

**Continental Country Club
Homeowners Association
Regular Meeting of Board of Directors
September 24th, 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, Kleiner and Zweifel (ex officio). 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 to include an item on #7 “Election of Officers.” **Director Kleiner made a motion to approve the agenda as amended. The motion was seconded and carried unanimously. (MSCU).**

4. **Homeowner Participation** –
 - Homeowner Sandy Deutsch expressed her disappointment over the inability for Townhouse owners to vote on Lot Assessment proposals.
 - i. President Prida explained the level of difficulty involved in changing the CC&Rs so that Townhouse owners may vote on Lot Assessments.
 - ii. Zweifel stated that it would be more beneficial to CCC if rather, the board had the power to review the financial state of the club year to year and make a decision on the Lot Assessments without a vote from homeowners, be it Townhouse owners or Single Family Homeowners.

 - Sandy Scott congratulated the Board of Directors for their hard work on the campaign.
 - Molly Munger thanked CCC for sending out an email reminder about the monthly Board of Directors Meeting with minutes from the last BOD Meeting. Mrs. Munger stated that it showed great effort on CCC’s part to continue communicating with its homeowners.

5. **Approval of Minutes**
 - The minutes for August 2014 meeting were presented. Director of Golf, Brian Wright requested to modify the minutes so that under the golf report, it would state that “ golf was beginning to recover from the low play caused by *increased* rates, not *decreased* rates.” **Director Babb made a motion to approve the minutes as presented. The motion was seconded and carried unanimously. (MSCU).**

6. **Discussion/Standing Items**
 - **Proposed Assessment Increase Campaign Results**
 - i. Homeowner Stephen Brown reviewed 3 elements that made the campaign successful.

- a. The Assessment Committee put emphasis on the interest of the homeowner. They were able to effectively show the homeowner how the vote could impact the value of their homes.
 - b. The Assessment Committee built awareness of the situation, raised interest and engaged homeowners through the dissemination of information (letters, FAQ's) about the Assessment Increase via mail, email, the CCC website and in the newsletter. Information was also made available at the front desk, and at all Town hall Meetings. Board members were available during large scale and small scale meetings. Additionally, the CCC Board gave the Assessment committee tremendous autonomy throughout the campaign.
 - c. A grassroots effort was made to get the word out. Volunteers went door to door informing members of CCC about the need for an Assessment Increase. Volunteers called members to remind them to vote.
- ii. Stephen Brown stated that homeowners will be looking at CCC to see how they continue to operate after the assessment increase had passed.

7. Action Items

- **Finance Committee Report – August 2014: Controller Carmichael reviewed the following financial reports:**
 - i. Income statement for the month of August 2014
 - ii. Income statement for Year to Date August 2014
 - iii. Income statement for Golf Business Unit: month of August 2014
 - ii. Income statement for Golf Business Unit: Year to Date August 2014
 - iii. Income statement for Small Business Units: month of August 2014
 - iv. Income statement for Small Business Units: Year to Date August 2014
 - v. Statement of Cash Flows: Month to Date August 2014
 - vi. Statement of Cash Flows: Total Year to Date
 - vii. Statement of Cash Flows: Total Year
 - viii. Cash Flow Estimate
 - ix. **Director Kleiner made a motion to approve the financials as presented. (MSCU)**
- **Review of CCC Bylaws** as reviewed and modified by Association Legal Counsel
 - i. Director Clark requested that the board review section 1.4 of Article I titled “Membership Dues.” The beginning of the section contradicts what is stated in the CC&R’s about how the Annual Lot Assessment can be modified.
 - ii. Director Prida directed staff member Barrett to email the Association Counsel regarding section 1.4 of Article I of the Bylaws.
 - iii. Director Kleiner made a motion to table the vote on the bylaws until board members were furnished with details on the specific modifications that were made to the bylaws. **(MSCU)**
- **Review of latest CCC happenings by Director Prida**
 - i. The board has contacted three (3) Golf Management companies for consideration to take over golf operations
 - ii. The location of a significant leak at Lake Elaine was discovered

