**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF**

**THE CLUB AT COBBLE CREEK, INC.**

A meeting of the board of directors of THE CLUB AT COBBLE CREEK, INC. (the “Club”) was held on May 18, 2022, at 5pm. Those present and participating at the meeting:

Mike Weber, President

Pat Pitz, Vice President

Betsy (Betty) Willy, Secretary

Gary Poteet

Eddie Anderson, General Manager

Chris Cox, CC HOA liaison

Ned Frazier, Spruce Point HOA liaison

Buck Andrews, treasurer – absent

Paul Heide, Golf Course Superintendent, was present to present an update

**Approval of Agenda:** The agenda was approved with the following additions:

Member Agreement

Follow up from Coffee hour discussions

**Approval of Minutes:** The Minutes from April 25, 2022, and May 9, 2022, were ratified by the BOD as approved by email and will be posted on the website with a link from the weekly update to the site.

**General Manager’s Report:**

**Patio Home Irrigation Systems:** Paul Heide reported that the Patio Homeowners need clarification of their responsibility to maintain their irrigation systems. Currently, many homeowners are calling Paul to help manage the irrigation coverage for their property.

The Club at Cobble Creek is responsible only for delivery of the irrigation water to the Patio Homes and maintenance of the system up to and including the valves which control the delivery of water onto the homeowner’s property. It is then the homeowner’s responsibility to maintain the system on their property and to seek and pay an irrigation company to make the repairs or adjustments when needed.

Paul Heide is offering to provide a one-time review of the homeowner’s irrigation system and make recommendations for improved coverage. Kayla Bright ([clubhouse@cobblecreek.com](mailto:clubhouse@cobblecreek.com)) will be asked to coordinate any requests for Paul to assess a homeowner’s irrigation system.

Eddie offered to locate and send a sample agreement between a Patio Home HOA and the Club regarding patio-home property irrigation. Paul will modify the draft memo which Mike prepared and send it to Betsy for editing if needed. Once the board has reviewed it by email, it will be sent by the BOD to all Patio Homeowners and Patio Home HOAs.

**Staffing:** Consistent staffing for the tavern and events remains an ongoing issue due to illness and other extenuating circumstances. Members need to be aware of this, be patient with staff and volunteers who are helping and to make referrals for hires if they are able. Meanwhile, Eddie approved an Assistant Golf Pro position to assist our golf pro Kala Rusk. Although the position has been posted by our General Manager for two months, there have been no applicants to date for this position.

**City Grant:** Eddie has scheduled an informal meeting for June 8th with the city manager to get an update on this and the request for landscape mitigation funding. Due to the unpredictability of supply chain, Labor availability and inflation rate, estimates for cost of the clubhouse and tavern kitchen renovation and expansion are difficult to project.

**Coffee Hour Discussion Follow-Up:** Gary Poteet will put together information answering the concerns which were discussed by board members and coffee hour attendees. These discussions will scheduled the second Thursday of each month from 11 – 12 in the tavern.

**Member Agreement:** Based upon the recommendation of the Club’s attorney, the BOD has approved the extension of the current member agreement with only minor changes. The extension of the current contract by the BOD is allowable per the Club’s Member Agreement section 2.5 “I understand that the terms of this Agreement shall terminate on December 31, 2022. However, provided the Club Facilities are still in operation, the Membership may be extended after termination of this Agreement at terms and conditions outlined by the Company, or its successor in interest. The terms of said extension shall be provided at least sixty (60) days prior to the expiration of the term herein.”

Specifically, the recommended changes are.

> Sect. 2.5-Change term to 2027.

> Sect. 2.10 - Add this language to the beginning of the para. "Anything in this agreement to the contrary notwithstanding, if after the 6 months in paragraph 2.9, I chose........."

In the document "Club Rules and regulations" here are the suggested changes:

> pg.12, #12 Replace the sentence to read " No smoking in any Club facilities"

> pg.17, #14 - add "...at any time golfers are present"

> pg. 20, under 'General Fitness Facilities Rules" add at the end of #1 add "Other rules and regulations and policies are posted in the fitness center"

Our lawyer is reviewing the agreement for any additional changes which might be needed.

The ceiling for raising dues annually will remain at the same rate as the current dues table presents: 4% per year or CPI whichever is higher. Annually, the BOD makes an actual determination of the dues for the year within this allowed amount. More detailed information will be provided to the members in the near future. Mike Weber is working on this communication.

**Cobble Creek HOA Report:** Chris Cox reported that the HOA is not meeting this month. There is a planned member appreciation tentatively planned for this Fall.

**Spruce Point HOA Report:** Ned Frazier reported that they are working with Dick Nally, Safety Committee Chair for CC HOA, to create a neighborhood watch based on Neighbor-to-Neighbor communication and monitoring their community. Eddie has been asked to identify upgraded video cameras to post at the entrance to the community at Chipeta and Cobble as well as on 6450 Rd at the entrance to Spruce Point. These cameras would record all traffic entering the total Cobble Creek Community and will be able to read license plates.

**Membership Drive:** The board has approved a Club membership drive in which the $3,750 initiation fee will be waived beginning June 1 through August 1st. Any resident or property owner taking advantage of this offer will then be bound by the current member agreement and pay dues, accordingly, thus providing additional revenue to cover expenses.

A different memo will be sent by the BOD to all non-club members in our community explaining the wisdom of investing in the sustainability of our open areas, golf course and assets. Discounts and access to member only amenities, clubs and events will also be emphasized. Announcement of the extension of the current membership agreement should provide new members with concrete information regarding their investment as a member of the Club.

These memos are currently being edited by the BOD and will be circulated within the next week. A poster and flyer design are being created by the BOD to advertise the membership drive. Flyers will be placed in prominent places and the poster will be placed in the lobby of the club house.

**Realtors:** As homes are resold, it is critical that the member properties retain their membership through a nominal transfer fee and those non-member properties be converted to member properties. To accomplish this, we need the realtors to encourage membership with the club at the time of the sale.

A brochure and education material are being prepared by the BOD to be presented to local realtors to help them understand the benefit of club membership for their prospective buyers. The brochures can then be available in their office to hand to prospective buyers. These materials explain the function of the HOAs and the function of the Club at Cobble Creek as a not-for-profit LLC. as well as the advantages of club membership.

The community spirit will be emphasized in the brochure in addition to the exclusive member use of the amenities, various clubs, and events. What they need to understand is that the Club is not just about Golf. It is a community of members who are truly invested in each other and the future of their properties, golf course and open spaces.

Eddie will be planning a social event for the Montrose Association of Realtors to present this approach and answer their questions. The plan is to follow this with visits to the area real estate offices to encourage realtors to take the time to accurately explain to prospective buyers for Cobble Creek properties just what they are buying through Club membership.

Executive session was convened by the BOD to further discuss the revenue producing options which are being studied by the LRPC.

There being no further business, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 6:45pm.

**Betsy Willy**

**Secretary**