

COLUMBINE LAKE COUNTRY CLUB, INC.
BOARD OF DIRECTORS MEETING AUGUST 13, 2022

I. Call to Order At 9:04 am President Mark Woltkamp called to order the regular monthly meeting of the Columbine Lake Country Club Board of Directors. The meeting was an in-person and call-in with Board members in attendance: John Joyce, Liza Eilers, Mike Boileau, Scott Wilson, Sharon Illsley, Mark Woltkamp, Geoff Schaney and Rebecca Fine. A quorum was declared with no conflicts of interest. Mark honored the passing of board colleague Becky Brentlinger.

II. Meeting Protocols- President Woltkamp explained the meeting protocol for homeowner participation and effectiveness of the agenda.

III. Approval of Minutes The minutes for July 9, 2022 Board Meeting were reviewed. A motion was made by VP Liza Eilers and a second by Director JJ Joyce with President Mark Woltkamp abstaining they were unanimously approved.

IV. Members' Forum A total of 19 homeowners (5 present, 14 on phone) attended the meeting with the following members speaking:

John Sachs (present) Block 8 Lot 42 stated noxious weeds are very present this year and the remedy, Milestone, works well in the morning as it sinks into roots and is effective even given frequent afternoon rain. Goldenrod is very invasive so owners should also be spray for this weed. Thanks so much for the Weed Warrior effort.

Alan Kahan (present) Block 7 Lot 4 was concerned about the deep channel in the road at Kinnikinninnick and Deer Drive. GM Jason Gentry explained it has been remedied by the Maintenance Tech team in their work repairing culverts.

Jana Miller (present) Block 10 Lot 43 Gave thanks to the board for how hard they work and noted that we get so much for what we pay in our dues. She noted there are people on Facebook who are negative but are a small in number and don't speak for the majority. She stated " The BOD does a great job for the community and also thanks to the HOA volunteers that help with speeders and HOV violators."

Stanley Adams (call-in) Block 6 Lot 20 asks "how do things get on the agenda?" He notes Slash and Trash was great success. President Mark Woltkamp answered that the BOD Agenda is driven mostly by BOD work,

HOA business and BOD members' work. If a homeowner wants an item on the agenda, they are welcome to send an email to the office@columbinelake.com or bring the item to a BOD member.

Brian and Karen Hochhalter(call-in) Block 8 and Lots 125 & 126 state they are recently full-time in the family cabin. They want to join lots and want CLCC to be enjoyable with recreational activities and are very happy with the community.

V. Financial Report Treasurer Scott Wilson presented the Financial Report for July 2022. A motion was made to approve the July financials by VP Liza Eilers and seconded by Director JJ Joyce approved unanimously by the board.

VI. General Manager's Report See Attachment A

VII. New Business

A. STR Discussion and Recommendation: President Mark Woltkamp discussed the current issues and violations with STR's that have largely increased over the Spring and Summer. Mark suggested an All- STR owners committee to solution the top community problems and violations with rentals with STR owner Josh Sewell serving as chair of the committee. Josh would choose the owner members to work in a 90-day time frame to create recommendations. Mark will create a committee charter, a list of issues for the committee to address with a request for recommendations back to the board after 90 days. The Board discussed in detail and unanimously agreed. Communication will go out to inform the community and the STR Committee asap.

B. Mandates from HB 22-1137: Director Sharon Illsley discussed the House Bill mandates in keeping with Colorado law for HOA's, specifically reviewing the law on violations. For the HOA to comply with the law, Sharon volunteered to create a Notice of Violations for property posting for homeowners that are in violation of an HOA rule. The notice will include information on the process to deal with the violation. In addition, the HB mandate specifies owners will be notified of the violation by a certified letter with receipt and by an email through Appfolio with a time to "cure" the issue of 30 days (for non-health and safety violations). Owners will have a 72 hour window to fix health and safety violations. Board recognizes this bill is very broad related to hearings, fines, violations and we are going to

utilize our HOA law firm to review our regulations and understand how we need to comply and possibly make changes to our governing documents.

C. Fine Structure Revision: Director JJ Joyce opened discussion on Fine Structure Revision and it was decided the BOD will carry this forward after our House Bill (see issue above) process has been worked for the HOA.

