

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

THE CLUB AT COBBLE CREEK, INC.

GENERAL SESSION

A meeting of the Board of Directors of THE CLUB AT COBBLE CREEK, INC. (the “Club”) was held on July 27, 2023 at 10:00 am. Those present and participating at the meeting:

Tim Summers – President
Eric Wolf – Vice President
David Binkley – Treasurer
Nick Parrott - Secretary
Ron Sobieck – BOD Member at Large
Jim Hoffman – HOA Board Member and Club Liaison
Ned Frazier – Spruce Point HOA Liaison

Approved Meeting Agenda

Approval of Minutes: The Minutes for May/June 2023, were ratified as revised and approved by the BOD via Email and posted to the Club at Cobble Creek website.

Treasure’s Report: New treasurer has obtained access to Quick Books read only reports. Meeting scheduled with new Finance Committee member for Tuesday August 1, 2023 at 10:00 am. Finance Committee volunteers are Art McIlravy, Dick Nally and Steve Pennington.

Golf Operations Report: Reported Junior Golf tournament cancelled due to lack of participation. Problems with Golf Genius software discussed. Golf Operations inventory in/out process review discussed in detail.

Food and Beverage Report: Team Execution for Events Discussed with Food and Beverage Staff. Resource hiring and organizational changes in process to assist in Event Planning and execution.

Old Business

- Revision to Easement Agreement / Community Improvement Fund Committee Report – There have been two meetings with the surrounding Cobble Creek developers. The focus within the committee is to amend current easement agreement to expand between the communities.
- RV Lot Agreement – Montrose Land Partners, LLC purchased Cobble Creek South which includes the current RV Storage Lot on 6450 Road. The BOD was able to negotiate an agreement with Montrose Land Partners to keep the lot as a Club amenity until December 31, 2024. This agreement has the potential of being extended beyond such date based on Developer needs.

Meeting held with RV lot leasers to renew lease new lease agreements and execute. Gordon Tye and Mike Cornish are RV lot manager volunteers.

All RV's or equipment stored in the lot by non-Club members or members who do not wish to renew their contract will need to vacate by July 7 unless other arrangements are approved and made through RVManager@cobblecreek.com.

- Bridge Repair at Cobble Creek Community Entrance – This will be a 50/50 cost share between the Club and the Cobble Creek HOA. Bids are being sought, however no pricing has been obtained as of date. Work can not be completed until irrigation ditch is empty.
- Pickle Ball Court Repair: Review of current \$6900.00 contractor quote. Discussion around per diem cost raised concern and requires clarification.

New Business

- General Manager Search Process – Job description revised and job posting completed.
- BOD Roles and Structure in Absents of General Manger – CC BOD has assigned the following BOD to Champion Club business operations.

Tim Summers- Business/Administration
Eric Wolf- Golf Operations
Nick Parrott- Food and Beverage
Ron Sobieck- HR, Legal, Facility Maintenance

There being no further business, a motion to conclude the General Session and move to the Executive Session of the Board was duly made. It was seconded, and unanimously carried. The General Session was adjourned at 11:12 am and the BOD proceeded into Executive Session.

Respectfully Submitted,

Nick Parrott- Secretary

As a reminder, Members can communicate any thoughts, concerns, or questions to the Board by emailing theclub@cobblecreek.com. This email goes directly to each of the Board members. Although it may take a few days to research the response, the Board will respond either personally to these emails, or through a public communication to all members.