

**Continental Country Club  
Homeowners Association  
Regular Meeting of Board of Directors  
November 15<sup>th</sup>, 2016 3:00pm  
Meeting Minutes**

1. **Call to order** – Vicki Duncan, President, called the meeting to order at 3:00pm
2. **President of the Board Address** – Duncan reviewed the format for Regular Board Meetings
3. **Roll Call** – CCC Staff Member Barrett called roll. All board members except Evans were present. Goitia was present via teleconference. Others present at the meeting were CCC staff members Noble, Barrett, Plattis, Murray and Wright
4. **Approval of Agenda** –  
*McGrath made a motion to approve the agenda as amended. Motion was seconded and carried unanimously. (MSCU)*
5. **Approval of Minutes** –  
*Chambers made a motion to approve the minutes for the October 2016 BOD Meeting with the following amendment: Under Review of Mandatory Golf Privilege Policy, it be noted that there would be an increase in green fees by \$2.00 for rack rate and High Country Travel Card rate only. The motion was seconded and approved (MSCU).*
6. **Homeowners Participation** –  
Homeowner Robert McDonald urged the board to stay the course with current plans to hire Terracon to drain and study the condition of the lake. McDonald expressed that he was also not in support of having the Annual Lot Assessment increased any time soon. Homeowner Kevin Wilson 2748 N. Olympic Dr. inquired into plans he had heard about CCC regulating the leasing of Townhouses within CCC. Barrett informed Wilson that Townhouses are not subject the such regulation by Continental CC&R's. Barrett directed Wilson to look to his Townhouse Homeowners Association for updates on this type of regulation. Duncan informed Wilson that the board was looking at ways the Association can put controls on maximum occupancy for Single Family Homes in CCC.
7. **Finance Committee Report**– Zach Orsulak
  1. Income statement for Year to Date **October 2016**
  2. Income statement for Golf Business Unit: month of **October 2016**
  3. Income statement for Golf Business Unit: Year to Date **October 2016**
  4. Income statement for Small Business Units: month of **October 2016**
  5. Income statement for Small Business Units: Year to Date **October 2016**
  6. Statement of Cash Flows: Month to Date **October 2016**Chambers complimented Orsulak on his hard work on the 2016 budget  
*Dannenfeldt moved to approve the financials as presented. The motion was seconded and carried.*
8. **Department/Committee Reports**  
**President's Report – Vicki Duncan**  
The board discussed alternatives for draining the lake and whether seeking out contractors through a bidding was required for the option they were considering. The board to postpone any decisions on the matter until Randy Kennel from H&H Environmental meets with Don Clark from Terracon to discuss bentonite as an option.

### **FGMC Report – Jeff Plattis**

Plattis reported on winter preparations for the golf course

### **Golf Operations- Brian Wright**

Wright reported on financials for October, highlighting a savings of over \$3000 in payroll.

Upon inquiry from Babb, the board briefly explained how CCC has benefited from having OB Sports as consultants the past two years.

### **House Committee – Chris Shields**

Shields gave the board a timetable for upcoming house projects including the fitness center remodel, improving the front entry of the clubhouse and addressing the lights & popcorn ceiling in the lobby

### **Recreation Tennis/Pickleball/Bear Paw/Fitness Room – Chris Shields**

Shields reported on plans to remove an air vent that blows through the upper tennis courts. Shields also reported plans that CCC and Wyndham will be meeting once a week in a Resort Managers Meeting to exchange information, troubleshoot and present new ideas.

### **Managers Report – Chris Shields**

Shields reported that the grounds look significantly better since CCC re-hired Warners Landscaping to maintain the clubhouse ground and that he will be reaching out to the owner of the Christmas Tree lot to see if he would consider selling half of the lot to CCC. Getting bids for putting concrete in the maintenance shack. Cost would be \$4000.

### **CC&R's – Judi Barrett**

Barrett reported on the considerable progress staff member Brian Young has had on getting properties that have been identified as having Continuing & Repeating violations, so bring their properties into architectural compliance

## **9. Budget Review – Chambers**

*Chambers made a motion to approve the following capital expenditures:*

- Pool Improvements, Fitness Center improvements, capitalized leases for FGMC and golf path.

## **10. Discussion Items**

**Confidentiality Agreement** – I was never provided a copy of the Confidentiality agreement by Vicki, so I had nothing to distribute and they had nothing to sign. Tabled

**Golf Survey** – McGrath reported that the golf survey would incur expense. He felt the survey from comment card was sufficient. Chambers referenced the survey OB Sports provided CCC in 2015 at no additional cost. McGrath stated that he would look into obtaining that survey.

**Board Retreat** – The board decided to change the location of the board retreat from Phoenix to a location that is closer to the Flagstaff area. Shields stated that he would approach Twin Arrows with the possibility of having the retreat there

**4305 Country Club Dr. encroaching onto CCC's property at the 15<sup>th</sup> tee** – Duncan reported that she and Shields approached the owners of the property about the matter. The owners were amenable to having that piece of land leased to them and having their property deed restricted with CCC on the condition that the property will not be subject to Annual Dues until the property is transferred

- Stark to prepare a legal description of the CCC land that will be leased to owners of 4305 Country Club Dr.

- Chambers to prepare a lease agreement for the arrangement

#### **11. Action Items**

**Blues n Brews Contract** –The board agreed that they will email Shields any questions they had about the contract. Approval of contract tabled until December BOD Meeting

**Wyndham Maintenance Agreement** –The Agreement had not been completed for review. Approval tabled until December BOD Meeting

**Tennis Policy Change** – Tabled until December BOD Meeting

**12. Agenda Items for the Next Board Meeting:** Wyndham Maintenance Agreement, Update to Tennis Guest Policy, Blues n Brews Contract, Request to give ACC the ability to grant some variances to the CC&R's

**13. Adjourn: Duncan moved to adjourn the meeting at 5:46pm**

Respectfully Submitted  
Judi Barrett  
Director of Membership