

**Continental Country Club
Homeowners Association
Regular Meeting of Board of Directors
October 22nd, 2014
2:30 p.m.**

1. **Call to order** – Bill Babb, President, called the meeting to order at 2:30 p.m.

2. **Roll Call** – Judi Barrett of Membership Services called roll. All board members were present. A quorum was announced by President Babb 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. **Vice President Malmstone made a motion to approve the agenda as amended. The motion was seconded and carried unanimously. (MSCU).**

4. **Homeowner Participation** –
 - Homeowners Jim Bach, Doug Thomey, Kay Fink, Dick Fink, Bob Johnson, Sandy Deutsch and Frank Malmstone were present for the meeting.

5. **Approval of Minutes**
 - The minutes for the September 2014 meeting were presented. **Director Chambers made a motion to approve the minutes as presented. The motion was seconded and carried unanimously. (MSCU).**

6. **Discussion/Standing Items**
 - **Plans for a Reserve Study**
 - i. President Babb stated that CCC needed to have a Reserve Study done soon. It was concluded that CCC must first grow the CCC Reserve Fund before a Reserve Study can be done. The board discussed the possibilities of reaching out to qualified CCC homeowners to volunteer to perform an initial Reserve Study in the meantime.

7. **Action Items**
 - **CCC Bylaws**
 - i. After review, the board concluded that the proposed modifications to the Bylaws would require a more thorough examination. The vote to modify the Bylaws was tabled until the November BOD Meeting.
 - **Finance Committee Report – September 2014: Treasurer Rolley reviewed the following financial reports:**
 - ii. Income statement for the month of September 2014
 - iii. Income statement for Year to Date September 2014
 - iv. Income statement for Golf Business Unit: month of September 2014
 - ii. Income statement for Golf Business Unit: Year to Date September 2014
 - iii. Income statement for Small Business Units: month of September 2014
 - iv. Income statement for Small Business Units: Year to Date September 2014
 - v. Statement of Cash Flows: Month to Date September 2014

- vi. Statement of Cash Flows: Total Year to Date
- vii. Statement of Cash Flows: Total Year
- viii. Cash Flow Estimate
- ix. **Vice President DeeDee Malmstone made a motion to approve the financials as presented. (MSCU)**

8. Reports

▪ Association Manager, Bobby Goitia

- i. Reported that the motor on the pump in Walnut Canyon Lakes had perished. The motor was replaced. Goitia suggested that CCC purchase a cover for the pump in order to protect the new pump and increase it's longevity.
- ii. Reported that the back side of Lake Elaine had been having some issues with overgrown vegetation and flooding. Goitia had the overgrown vegetation cleared out which then eliminated the flooding.
- iii. Goitia reported that some water testing had been done on Lake Elaine. He is waiting on the results.

▪ Events

- i. Vice President Malmstone thanked President Babb for hosting a post-campaign thank you dinner for everyone that volunteered their time toward on the Lot Assessment Campaign.

▪ Recreation

i. **Tennis:**

- a. Director of Tennis, Greg Kleiner reported that the resurfacing of the Tennis courts went well and that the court surfaces were now in good condition.
- b. Director Kleiner also reported that Winter Tennis would be starting soon.

ii. **Pickleball:**

- a. Director Prida reported that the popularity of Pickleball in Flagstaff had not waned in the fall. Many of the players are now using the indoor pickleball courts at the Aquaplex for the winter. Blake Rolley stated that he foresees the popularity of Pickleball growing even more now that Flagstaff middle schools are teaching students to play.

iii. **Golf:**

- a. Director of Golf Brian Wright reported that golf revenue was \$8000 higher in September 2014 than September 2013
- b. Mr. Wright stated he planned to install Foot Golf & Disc Golf to 9 holes on the golf course over the fall/winter months.
- c. Mr. Zweifel requested that Mr. Wright pull the rate card from the website as the rates on the rate card differed from the actual rates.

iv. **FGMC:**

- a. Superintendent Jeff Plattis stated that FGMC was operating \$19, 500 under budget due to mid-season budget cut. FGMC currently employed one part time and six full time Grounds Crewmen. Plattis

reported that due to budget cuts, FGMC was focusing more on operational needs, not wants. Operational activities included fall cleanup, mowing, grass aerification, flagging temporary greens and preparing to winterize the irrigation system.

- b. Superintendent Plattis reported on the current quantity and condition of the equipment FGMC was using. FGMC had five fairway mowers. Four fairway mowers are being used for Continental & Aspen Valley golf courses and one fairway mower is used for mowing the practice greens. The mowers are 12 years old and beginning to show signs of wear.

v. **Lakes:**

- a. Mr. Zwiefel reported that fill had been brought in to stabilize the leak that was discovered in Lake Elaine and the fill was working successfully.
- b. Mr. Zweifel stated that apron/lake liner was deteriorating again. He expressed interest in landscaping around peripheral of Lake Elaine to make it aesthetically appealing as opposed to constantly refilling the lake with water over a deteriorating apron. He stated that he would like to see support from homeowners on this plan.

vi. **Golf Operations Presentation**

- a. Homeowner Jim Bach and Director of Golf Brian Wright gave a presentation that highlighted the benefits of keeping the management of the CCC golf course in-house.
- vii. BOD discussed possible opportunities for increasing golf revenue and sequestering interest from the Men's Club Golf league to play CCC more in 2015.

9. Agenda Items for the October 2014 Meeting

- Discussion Items – OB Sports, City of Flagstaff Water Contract and Pool Renovation
- Action Items - Restaurant Lease, CCC Bylaws
- Reports – Add Executive Director Report

10. Adjourn. There being no further business, **Vice President Malmstone made the motion to adjourn the meeting at 4:48 p.m. The motion was seconded and carried unanimously (MSCU).**

Respectfully Submitted:

Judi Barrett, Membership Services

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