

Continental Country Club
Homeowners Association
Regular Meeting of Board of Directors
March 26, 2014
2:30 p.m.

1. **Call to order** – Bob Prida, President, called the meeting to order at 2:30 p.m.
2. **Roll Call** – Membership Services Director Larson called roll. All Directors were present; Vice President Malmstone was present telephonically while all other Directors were in attendance in Flagstaff. A quorum was announced by President Prida and the meeting proceeded. Others present at the meeting were staff members Goitia, Carmichael, Wright, Plattis, and Larson. Homeowner Vicki Duncan and Kevin Stephens, HintonBurdick were also present.
3. **Approval of Agenda** – The agenda as presented was reviewed. **A motion was made by Director Kleiner to accept the agenda as presented. The motion was seconded and carried unanimously (MSCU).**
4. **Jake's on the Green – Gary Kerulas**
 - 2014 4th of July Celebration at the Continental Country Club.
 - Items of note include:
 - Collaboration with Coors Light/Pepsi
 - Fund raising efforts
 - Planned meeting with City officials in the next ten days
 - Set up/take down projections
 - Attendee Parking
 - The Board requested a proposal from Jake's on the Green to be discussed at the April 2014 meeting
 - Restaurant Update
 - Staff Uniforms
 - Delivery to Wyndham/Parking Area
 - Positive comments on dining room remodel
 - Discounts for members will begin when the restaurant is fully open for the season
 - Each day there will be a breakfast, lunch and dinner item offered to members for their discount.
 - Sunday brunch will begin Memorial Day weekend.
 - Number of golf rounds (decreased) will affect restaurant business
 - Booths will be removed and replaced with smaller tables for overflow area/waiting area for dining room seating.
5. **CC&R Enforcement:** None

6. **Homeowner Participation/Correspondence –**

- Mrs. Vicki Duncan, whose home is off the #10 tee, addressed the Board regarding these issues:
 - Requested that the number of carts allowed to congregate at the #10 tee be limited to two (2).
 - Concerns about traffic speed around curve on Oakmont
 - Gopher infestation
- Mrs. Duncan was advised that the Golf Committee has discussed the number of carts permitted at the tee at any one time; the City of Flagstaff has been contacted and a stop sign for carts crossing Oakmont requested and Mr. Jeff Plattis, FGMC, advised that gopher eradication would be on April 1, 2014.
- Association Manager Goitia thanked Mrs. Duncan for her comments and encouraged her to consider running for a position on the Board of Directors.

7. **Approval of Minutes:** The minutes of the Regular meeting of the Board from January 22, 2014 were reviewed. **A motion was made by Director Rehn to accept the minutes from the Regular Meeting of the Board from January 22, 2014 as written. The motion was seconded and carried unanimously (MSCU).**

8. **Discussion/Standing Items:** None

9. **Action Items**

- Finance Committee Report
 - 2013 Compilation – presented by Kevin Stephens, HintonBurdick
 1. Treasurer Tom Jeffries and Controller Kristy Carmichael presented the CCC Financial Review 2013 and discussed the differences between the HintonBurdick Reviewed Financial Statements and the Continental Country Club management prepared 2013 statements presented to the Board in January 2014.
 - a. Depreciation expense decreased.
 - b. Booking of FGMC Loss of Equity.
 - c. Receipt in March 2014 from the City of Flagstaff for the remainder of the 2013 water expense.
 - d. Income tax expense.
 2. Mr. Kevin Stephens reviewed the Financial Statements for the Years ended December 31, 2013 and 2012 and responded to questions from the Directors.
- January/February 2014: Controller Carmichael reviewed the following financial reports:
 - Income statement – January 2014
 - Income statement – Golf – January 2014
 - Statement of Cash Flows – Year to Date, January 2014
 - Income statement – February 2014
 - Income statement – Year to Date, February 2014
 - Income statement – Golf – February 2014
 - Income statement – Golf – Year to Date, February 2014
 - Statement of Cash Flows – Year to Date February 2014
 - Statement of Cash Flows Total Year

