

**Continental Country Club  
Homeowners Association  
Minutes  
Regular Meeting of Board of Directors  
May 25<sup>th</sup>, 2016  
2:30pm**

- 1. Call to order** – DeeDee Malmstone, President, called the meeting to order at 2:36pm
- 2. Roll Call** – CCC Staff Member Barrett called roll. All board members were present. Dannenfeldt was present via teleconference. Others present at the meeting were CCC staff members Noble, Barrett, Murray, Wright and Plattis.
- 3. Approval of Agenda** –Kleiner made a motion to approve the agenda as amended. **Motion was seconded and carried unanimously. (MSCU).**
- 4. Homeowner Participation** – Homeowner’s Marsha Conrad, Christina Tucker, Bob Prida, Jim and Missy Whitehead, Bobby Goitia, Sarah Westphal and Robert Barrie were present
  - City Council member Coral Evans introduced herself, stated that F.A.I.R. does not bind the board in any way, then turned her time over to Lakepoint residents
  - Rob Barrie & Sarah Westphal expressed their support of putting the F.A.I.R. item on the City Council Agenda
  - Carl Clark stated that he enjoys having Lake Elaine
  - Christina Tucker expressed her concern about retaining the ecological health of the lake Lake Elaine
- 5. Presentation by Shawn Walstead of Seepage Control**

Shawn Walstead with Seepage Control, Inc. gave an overview of the company’s sealant product ESS-13 and explained how it could work for Lake Elaine. Presentation was followed by a Q & A between Walstead, the board and homeowners which included but not limited to the following:

  - The product would not harm local plant and wildlife
  - The products warranty
  - The length of time required to drain and seal lake
  - Effects of a lowered water level and thus exposed ESS-13 product
- 6. 2015 CPA Prepared Financials presented by Kevin Stevens**
  - Kevin Stevens reviewed the 2015 CPA Prepared Financials
  - Stevens stated that this was the first time in four years that there was not language included in the report about significant concern of economic viability of this entity continuing
- 7. Approval of Minutes**

*Kleiner made a motion to approve the minutes for March 2016 board meeting. The motion was seconded and carried. (MSCU).*
- 8. Finance Committee Report – April 2016:**
  - i. Income statement for Year to Date **April 2016**
  - ii. Income statement for Golf Business Unit: month of **April 2016**
  - iii. Income statement for Golf Business Unit: Year to Date **April 2016**
  - iv. Income statement for Small Business Units: month of **April 2016**
  - v. Income statement for Small Business Units: Year to Date **April 2016**

vi. Statement of Cash Flows: Month to Date **April 2016**

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

**9. Department Reports** - The Board reviewed the following reports. With the exception of items noted, there was no further discussion/action taken on the written reports provided

- **FGMC Report - Jeff Plattis**
  - ❖ Plattis presented his report. There was no further discussion
- **Recreation Report**
  - ❖ **Tennis Report** – Kleiner reported that the tennis program was ready to begin their season
  - ❖ **Pickleball Report** – Rolley reported that there will be more pickleball activities for kids this season
  - ❖ **CCC Wyndham Recreation Report** –Zweifel reported on Bear Paw. Evans requested that the POS system at Bear Paw have the ability to accommodate tips for the staff
  - ❖ **CCC Recreation Report** – Rolley reported on the CCC Pool
  - ❖ **Fitness Center** – Zweifel reported that he and Rolley decided to table fitness center modifications until the end of the current year
- **House Committee Report– Brian Vance**
  - ❖ Vance explained to the homeowners the purpose and goals of the House Committee
  - ❖ Rolley encouraged all board members to review the Reserve Analysis Report and take a formal action in the next meeting to set reserves aside each year
- **Golf Committee Report – Bill McGrath**
  - ❖ McGrath reported that dandelions were particularly abundant on the golf course this year
  - ❖ **Vance moved to approve the expense of \$5500 for an herbicide course treatment. The motion was seconded and carried. (MSCU).**
  - ❖ Wright reported that he will be extending the hours of the driving range
  - ❖ Rolley reported that C.A. Roberts was on sight at CCC yesterday
- **Golf Operations Report – Brian Wright, Director of Golf Operations**
  - ❖ Reported on Golf Memberships
  - ❖ Reported that they have a new ice/water machine available for golfers and member use
- **Marketing Report – Tahlia Murray, Director of Marketing**
  - ❖ Murray reported on CCC Marketing
  - ❖ Rolley acknowledged Murray’s success with CCC’s first member event
- **General Manager Report – Blake Rolley**
  - ❖ Rolley reported that the additional parking lot near the cart barn was finished the day before and will be striped in one week.

- ❖ Duncan inquired into the purchase of the manure collector. Rolley reported that the current collector was too small so he was looking into a larger collector with a sweeper & hydraulic line
- **CC&R Report – Judi Barrett**
  - ❖ Malmstone inquired into whether CCC was reaching out to properties in the CCC area that were not a part of CCC. Barrett reported that when CCC is notified by a title company of a property that is transferring owners that is not part of CCC, she will send a letter to the new homeowner inviting them to deed restrict with CCC. She also reaches out to the title company handling the property transfer so that they may alert the new homeowners about CCC benefits too.

## 10. Discussions

- **Property at 4305 Country Club Dr. encroaching onto CCC property**
  - ❖ McGrath reported that this property bordering the CCC golf course had extended their landscape onto CCC property. The area is near the 15<sup>th</sup> tee box
  - ❖ Rolley stated that the work had been performed under 8 years ago. Therefore CCC still had the ability to ascertain their property lines without concerns of eminent domain, per Association Counsel.
  - ❖ Rolley stated that he would reach out to the owners of the property and educate them about the CCC property lines near their home
- **Review Lake Elaine Options**
  - ❖ *Kleiner made a motion to remove (1) No Action and (2) Valley floor restoration as options for Lake Elaine. The motion was seconded and carried. (MSCU).*
- **Deed Restricting**
  - ❖ Zweifel expressed interest attaining a map with the original footprint of the CCC area and reaching out to homeowners within that area that are no longer associated with CCC to negotiate a binding contract which would make them a member again.

## 6. Action Items

- *Vance made a motion that all Monthly Board Meetings begin at 1:30pm instead of 2:30. The motion was seconded and carried. (MSCU).*

## 7. Agenda items for BOD Meeting June 2016:

8. **Next Meetings (tentative):** June 28<sup>th</sup>, 2016 at 1:30pm

9. **Adjourn:** Malmstone adjourned the meeting at 5:24pm

Respectfully Submitted:  
 Judi Barrett, Director of Membership Services  
 Continental Country Club