

**Continental Country Club
Homeowners Association
Regular Meeting of Board of Directors
May 28th, 2014
2:30 p.m.**

1. **Call to order** – Bob Prida, President, called the meeting to order at 2:36 p.m.
2. **Roll Call** – Membership Services Director Larson called roll. The following directors were in attendance: Babb, Kleiner, Lacy, Malmstone, McGrath, Prida, Rehn, Szkaradnik and Zweifel (ex officio). Treasurer Jeffries was absent. A quorum was announced by President Prida and the meeting proceeded. Others present at the meeting were staff members Goitia, Carmichael, Wright, Plattis, Barrett, and Larson.
3. **Approval of Agenda** – The agenda was presented and reviewed. President Prida requested to add an item for discussion on the agenda for John Gates from Jakes on the green. Gates would discuss the 4th of July Event and lease under item #8 Action Items. President Prida also requested that the report from FGMC Superintendent Plattis be made the first report under item #9 Reports. **A motion was made by Director Lacy to accept the agenda as amended. The motion was seconded and carried unanimously (MSCU).**
4. **CC&R Enforcement /ACC** - None
5. **Homeowner Participation/Correspondence** – Attending members Steve & Joanne Brown, Mike Botwin, Sandy Scott and Dick Fink introduced themselves and President Bob Prida welcomed them to the meeting.
6. **Approval of Minutes** - The minutes for the regular meeting of the Board from April 23rd, 2014 were reviewed. **A motion was made by Director Lacy to accept the minutes from the Regular Meeting of the Board April 23rd, 2014 as written. The motion was seconded and carried unanimously (MSCU).**
7. **Discussion and Standing Items**
 - Membership Survey / CCC Town Hall Meetings
 - Secretary Rehn presented to the board the final draft of the Membership Survey that was to be mailed out to members the following day. He also stated that after the dissemination of the Membership Survey, CCC would host two Town Hall Meetings as a means for residents of the CCC area to discuss the contents of the Membership Survey, along with any other areas of concern.
8. **Action Items**
 - **Finance Committee Report** – Controller Carmichael reviewed the following financial reports for the month of April 2014 and Year-to-Date:
 - Income statement – April, 2014
 - Income Statement – Year to Date April, 2014
 - Income statement – Golf April, 2014
 - Income Statement – Golf, Year to Date April, 2014
 - Statement of Cash Flows – Year to Date
 - Income Statement – Small Business Units April, 2014

- Income Statement – Small Business Units, Year to Date April, 2014
 - Statement of Cash Flows
 - Statement of Cash Flows Total Year
 - **Director Babb made a motion to approve the Finance Committee Report as presented. The motion was seconded and carried unanimously (MSCU).**
- **John Gates – 4th of July Event**
 - John Gates, of Jakes on the Green stated that he would formally recommend to Gary Kerulis that they move forward with hosting the 4th of July event, if the board would consider decreasing the dollar value of the lease agreement from \$5,000 to \$3,500. John Gates stated that Jakes on the Green staff would oversee all operations for the event. Discussion over the dollar value of the lease ensued.
 - **Director Lacy made a motion to modify the amount the Lease Agreement with Jakes on the Green from \$5000 to \$3500. Further, the motion would authorize Association Manager Bobby Goitia to sign the agreement on behalf of the board. The motion was seconded and carried unanimously (MSCU).**

9. 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.
 - FGMC
 1. Superintendent Jeff Plattis stated that he was fully staffed for the season. President Prida asked Plattis for the minimum and maximum number of employees FGMC required in order to be fully staffed. Plattis replied that it was budget dependent.
 2. Superintendent Plattis reviewed the modifications FGMC made to the golf course restrooms. President Prida requested a quote for the restrooms.
 3. FGMC's upcoming focus on the golf course will be mowing.
 - Association Manager
 1. Restaurant Lease Renewel – Association Manager Bobby Goitia stated that Gary Kerulis of Jakes on the Green gave Goitia a verbal statement that he would not renew his lease with CCC. Nothing had been submitted in writing as of yet. The board discussed future options for Mgt. of Dining Services. Secretary Rehn requested to make this a discussion item for the Board of Directors Meeting in June.
 2. APS to complete underground wiring for lights in parking lot within a few weeks. The project is at no cost to CCC.
 3. There would be three (3) board of director positions becoming available this year.
 - Events
 1. Vice President Malmstone reported on the success of CCC's Annual Planting Day. She reviewed the sites where participant's

had planted and addressed the sites where she would like to see more plantings in the future. She thanked all participants and benefactors involved.

▪ Recreation

1. **Pickleball:** Representatives of the pickleball drop-in group, Steve Brown and Michael Botwin, requested that all dues CCC collected from Pickleball/Court Use Memberships be allocated to the Drop In Pickleball group. Mr. Botwin & Mr. Brown explained that the Drop In Pickleball Group would apply those funds toward improving the quality of the Pickleball courts and toward membership growth. The pros and cons to their request were discussed, along with possible alternative solutions.
2. **Tennis:** Director Kleiner discussed repairs made to the tennis courts. There was a french drain installed on courts 5-8 to assist with the surface that was corrupted by water heaving.

▪ Golf Operations

1. Director of Golf Brian Wright reported that the golf revenue was way down due to increased golf rates. Solutions to the decreasing golf revenue were discussed including but not limited to, golf promotions, marketing and public relations.

▪ Lakes

1. Director Babb reported that based on lake elevation readings, Lake Elaine was very low.
2. The CCC Lake Elaine committee met with City of Flagstaff officials to discuss options and opportunities for fixing Lake Elaine.

10. Information Items to and from Board Members and Staff:

- Dick Fink offered some marketing suggestions for Golf
- Sandy Scott says she supports the Pickleball Drop In Group

11. Agenda Items for the June 2014 Meeting. The following items will be placed on the agenda for the regular meeting of the Board, to be held on June 25th, 2014 at 2:30 p.m.:

- Town Hall Meeting
- Lot Assessment Increase
- Management of Dining Services after current lease

12. Adjourn. There being no further business, **Secretary Rehn made the motion to adjourn the meeting at 5:03 p.m. The motion was seconded and carried unanimously (MSCU).**

Respectfully Submitted:
Judi Barrett, Membership Services
Continental Country Club