- Treasurer Jeffries discussed with the Board the final 2013 water bill from the City of Flagstaff and asked them to reconsider the approved motion (December 18, 2013) allocating cell fund tower funds of \$25,000 toward the repair/restoration of the Continental Country Club pool.
 - No motion concerning the above issue was made.
- Continental Country Club/Wyndham Flagstaff Resort Recreation Management Joint Use Agreement:
 - Mr. Bobby Zweifel, General Manager, Wyndham Flagstaff Resort presented information regarding 2014 Capital Improvements at the Bear Paw Activity Center and the Continental Country Club.
 - The Boards of the two homeowners associations for the Wyndham Flagstaff Resort have offered to extend their partnership to the Continental pool, pickleball courts and small parking lot.
 1. In exchange for a 50% ownership stake in the pool, pickleball courts and parking lot, all costs for Capital Improvements at Bear Paw and the CCC pool would be borne by the Wyndham Flagstaff Resort's homeowners associations (Tanglewood and Ridgewood); less the \$25,000 from the cell tower fund.
 - The Board discussed the proposal.
 - **Director Babb made a motion to rescind the approval of \$25,000 from the cell fund tower funds and reallocate the same amount toward the Continental Country Club's portion of the 2014 Bear Paw Capital Expenditures. The motion was seconded and carried, with President Prida opposed.**

10. Reports:

- The Board reviewed the following written reports. With the exception of items noted, there was no further discussion/action taken on the written reports provided.
 - Association Manager
 1. Treasurer Jeffries requested that the Diamond Point Day Spa lease agreement be brought before the Board at the April meeting for review and approval.
 - Events
 1. Director McGrath asked if the scheduling of the Pat's Run on the cart path would affect golf. Secretary Rehn advised that the topic had been discussed in Golf Committee and all felt that there would be no impact to the course.
 - Recreation
 1. Tennis
 - a. Director Kleiner reported that he had written a letter to General Acrylics regarding the court repairs. He has not had a response.
 - b. NAU Men's and Women's tennis will play and practice one more year.
 - i. The fee for use of the courts for 2015 should be set at \$12,500
 2. Pickleball: None

- Golf Operations
 1. Director of Golf Wright reported that last year at this time, there were more rounds of golf played, but less revenue received
 2. Revenue at the driving range has increased due to an increase in the cost of range balls.
- Membership:
 1. Secretary Rehn advised the Board that the membership committee will be meeting and present information about a membership survey to the Board at the April meeting.
 2. Staff has completed a project that identifies properties sold since August of 2011 which are in subdivisions where homeowners do not automatically become members of the Association (properties have not been deed restricted).
- GFMC
- Lakes
 1. Bobby Zweifel reported that the Lake Elaine committee is planning to meet with City of Flagstaff officials in the near future.
 2. Meetings are being planned with homeowners to meet at the Lake and educate them regarding the location of the leaks and the solutions under consideration.
 3. Lake elevation readings continue to be taken.

11. **Information Items to and from Board Members and Staff:** Director Babb encouraged his fellow directors to talk to their neighbors and other CCC homeowners and ask them to come to meetings and get involved.

12. **Agenda Items for the April 2014 Meeting.** The following items will be placed on the agenda for the regular meeting of the Board, to be held on February 26, 2014 at 2:30 p.m.:

- Continental Country Club/Wyndham Flagstaff Resort Joint Use Agreements (Action Item)
- Day Passes (Action Item)
- Proposal from Jake's on the Green: 4th of July at CCC (Discussion Item)
- Diamond Point Day Spa – Lease Agreement (Action Item)

13. **Adjourn.** There being no further business, **Director Rehn made the motion to adjourn the meeting at 5:00 p.m. The motion was seconded and carried unanimously (MSCU).**

Respectfully Submitted:
 Marlene Larson, Membership Services Director
 Continental Country Club