- iii. CCC has had discussion with the city about possibly giving Continental Country Club a price break on the cost of water since CCC provides the only public golf in the city. The city was not very receptive to the idea.
- **Election of Officers**
 - i. Vice President Malmstone elected Bill Babb for the position of Board President. Kleiner seconded the nomination. (MSCU)
 - ii. President Prida nominated Vice President Malmstone for Vice President. Director Duncan seconded the nomination. (MSCU)
 - iii. President Babb nominated Blake Rolley for the position of Treasurer on the Board. Director Duncan seconded it. (MSCU)
 - iv. President Babb nominated Director Duncan for the position of Secretary. Treasurer Rolley seconded the nomination. (MSCU)

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
 - a. Trying to slow down the leak in the lake that was discovered
 - b. Looking into making Lake Elaine available to all CCC homeowners as a recreation area. Examples of recreation to be made available on Lake Elaine included boating, and possibly a walking path around the lake.
 - c. Goitia planned to look for grant money to assist with costs for Lake Elaine and perform water testing on Lake Elaine in preparation of making Lake Elaine a recreational area for CCC members
 - d. Midge fly populations on and surrounding the lakes are down
- **Recreation**
 - i. **Tennis:**
 - a. Director of Tennis, Greg Kleiner stated that Tennis participation was up. Courts were booked all Labor Day weekend
 - b. The Tennis program created a Tennis League with W. L. Gore Co. and it has been quite successful
 - c. Winter Tennis program is coming up soon. Courts are already being booked by NAU. These may be the last 2 years NAU will be using CCC courts, as NAU is building indoor tennis courts. NAU indoor courts are predicted to be completed in 2016.
 - d. All tennis courts were being resurfaced. Greg was able to ascertain an incredibly low cost for the resurfacing of the cost.

ii. **Pickleball:**

- a. Representative of the Pickleball Drop In group Stephen Brown reported that the Pickleball program was 2 years old now. The Pickleball courts have been busy every morning, every day, even after labor day weekend. He estimated the Pickleball Program to have about 100 participants, most of which were CCC members.
- b. Stephen Brown informed the board that the Aquaplex is building indoor Pickleball courts that are set to open in the very near future. He stated that this should keep the community interest in Pickleball consistent throughout the year
- c. Stephen Brown stated that he intended to introduce a proposal for an expansion of the Pickleball courts from 4 courts to 6 courts and to repair of the court surfaces. He hoped to have the proposal together by October/November

iii. **Golf:**

- a. Director of Golf Brian Wright reported that the round count for August was 2900
- b. Wright stated that fall pricing was currently in place and the cost to play at CCC was \$11.00 cheaper a round than Elephant Rock.
- c. Golf program has distributed 250 flyers and coupons to various flagstaff hotels
- d. Introduced the idea of adding Foot Golf to 9 holes on the golf course

iv. **FGMC:**

- a. Superintendant Jeff Plattis stated that FGMC was operating under budget. In addition they have made cuts in personnel
- b. Due to monsoons, main operating activities involved mowing areas with native grasses and plants
- c. Planned activities for the upcoming months included airification midweek in October and greens airification in November. Plattis predicted that by Thanksgiving the course would be going to temporary greens
- d. Planned winter activities included tree thinning, tree cutting and the removal of dead pines.
- e. Plattis stated that he had been in contact with a charity called “ Wood for Warmth” that would take the wood generated from the tree cuttings & thinning and use the wood for their charity.

v. **Lakes:**

- a. Zwiefel stated that Warners Landscaping has done good job maintaining the Walnut Canyon Lakes area.

- b. Superintendant of FGMC Plattis advised that Warners not winterize too early. They should wait until Thanksgiving to winterize.

9. Agenda Items for the September 2014 Meeting

- Under Action Items - CCC Bylaws

10. Adjourn. There being no further business, **Vice President Malmstone made the motion to adjourn the meeting at 3:50 p.m. The motion was seconded and carried unanimously (MSCU).**

Respectfully Submitted:

Judi Barrett, Membership Services

Continental Country Club