

**Continental Country Club
Homeowners Association
Regular Meeting of Board of Directors
November 19th, 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. Staff member Barrett stated that she modified the agenda by adding Membership Reports to item #9 titled Reports. President Babb requested to have Greg Kleiner report on snow play moved up to item #6. **The Board voted in favor of the changes to the agenda and the changes were carried unanimously.**

4. **Homeowner Participation** –
 - Homeowners Eric Larson, Robert Barrie, Frank Malmstone, Carol Lindsay, Nina Anderson and John Kolbus were present for the meeting.
 - Homeowner Carol Lindsay requested that the Board of Directors send out a letter to the entire membership reminding them that as per the CC&R's, owners of townhomes are not extended a vote on assessment increases. President Babb assured the homeowner that the issue is not being swept under the rug. Director Zweifel stated that the board would actually like to be given the ability to modify the Annual Lot Assessment on a year to year basis as needed.
 - Homeowner Beth Workman asked what led to the "Member Use Only" signs being posted at Walnut Canyon Lakes. Director Zweifel stated that it was due to extensive misuse of the lake by the public.

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

6. **Controlled Snow Play Recreation at CCC – Greg Kleiner**
 - Director Kleiner introduced the idea of using unused areas of the CCC golf course for controlled snow play areas in the winter months. Director Kleiner stated that it would generate considerable revenue for CCC during its slow season.
 - The Board discussed various points about the operations of the snow play area. The board expressed their interest and agreed that this was an idea they would like to pursue in the future.

7. **Restaurant Presentation**
 - Ryan -----, owner of the restaurant ----- gave a presentation which outlined the restaurant's architectural design plans and operational plans as the new dining business for CCC in 2015.

8. Discussion/Standing Items

- Golf Management Company
 - i. The Board discussed their pursuit in hiring of a Golf Management Company to act as consultants on the operations of the golf course.
- City of Flagstaff Water Contract with CCC
 - i. Immediate Past President Prida stated that the CCC will be renewing our water contract with the City of Flagstaff in 2015 for a period of ten years.

9. Action Items

- **Finance Committee Report – October 2014: Treasurer Rolley reviewed the following financial reports:**
 - i. Income statement for the month of October 2014
 - ii. Income statement for Year to Date October 2014
 - iii. Income statement for Golf Business Unit: month of October 2014
 - ii. Income statement for Golf Business Unit: Year to Date October 2014
 - iii. Income statement for Small Business Units: month of October 2014
 - iv. Income statement for Small Business Units: Year to Date October 2014
 - v. Statement of Cash Flows: Month to Date October 2014
 - vi. Statement of Cash Flows: Total Year to Date
 - vii. Statement of Cash Flows: Total Year
 - viii. Cash Flow Estimate
 - ix. **Immediate Past President Prida made a motion to approve the financials as presented. (MSCU)**

8. Reports

- **Executive Director of CCC, Bobby Zweifel**
 - i. New Executive Director of Continental Country Club Bobby Zweifel presented his goals for 2015. Director Zweifel stated that he aims to generate more membership sales, enhance the quality of the amenities and increase CC&R Enforcement.
- **Events**
 - i. CCC Staff Member Krista Renning spoke about the upcoming Breakfast with Santa Event scheduled for Saturday December 13th, 2014. Renning stated that in addition to the breakfast and crafts, there will be a 'Merry Mall' on the second floor of the clubhouse with various local vendors selling gift and items and volunteers gift wrapping purchased items for a donation.
- **Recreation**
 - i. **Golf:**
 - a. Director of Golf Brian Wright reported that despite a decrease in the number of rounds, golf continued to recover. Wright stated that this was due in large part to golf being so proactive in finding different areas to save money.
 - b. Director Chambers stated that Golfs projected revenue was up 2%, despite a 30% reduction in the number of rounds played.
 - ii. **FGMC:**
 - a. Superintendent Jeff Plattis stated that FGMC was operating

under budget due to mid-season budget cut. Mr. Plattis projected that FGMC would be operating \$38,000 under budget by the end of the year. Plattis stated that personnel at FGMC was down to a skeleton crew for the winter season. Operational activities include but are not limited a final fall debris blow out, preparations for ceasing irrigation for the season, weed eating, cutting the blanket greens out on the course, rope off putting greens and chipping greens and putting up elk fencing. FGMC planned to put up snow fencing in December.

- b. Immediate Past President Prida directed Mr. Plattis to create a prioritized list of equipment needs for FGMC. Prida stated that CCC & Aspen Valley will need to review the list for possible future purchases.
- c. Mr. Plattis discussed strategies for controlling goose populations on the lakes next year.

iii. **Lakes:**

- a. Mr. Zweifel reported that despite discovering and filling a significant leak, Lake Elaine was still draining, indicating that there are still more undiscovered leaks in Lake Elaine. Zweifel stated that he would like to see the water level on the lake lowered permanently and having the peripheral of Lake Elaine landscaped so as to make it aesthetically appealing as opposed to constantly refilling the lake with water over a leaking apron. He stated that he would like to see support from homeowners on this plan.

9. Agenda Items for the October 2014 Meeting

- Budget

10. Adjourn. There being no further business, **Treasurer Rolley 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

Continental Country Club