

**Continental Country Club  
Homeowners Association  
Regular Meeting of Board of Directors  
June 25<sup>th</sup>, 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** – Judi Barrett of Membership Services called roll. The following directors were in attendance: Babb, Jeffries, Malmstone, McGrath, Prida, Rehn, and Zweifel (ex officio). Directors Greg Kleiner, Terry Lacy and Ed Szkaradnik were absent. A quorum was announced by President Prida and the meeting proceeded. Others present at the meeting were staff members Goitia, Carmichael, Wright, Plattis, and Barrett. Homeowners **Jim Bach**, Steve Brown, **Gary Mc Neese**, Bruce Clark, Barry Bertani, **Chris Redding** and Vicki Duncan were also present.
  
3. **Approval of Agenda** – The agenda was presented and reviewed. President Prida requested to table the survey portion of the Agenda, make Brian Wrights Golf presentation last on the reports and move item #7 Discussion/Standing Items to come after the Golf Operations presentation. **A motion was made to accept the agenda as amended. The motion was seconded and carried unanimously. (MSCU).**
  
4. **CC&R Enforcement/ACC**
  - **2137 N. Rio de Flag Dr.** – Notice of Hearing
    - i. CC&R Violation – Trailer
    - ii. The board decided to implement a fine schedule of \$100 for the first 14 days, thereafter \$25 a day.
  
5. **Homeowner Participation/Correspondence** – None
  
6. **Approval of Minutes**
  - **Director Bill McGrath made a motion to accept the agenda. The motion was seconded and carried unanimously. (MSCU).**
  
7. **Action Items**
  - Finance Committee Report – May 2014: Controller Carmichael reviewed the following financial reports:
    - i. Income statement for the month of May 2014
    - ii. Income statement for Year to Date May 2014
    - iii. Income statement for Golf Business Unit: month of May 2014
    - iv. Income statement for Golf Business Unit: Year to Date May 2014
    - v. Income statement for Small Business Units: month of May 2014
    - vi. Income statement for Small Business Units: Year to Date May 2014
    - vii. Statement of Cash Flows: Month to Date May 2014
    - viii. Statement of Cash Flows: Total Year to Date
    - ix. Statement of Cash Flows: Total Year
    - x. Cash Flow Estimate

## 8. Reports

### ▪ Association Manager, Bobby Goitia

- i. The first Town Hall Meeting was well attended and went well. Plenty of good dialogue & volunteers
- ii. The dam inspection with the State Dam Inspector went very well and they decided not to open any valves
- iii. Areas of closures on the golf course and parking for the 4<sup>th</sup> of July event was discussed
- iv. APS lighting project was complete

### ▪ Events, Vice President DeeDee Malmstone

- i. Vice President Malmstone requested that there be a protocol and pricing list established for use of CCC event space by Jakes on the Green. President Prida stated that the issue would be discussed in an executive session.

### ▪ Recreation

- i. **Tennis:** President Prida reported that Greg Kleiner was out of town, but the Tennis program was doing just fine
- ii. **Pickleball:**
  - a. Representative of the Pickleball Drop In group, Steve Brown requested that the Board of Directors support the growing Pickleball community by allowing all monies collected for pickleball memberships to go into a separate account to be used only by the Pickleball Drop In group. He explained that all monies would go toward the enhancement of the Pickleball courts.
  - b. Mr. Zweifel, General Manager, Wyndham Flagstaff Resort agreed to donate 10 hours a month for maintenance of amenities.
  - c. **Director Rehn made a motion that would entitle the Pickleball Drop In group to incomes collected from all pickleball-memberships. The monies would be held in a separate, restricted fund, not involving Kristy, to be used by only the Pickleball Drop In group, for the maintenance and enhancement of the Pickleball courts. The motion was seconded and carried. Treasurer Jeffries opposed the motion.**
- iii. **FGMC:**
  - a. Superintendent Jeff Plattis stated that FGMC was fully staffed with 7 full time and 2 part time employees and operating under budget.
  - b. Superintendent Plattis also stated that the golf course has isolated dry spots so they are now performing a lot of spot watering. Fertilizer applications were completed, they put new urinals in the bathrooms, and have worked a lot with mulch beds around the trees.

- iv. **Lakes:**
  - a. Director Babb stated that they are monitoring Lake Elaine. He met with Jim Murphy to give a report about optimum Level. He stated that most Lake owners are in Flagstaff now so he will begin bringing Lake Elaine back up in meetings.
  - b. President Prida reported that there was a dialogue with the city and the city was receptive to some of their ideas.
  
- v. **Member Survey:**
  - a. Would need further review

9. **Golf Operations – Brian Wright Presentation**

- Brian Wright stated that golf operations suffered low revenue for the month of June due to the number of days with extreme winds.
- He identified the most popular times of day for play and the cost for players to play at those times.
- He proposed several golf specials that the golf operations would run in July, with the intent to repair customer relations and gain back the loyalty of repeat customers, especially the mens club, that had opted to play at other golf courses due to CCC's increased golf rates.
- Discussed marketing communication strategies
- Introduced a rate package for post 4<sup>th</sup> of July holiday weekend special. Every day, after 12:00pm \$39.99 to walk and \$49.99 to ride.
- **Bill McGrath made a motion to accept the rate package effective immediately with review after July 6<sup>th</sup>. The motion was seconded and carried unanimously. (MSCU).**

10. **Discussion/Standing Items**

- **Lot Assessment Increase Letter**
  - i. Framework for the lot assessment increase campaign was discussed and outlined including:
    - a. Time tables that would prove most successful for introduction of the Lot Assessment Increase, sending a letter to the homeowners, sending out ballots and notice of meeting.
    - b. When Assessment payments would be due in 2015 & 2016 if/when the increase passed
    - c. Methods for Member outreach

11. **Adjourn.** There being no further business, **Secretary Rehn made the motion to adjourn the meeting at 5:33 p.m. The motion was seconded and carried unanimously (MSCU).**

Respectfully Submitted:

Judi Barrett, Membership Services

Continental Country Club