

**Continental Country Club
Homeowners Association
Regular Meeting of Board of Directors
August 27th, 2014
2:30 p.m.**

1. **Call to order** – Bob Prida, President, called the meeting to order at 2:31 p.m.

2. **Roll Call** – Judi Barrett of Membership Services called roll. The following directors were in attendance: Babb, Malmstone, Prida, Duncan, Clark, Rolley and Zweifel (ex officio). Directors Kleiner 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.

3. **Approval of Agenda** – The agenda was presented and reviewed. President Prida requested to modify the Agenda so that Terry Lacy’s name would be removed from the roll call list as he was no longer an active member of the board. **Director Babb made a motion to accept the agenda as amended. The motion was seconded and carried unanimously. (MSCU).**

4. **Homeowner Participation** – Homeowners Dick & Rissa Henderson, Jim Boatsman, Vicki Steadman, Linda Stark, Michael Botwin, Stephen Brown, Ken Bartels, Jim Bach, Ted Callahan were present. All except Stephen Brown were present.

5. **Approval of Minutes**
 - A. Director Babb made a motion to approve the minutes as presented. The motion was seconded and carried unanimously. (MSCU).

6. **Discussion/Standing Items**
 - New Members of the CCC Board of Directors
 - i. President Prida introduced and welcomed the new board members Vicki Duncan, Blake Rolley, and Bruce Clark. President Prida directed the new board members to review the governing documents over the next couple of weeks.
 - Proposed Assessment
 - i. Homeowner Stephen Brown spoke about the Assessment Increase Campaign and the success of the CCC’s Annual Meeting. He also explained to homeowners in attendance and to new board members the careful process of accepting votes for the Assessment increase. He explained the purpose of this process was to preserve the integrity of the ballot count.
 - President Prida introduced the modified draft of the as recommended by Association Counsel Lynn Krupnik. President Prida asked the board to review the amended bylaws for approval by the next monthly Board of Directors meeting.

7. **Action Items**
 - Finance Committee Report – July 2014: Controller Carmichael reviewed the following financial reports:
 - ii. Income statement for the month of July 2014
 - iii. Income statement for Year to Date July 2014
 - iv. Income statement for Golf Business Unit: month of July 2014

- v. Income statement for Golf Business Unit: Year to Date July 2014
- vi. Income statement for Small Business Units: month of July 2014
- vii. Income statement for Small Business Units: Year to Date July 2014
- viii. Statement of Cash Flows: Month to Date July 2014
- ix. Statement of Cash Flows: Total Year to Date
- x. Statement of Cash Flows: Total Year
- xi. Cash Flow Estimate

8. Reports

▪ Association Manager, Bobby Goitia

- i. Reported on the success of the weekly Resort Leadership Meetings between Continental Country Club and Wyndham
- ii. Reported on injuries that occurred on the tennis court and Pickleball court
- iii. Wyndham gave the lobby a facelift (painting, furniture)
- iv. Lake Elaine
 - Trying to slow down the leak in the lake
 - Looking into making Lake Elaine available to all homeowners within CCC for recreational uses such as boating. There was also discussion about a possible walking path around Lake Elaine.
 - Midge fly populations on and surrounding the lakes are down on and around the lakes

▪ Recreation

- i. **Tennis:** President Prida summarized events that have occurred in the tennis program for new board members and homeowners in attendance.
 - Courts 5-8 resurfaced last year. They were not resurfaced correctly and had to be re-surfaced. Director Kleiner made sure it was at no cost to us
 - Courts 1 & 2 are in need of resurfacing. CCC is negotiations with the same company to resurface courts 1 & 2.
 - NAU & NPA use the tennis courts throughout the fall, winter and early spring. The Tennis Program does receive a good amount of funding from them.
- ii. **Pickleball:**
 - Representative of the Pickleball Drop In group Michael Botwin reported on the ever growing number of participants involved in the drop in group. He estimated about 100 participants currently.
 - Wyndham will be putting in two (2) permanent pickleball net & net posts. In spring he expects Pickleball will have 2 additional courts upon which to play.
- iii. **Golf:**
 - Director of Golf Brian Wright reported that golf was beginning to recover from the low play caused by reduced rates
 - Wright briefed everyone on upcoming golf specials
 - Golf is flipping to low season 28 days earlier this year
- iv. **FGMC:**

- Superintendent Jeff Plattis stated that FGMC was operating under budget. In addition they have made cuts in personnel.
- Due to monsoons, main operating activities have been spraying fungi, mowing weed eating, and fixing a washed out bunker from when the rio de flag flooded.
- Keeping the lake at hole 17 & 18 low because it floods
- Increased elk activity which is common for this time of year
- Water has been on at Lake Elaine for a few days now

v. **Lakes:**

- Director Babb reported that the Lake Elaine committee continues to monitor water levels at Lake Elaine.
- There has been some discussion with Association Counsel Lynn Krupnik on how to get the court order for water levels in Lake Elaine changed

vi. **Agenda Items for the September 2014 Meeting**

- Election of Officers
- Modified CCC Bylaws
- Issue Commitment Forms for New Board Members

9. Adjourn. There being no further business, **Vice President DeeDee made the motion to adjourn the meeting at 3:28 p.m. The motion was seconded and carried unanimously (MSCU).**

Respectfully Submitted:

Judi Barrett, Membership Services

Continental Country Club