**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 June 20, 2022, at 5pm. Those present and participating at the meeting:

Mike Weber, President

Betsy (Betty) Willy, Secretary

Buck Andrews, treasurer

Gary Poteet

Eddie Anderson, General Manager

Chris Cox, CC HOA liaison

Ned Frazier, Spruce Point HOA liaison

Absent: Pat Pitz, Vice President - traveling

**Jess Gray, Events coordinator**, was introduced and was present to review event marketing and plans.

**Randy Griffin, Director of Development for Homes at Cobble Creek,** was present to provide an overview of the construction plans for the area North of Spruce Point prior to the beginning of the meeting.

**Randy Griffin’s report:** Randy shared a plat for the development currently under construction just north of Spruce Point. These houses will be patio homes with square footage of 1400sf, 1600sf and 1800sf. (Two-bedroom homes at 1400sf, two bedrooms and an office “nook” at 1600sf, and three bedrooms at 1800sf). He is anticipating that the infrastructure will be completed by September and the homes built out over the next 2-3 years. Although he is currently projecting purchase prices to range from $450 -$600 thousand, this will have to be adjusted as inflation, supply and labor costs impact the market. There will be a berm with landscaping along 6450 road to mitigate any development on the east side of 6450 Road.

The land west of the current development space over to 6400 Road is tentatively planned as medium -density housing and a senior living complex. He emphasized that the plan for this senior living complex is extremely preliminary and may change in the future. Therefore, he would not publish the plat for this area at this time.

There will be a second exit from the development onto 6400 Road as required by the city for fire safety evacuation. The street through the development from 6450 Road to 6400 Road will be a serpentine to reduce speed and through traffic.

The board thanked Randy for his presentation, and he left the meeting.

**Approval of Agenda:** The agenda was approved as distributed.

**Approval of Minutes:** The Minutes from May 18, 2022, were ratified as approved by email.

**Events Coordinator Report:** Eddie explained that Jessica Gray will be managing the membership applications for the Club membership as well as the Golf membership in addition to her event planning responsibilities. She further explained that she will be working in her Massage business in the fitness center on Wednesday and will hire additional staff to meet the needs of that business.

**Events:** Jess then distributed a tentative list of activities planned for the immediate future. The board asked if there would be any concerts planned such as those being provided at the Bridges as well as renewing our relationship with the Valley Symphony which has provided free pop concerts under the archway at the club house prior to Covid interruption. Chris Cox reported that the HOA is considering providing the larger concert offering to HOA members as their annual thank you to members. Jess will investigate the possibility of renewing the Pops Concert.

**Membership Drive**: Jess reported that in the past 2 weeks, there have been three new individual property Club memberships and two golf memberships sold with no memberships dropped. She reported that there have been six additional inquiries as a result of the Membership promotion which runs until August 1, 2022. Ned reported two additional interested parties.

The board then discussed and approved offering builders who currently own lots which are not club properties the opportunity to purchase Club memberships waiving the initiation fee. The builder would pay Club lot dues until the property is sold. The member property would then transfer to the new owner for the $500 transfer fee. This would help ensure that these properties become member properties.

Eddie plans to move forward with corporate membership offerings. He will also market the membership drive to current individual lot owners under the same terms as the builders.

**General Manager’s Report:**

**Update of meeting with City regarding Business Expansion Grant:** Lori Cribbs, Eddie Anderson and Dave Wadlington met with Bill Bell to review the requirements for our business expansion grant application. The City of Montrose is asking for a three-phase plan outlining what we plan to do, estimated costs, timeline for completion and the contribution we are asking the city to make. Lori Cribbs is working on completion of a business plan to include in the application. There is no timeline for completion of the application required by the city at this time.

**Spruce Point HOA report – Ned Frazier:**

Spruce Point HOA has started a Neighborhood Watch program within Spruce Point. This version of the Neighborhood Watch is simplified and emphasizes neighbor awareness and reporting. If actual criminal activity is sighted, they will be encouraged to call 911, if suspicious activity is noted everyone should call 970.249.9110. The SP HOA will then send an email to all Spruce Point residents, informing them of the activity. It is anticipated that Cobble Creek HOA safety committee will initiate a similar program and the two HOA’s will cooperate in sharing reported information, so the total community is alerted to criminal or suspicious activity. Spruce Point HOA, Cobble Creek HOA and the Club are exploring the concept of adding security cameras on 6450 Road and Cobble Drive to track license plates 24/7. This will aid law enforcement in any criminal investigation.

**Cobble Creek HOA – Chris Cox:**

Chris reported that the proposed options put forward by the LRPC will now be reviewed by the CC HOA following the completion of the Club’s attorney’s review. Once this is completed, the HOA will meet to consider any action recommended by their attorney.

Executive session was then convened. The BOD meeting was reconvened, and no further actions were taken.

There being no further business, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 7pm.

**Betsy Willy**

**Secretary**