

**Continental Country Club  
Homeowners Association  
Regular Meeting of Board of Directors  
July 28<sup>th</sup>, 2015  
2:30 p.m.**

1. **Call to order** – Bill Babb, President, called the meeting to order at 2:34 p.m.
  
2. **Roll Call** – CCC Staff Member Judi Barrett called roll. Board members Blake Rolley, Bruce Clark and Greg Kleiner were not present. All other board members were present. Others present at the meeting were Executive Director Bobby Zweifel and staff members Noble and Barrett. Brian Wright was not in attendance.
  
3. **Approval of Agenda** –The agenda was presented and reviewed. **Vance made a motion to approve the agenda. Motion was seconded and carried unanimously. (MSCU).**
  
4. **Homeowner Participation**  
Homeowners Vicki Steadman, Ann Michaels, Kathleen Chamberlin, Carol Norris, Frank Malmstone and Bill McGrath were present. Michaels requested that the minutes from 2014 be posted to the CCC website. Staff member Barrett stated that she would.
  
5. **Approval of Minutes**
  - **Prida made a motion to accept the minutes as amended. The motion was seconded and carried. (MSCU).**
  
6. **Discussion**
  - **4<sup>th</sup> of July** – Zweifel gave a post-Fourth of July Event report. The event was overall a great success. Successes included the kids zone, food tents, parking and fireworks. Areas that will be improved included more staffing, more port-a-pottys and possible relocation of entrance area.
  - **CCC Winter Wonderland** – Zweifel spoke about plans for winter events and activities at CCC.
  - **Invoicing for Annual Lot Assessment for 2016** – Board and staff members discussed how CCC would invoice homeowners for the 2016 Annual Lot Assessment in a way that would not cause confusion and that would still give homeowners the ability to pay their lot assessments in split payments. **Chambers made a motion to put the full amount of the Annual Lot Assessment dues on the invoices for 2016. The invoice would also include an option for homeowners to pay the lot assessment in semi-annual installments, under the condition that the homeowner contact CCC to set the option up. The motion was seconded and carried. (MSCU).**
  
7. **Actions**
  - **Greens & Grounds Committee:** Duncan presented the Greens and Grounds Committee Statement of Responsibilities Report. **Prida made a motion to approve the Greens and Grounds Committee as described in the report. The motion was seconded and carried. (MSCU).**
  - **Donate a Tree Program:** Duncan presented the Donation Range for the Donate a Tree Program. Prida made a motion to implement the Donate a Tree Program. **The motion was seconded and carried. (MSCU).**

- **Finance Committee Report – June 2015: Kristy reviewed the following financial reports:**
  - i. Income statement for the month of June 2015
  - ii. Income statement for Year to Date June 2015
  - iii. Income statement for Golf Business Unit: month of June 2015
  - iv. Income statement for Golf Business Unit: Year to Date June 2015
  - v. Income statement for Small Business Units: month of June 2015
  - vi. Income statement for Small Business Units: Year to Date June 2015
  - vii. Statement of Cash Flows: Month to Date June 2015

**Chambers made a motion to approve the financials as presented. The motion was seconded and carried. (MSCU).**

## 8. Department Reports

- **Executive Director of CCC, Bobby Zweifel, reported that:**
  - ❖ Adding audio equipment to fitness room cardio machines
  - ❖ Warners Nursery installed a complimentary flower garden in the location the back patio wall used to be.
  - ❖ He will be meeting with the owner of Oakmont to discuss consistency of food and service.
  - ❖ Lake Elaine – The Lake Elaine committee began reaching out to homeowners in the Lake Elaine area by inviting them to meetings where the water level of the lake and landscape alternatives would be discussed. The goal is to gain homeowners support to lower the water level of the lake in exchange for a landscaping plan. Homeowners in the Lake Elaine area are seeking assurance that CCC will continue to care for the landscaping on the lake. Homeowners were overall very supportive of the landscaping alternatives presented.
- **Marketing :**
  - ❖ Zweifel reported on the Drive 85 Program
  - ❖ Wright stated that CCC is in negotiations with Gore about a possible tournament
- **Golf Committee – Chambers reported that:**
  - ❖ The current goal for golf is to maintain ADR and increase the number of rounds.
  - ❖ Cart rentals are up
  - ❖ Range was ahead of budget
  - ❖ OB Sports is creating a survey for the Golf Dept.
  - ❖ The website booking engine will include a walking rate and a riding rate as opposed to just a riding rate for the month of August. Results will be evaluated after the month of August.
- **Greens and Grounds Committee – Duncan reported that**

- ❖ The Greens and Grounds Committee was making great progress on the golf course. The committee has been working hard on the fairways and it shows.
  - ❖ The Greens and Grounds Committee has been working with superintendant of FGMC Jeff Plattis on a greens & grounds project list for next year's budget. Projects include but are not limited to hiring a part time employee to address the gopher issue, a wall on the #15 tee and leveling the driving range.
  - **FGMC - Superintendant of FGMC Jeff Plattis reported that:**
    - ❖ The summer has been very dry. FGMC has been doing a lot of hand watering, fertilizing, burn cutting, mowing and aerification and it shows.
    - ❖ They are preparing for monsoon season and intend to be doing a lot of cleaning up of weeds, overgrown vegetation and tee's.
    - ❖ Staff wage will be re-visited at the next FGMC meeting
  - **CC&R Report – CC&R Supervisor Judi Barrett reported that:**
    - She included in the Newsletter an article about firewise awareness. Also included is an article that invited homeowners to get involved by calling CCC with any CC&R Concerns.
    - Idlewood performed a big thinning project by Edgewood Dr.
9. **Adjourn.** There being no further business, **Prida made the motion to adjourn the meeting at 4:55 p.m. The motion was seconded and carried unanimously (MSCU).**

Respectfully Submitted:

Judi Barrett, Director of Membership Services

Continental Country Club