

**Continental Country Club  
Homeowners Association  
Regular Meeting of Board of Directors  
August 25<sup>th</sup>, 2015  
2:30 p.m.**

1. **Call to order** – Bill Babb, President, called the meeting to order at 2:32 p.m.
2. **Roll Call** – CCC Staff Member Judi Barrett called roll. Greg Kleiner was not present. All other board members were present. Others present at the meeting were Executive Director Bobby Zweifel and staff members Noble, Barrett and Wright.
3. **Approval of Agenda** –The agenda was presented and reviewed. Staff member Barrett stated that she modified item #8 on the agenda so that the Director of Marketing stated Tahlia Murray’s name instead of Krista Renning’s name. **Duncan made a motion to approve the agenda with the modification. Motion was seconded and carried unanimously. (MSCU).**

4. **Homeowner Participation**

Homeowners Vicki Steadman, Ann Michaels, and Bob Cooper were present.

- Steadman inquired into how she may have an item added to a BOD Meeting Agenda. Barrett instructed Steadman to contact her with the item no later than 1 week prior to the meeting.
- Steadman asked the board what they have done to remedy the fact that Townhomes can not vote on Annual Lot Assessments. Zweifel explained the difficulty of the situation and stated that the board would actually like to go the other direction and have the ability to modify lot assessments on a year to year basis depending on budgetary needs without the approval of homeowners.
- Heitland asked for an update on the Grandkids Pass Policy. Barrett explained that the Grandkids Pass was being reconsidered. It is identified as one of the most abused member passes of CCC, its use is being closely monitored and that it would be re-evaluated at the end of the season. Zweifel stated that Bear Paw had extra staff to check ID’s at the facilities.
- Heitland asked the board to consider holding BOD Meetings on the weekends so that out of towners and folks that had to be at work on weekdays could attend.
- Cooper commented on the big improvements to the CCC dining facility.

5. **Approval of Minutes**

- Chambers stated that item # 6 needed to be amended so that Chamber’s motion on the lot assessment process included homeowners needing to submit a pre-authorized credit card form to the HOA in order to be eligible for semi-annual payment installments for the lot assessment.
- **Chambers made a motion to accept the minutes as amended. The motion was seconded and carried. (MSCU).**

6. **Discussion**

- **New Director of Marketing** - Tahlia Murray introduced herself and informed the board that her first goal as the new Director of Marketing was to get up to speed with all of CCC’s marketing & media operations and business relations. Chambers asked her to confirm that Oakmont had only 2 stars on their yelp report as indicated on her marketing report. Tahlia confirmed. The board discussed some concerns with restaurant operations. Duncan inquired into whether Tahlia would be working with membership too. Tahlia confirmed.
- **Annual Meeting** – President Babb stated that Dave Chambers would be unable to attend the Annual Meeting.
- **Budget** – Chambers asked for a step by step outline for the whole budgeting process that would outline what each committee needed to provide in terms of budget, and included

deadlines for committees to produce their list. The board instructed committees to have their 2016 financial requests prepared by the September board meeting.

- **September BOD Meeting** – Chambers requested that the board re-schedule the September 22<sup>nd</sup> board meeting to September 29<sup>th</sup>. The board agreed to re-schedule.
- **Annual Planning Retreat** – Chambers proposed that the board re-institute an Annual Planning Retreat where they could discuss CCC's long term needs. The board agreed that the retreat should be sometime after the 1<sup>st</sup> of January.

## 7. Actions

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

Noble stated that CCC will not have to borrow on the short term loan this year. **Clark 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:**
  - ❖ Fitness Room - Audio equipment for the fitness room cardio machines will be in shortly
  - ❖ Pickleball - Although the Pickleball Drop In group wanted more control over where the Pickleball funds were being spent, the pickleball funds were still under the direction and control of CCC, as it had been motioned, carried and thus determined by the board in 2014.
  - ❖ Lake Elaine – Is experiencing increased algal growth due to warmer temperatures, monsoons and increased nutrient loading from stormwater runoff. Until CCC receives the homeowner support needed to get the courts to re-consider their court ordered mandate to keep water levels at a certain level, CCC would need to stay on top of Lake Elaine maintenance issues.
- **Marketing :**
  - ❖ Tahlia reviewed the marketing report with the board
- **Director of Golf, Brian Wright reported that:**
  - ❖ Golf has had a big turn around from last year to this year.
  - ❖ He booked a lot of events in October
  - ❖ Babb inquired into the typical time a tournament takes. Wright replied four and half hours.
- **Golf Committee – Chambers reported that:**
  - ❖ Noble is going to generate a report that will show the number of golf rounds by class.
  - ❖ 29% of golf rounds were twilight and 32% of golf rounds were High Country.
  - ❖ The website golf booking engine included a walking rate and a riding rate for the month of August. Results showed no change to the number of

walking rounds booked, so the booking engine will go back to showing riding rates only.

- ❖ Golf Carts will be expiring soon. Considering replacing our electric carts with gas carts. The board discussed the pros and cons of electric vs. gas carts.
- ❖ The golf committee will be giving OB Sports a performance review.

▪ **Restaurant**

- ❖ Owner of Oakmont Ryan Field proposed to the board the possibility of the restaurant hosting winter activities on the CCC Golf Course & Event Space throughout the winter. Activities would include ice skating, sledding, snowman contests and sleigh rides. Operations such as parking, cost, snow making, insurance and possible effects to the golf course were also discussed. The board stated that they would need time to consider, research and further discuss before they reached an answer.

▪ **Greens and Grounds Committee – Duncan reported that**

- ❖ Duncan acknowledged Jeff Plattis and FGMC, Frank Malmstone, Brian Wright and Bobby Zweifel for all of the work they have been putting into maintaining the greens and grounds.
- ❖ Brian Vance fixed the fences on Country Club Dr.
- ❖ The fishing line on the back 9 lakes have proven successful in repelling ducks.
- ❖ Ryan Field will be putting in a mention of the Greens and Grounds Committee Program ‘It’s All About the Trees’ tree donation program in the restaurant menu.

▪ **FGMC - Superintendent of FGMC Jeff Plattis reported that:**

- ❖ FGMC year to date was under budget
- ❖ The golf course is in good condition
- ❖ There was vandalism in the bunkers
- ❖ Have been putting in a lot of time on irrigation repairs
- ❖ Focus for September would be keeping up on mowing, weeds, herbicide application on beds, driving range and golf course.

▪ **CC&R Report – CC&R Supervisor Judi Barrett**

- ❖ Barrett reviewed the drive log
- ❖ Barrett and the board discussed the CCC’s ability to control street parking within the HOA
- ❖ The RV being stored on Butler & Continental was discussed

9. **Adjourn.** There being no further business, **Prida made the motion to adjourn the meeting at 5:16 p.m. The motion was seconded and carried unanimously (MSCU).**

Respectfully Submitted:

Judi Barrett, Director of Membership Services

Continental Country Club