See attachment A

Additional comments to the report: Our contract with Waste Management ends in July, so we need to look at and decide what we'd like to do regarding recycling and also look at other companies. During the month of December the staff had to compact the trash 160 times. The cycle runs 2 ½ minutes and they may have to run it 2-3 times to compact the trash so they may be away from the clubhouse for 5-10 minutes.

Perhaps look at a snowblower option for Wilson; negatives are any rocks plug it up and rocks get thrown quite far. This year the snow is not sticking to the dirt roads because we did not have early snows. Donnie and David each plowed 10 hours on Christmas Eve, and both were up at 3 a.m. on Christmas Day plowing.

Kudo's to owner Tom Warren who climbed into the recycling bins and cleaned out the bad recycling such as plastic bags.

VII. New Business

a. Proposed New Governing Document Change Process – President Woltkamp

Whenever we have changes, adds, modifications, we can no longer wordsmith these documents during the board meetings as it takes far too much time, we don't always know what we have at the end of the discussion and too often it gets postponed to the next meeting. Any changes to governing documents need to go out in advance to the community with the board packet.

New process is as follows:

Author of the new policy has to send the proposal out to all board members a minimum of 2 weeks ahead of next board meeting. All board members have to respond to the author within the number of days the author requests. If any board member doesn't want to do that, they need to think about their commitment to the board. Board members need to respond even if they don't have any changes. Then the author will compile the feedback from the board members and make any changes and re-send to the board. Then the Monday before the board meeting it will need to go out with the agenda to the community and be included in the board packet.

VIII. Unfinished Business

a. Insurance and Maintenance Shop update and next steps – Director Wilson and David Kaeding

We've talked about most of this already. Closing out insurance claim. We got the full-insured value for the shop, but we were still underinsured. The difference in what was covered and what was spent came out of the reserves and some from the fire-fund. The current insured value of the shop is now \$200,000. It's 25% larger than our past shop.

b. HOA Management & Staffing Challenges – President Woltkamp

Current situation

Plans

Impacts

Ongoing situation, we have interim GM, Director Geoff Shaney with David Kaeding helping him. The board is looking into two options, stay self-managed or go with a property

management firm. We will go into an executive session after this meeting to vote on our direction and we need to move forward. Whichever way we go there will be impacts to our community. Increases in staffing and salaries will impact us either way.

c. Recycling Issues – President Woltkamp and Director Schaney

We pay \$60 for every container that has plastic bags in it. Waste Management has cameras on the trucks. Owner's behaviors haven't changed and most likely won't change, we're beating this to death.

A motion was made by Director Wilson to eliminate recycling permanently until such time we can find a better solution, seconded by Director Joyce, and was voted down by the majority.

President Woltkamp wants us to ask Waste Management come and address the board. Director Joyce suggested that he and Director Schaney meet with Waste Management and not have it at a board meeting

A motion was made by Director Illsley to only accept only broken-down cardboard boxes in our recycling containers and seconded by Director Joyce, and was passed by the majority.

d. Holiday Issues – Director Schaney and David Kaeding

All was covered in the manager's report.

IX. Board Headcount for February 12, 2022 Meeting

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

X. 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 11:29 am.

Respectfully submitted,
Julie McCarty
Secretary, Columbine Lake Board of Directors

Attachment A

**Columbine Lake Country Club, Inc.
Board of Directors.
Manager's Report – January 8, 2022**

- Maintenance shop has passed all inspections. Working with Independent Propane to re-establish service. Discussing insulation with contractor Option #2, R-26 for roof R-19 for walls. Estimate around \$17,000. Correcting issues with garage door openers. Blackwell oil re-establishing fuel station. Remove old fuel for new. Diesel pump no longer working.
- Waste Management damaged the fence and gates to the recycle center. Dealing with the insurance. Repairs will not happen until spring.
- 1154 trash users for December 2021 compared to 1915 for December 2020. Number of visitors to the clubhouse since last BOD meeting (October) 862 and 460 during the two holiday weeks.
- Estimates of over 60 inches of snow fell in short amount of time. Plow on one truck damaged during recent snows. Reviewing several options for repair. Currently plowing with one truck and Wilson. Donnie is getting very skilled at plowing with Wilson.
- Due to staffing issues and weather-related issues creates increase in staff hours (Donnie and Nan). Down one more clubhouse person. Down to three. Clubhouse staff did a nice job decorating the clubhouse for the holidays.
- Geoff and David are discovering QuickBooks skills that were previously unknown.
- Violations/complaints= Homeowner cut down forty plus logs and placed in Howard ditch. Improper trash disposal. Recycle overfilled and left on the ground, garbage thrown in recycle, plastic bags in recycle, hot ashes thrown in compactor. Numerous parking issues on the road impeded plowing, Numerous home visits and letters sent, sleds on office road, sleds on main roads, truck pulling kids on ski's, one sledder being pulled by remote car on roads, 1, complaints regarding berms. One homeowner would like the snow removed from the cul de sac because when it rapidly melts in the spring creates mud. Homeowner complaint about removing snow to close to the edge of the road and believes that is why his pipes froze two years ago. STR

illegally dumping trash in private roll off. Blue tarps 2, dogs off leash, dog owners not depositing waste into cans just leaving on the snow.

Letter from homeowner read during minutes:

From: Karen L. Babb <klbabb369@gmail.com>
Sent: Sunday, January 2, 2022 1:22 PM
To: Columbine Lake Office <office@columbinelake.com>
Subject: Re: Recycling Mess

Dear Geoff,

This is absolutely appalling!!!

Having lived here year around for almost 29 years, I have seen first hand how our community has become just an "escape play-ground" for renters who have the attitude that CLCC is a resort where there is personnel to clean up after them.

How are we are going to solve this growing and dismal situation.....
how do you force people to be decent and responsible???

At first, I had my reservations about hiring professional management for CLCC, but now perhaps it's the only answer to hold rental owners and/or agent entities accountable.

Karen

APPROVED