D. Flags and Signs: Director Sharon Illsley proposed a change to governing documents on flags and signs to comply with HB 22-1137. Sharon recommends Article IX 25.01 and Article XXV old Section 9.01 be deleted with a new consolidated language to address policy on political signs, title changes and new flag language. She will submit for review and comments from community and board for next board meeting.

E. Article XI. 11.02 OHV, Trailers, Campers, Boats, Trailers, etc. and Individual Property Storage and Undeveloped Property – Director JJ Joyce spoke to current absence of guidelines for vehicles that are stored on lots that are “out of use,” license expired or in some cases a large amount of vehicles (ATV’s, Snowmobiles, etc.) stored on a lot. There was a 4/4 poll on whether or not this should be reviewed at this point in time and the discussion was deferred.

F. Status of the Safety and Security Committee: Director Becky Brentlinger served as Chair of the Committee that included the Lake Patrol. GM states the committee is still needed and would like it to remain and for him to be involved. VP Liza Eilers will reach out to members of committee to determine members volunteer commitment and set up a meeting to assess activities, observations, needs from Board and Staff and determine next steps. Volunteers still needed.

G. Owner Survey Discussion: Director JJ Joyce has begun to draft topics and questions for a community survey to be complete by 12/31/22. All Board members are required to provide input by Sept 15, 2022

H. ARC Membership: There is currently an open position and Kent Barth, a highly qualified and now full-time resident in CLCC has submitted a letter of interest to serve on the ARC. VP Liza Eilers made a motion to accept Mr. Barth as an ARC member and Director Mike Boileau seconded the motion for unanimous approval.

I. Dock Review: GM Jason Gentry has requested homeowner/ARC volunteers to review docks out of compliance and with safety concerns. Pictures and addresses will be recorded and GM will notify homeowners in violation.

J. Construction Trash Bin Regulation Changes: Director JJ Joyce will re-issue the format of Building Criteria 2.12 with the new (c) regarding covered trash bins for next meeting vote.

VIII. Unfinished Business

A. Office Administration Search Status: The Indeed Ad is not yielding qualified candidates for our job opening. VP Liza Eilers placed an Ad in SkyHigh News and re-invigorated Indeed Ad. Job still open, please share with your contacts in Grand Lake.

B. Office Administrator Hybrid/Contracted Bookkeeping Accountant Model Update: Treasurer Scott Wilson has been researching and interviewing firms to take over the bookkeeping function for the office. Director Geoff Schaney serving as a temporary replacement for the office admin reports that after 10 months the job is not a one-person job.

C. AppFolio Progress Report: GM Jason Gentry reported good progress with the HOA software transition. BOD appreciates the enormous effort Jason, Geoff, Vince and Karis have put in to set up this software process for our owners. Thank you very much.

D. Tree Review and Process: GM Jason Gentry has sent out an email before Slash and Trash to the community giving the community more than 90 days (Sept 15) to remove dead, diseased, down trees, shrubs and slash for fire mitigation. Homeowner volunteers have surveyed each property and created a spread sheet identifying over 215 lot owners with dead trees. Process going forward is to re-review owners' mitigation after Sept 15 and if need be violation letters with fines information will be issued for owners to remove trees

E. Tree Language Owners Regulations: VP Liza Eilers proposed old language be removed and new language that aligns with state guidelines be

discussed. Director Sharon Illsley made a motion to approve and Director Mike B seconded the following with unanimous approval by the Board:

ARTICLE XXIII. Section 23.01 Trees

1. On a regular and continuous basis, owners are required to remove dead, diseased, dying, downed trees, shrub or slash from their lots. Non-compliance is a Class 1 Violation.

IX. Board Membership: Board elected Janna Sampson as a replacement Board Member for Becky Brentlinger. VP Liza Eilers was elected as Secretary, Director JJ Joyce as VP, Director Mike Boileau was elected to a new role of Assistant Treasurer with a confirmation vote made to retain the President, Mark Woltkamp and Treasurer Scott Wilson.

X. BOD Headcount for September 10th Board Meeting. Director Jana Sampson will call in, President Mark Woltkamp and Treasurer Scott Wilson will be absent.

XI. Adjournment: Director Sharon Illsley made a motion for the BOD adjourn with new VP JJ Joyce second to the motion. Approved unanimously and meeting adjourned at 12:20.