

**Continental Country Club
Homeowners Association
Minutes
Meeting of Board of Directors
July 26, 2016
1:30pm**

1. **Call to order** – DeeDee Malmstone, President, called the meeting to order at 1:39pm
2. **Roll Call** – CCC Staff Member Barrett called roll. All board members were present. Vance was present via teleconference. Others present at the meeting were CCC staff members Noble, Wright, Barrett, Murray and Plattis.
3. **Approval of Agenda** – Chambers made a motion to add ‘Change of location for Town Hall Meeting’ as an item on the agenda. Motion was denied. Kleiner made a motion to amend the agenda by adding “Vote for Lake Elaine” under action items. *Dannenfeldt made a motion to approve the agenda as amended. Motion was seconded and carried. (MSC). Chambers opposed.*
4. **Homeowner Participation** – Homeowner’s Hope Ozer, Don Richardson, Joyce Boatsman, Janet & Dick Reckmeyer, Arthur Glass, Vicki Steadman, Marsha Conrad, John Breedwere, Tom Brewster and Joan Kullos were present
 - Kullos reported on her experience with CCC’s Advanced, open Mah Jong group. They were not willing to allow her to participate in the group play. She stated that finding a mah jong group to play with was the main reason she decided to become a member of the Continental Country Club
 - Arthur Glass expressed his concern about short term rental properties within the Continental Country Club
 - Kleiner explained to homeowners that in 2013 the boards put the vote for a 30 day minimum lease time for properties. Due to lack of interest, there were not enough votes to establish a quorum and the vote failed
 - Rolley reported that the CCC CC&R Department will be actively monitoring short term rentals to ensure properties are adhering to the single families only CC&R regulation
 - The board recommended that homeowners begin a grassroots campaign by reaching out to other homeowners about the short term rentals and garnering interest throughout the community. Should the subject come up to a vote again, there will be enough involvement from homeowners to make a quorum
 - Kleiner informed homeowners that the board had sought out a legal opinion regarding short term rentals in the past. Legal counsel advised the board to not take a position on the matter, but rather to let the homeowners vote

5. Approval of Minutes

- Malmstone requested the minutes be amended so that her statement explaining the purpose of the upcoming Special Meeting of the board be included in the minutes. “Representatives for each bid will answer any and all questions we may have and in the interim study bids prior to the meeting.”
 - *Dannenfeldt made a motion to approve the minutes for June 2016 board meeting as amended. The motion was seconded and carried. (MSC). Chambers opposed.*
6. The Board reviewed the following written reports. With the exception of items noted, there was no further discussion/action taken on the written reports provided.
 - **FGMC Report – Jeff Plattis**
 - Rolley inquired into the progress if getting all tree limbs chipped
 - The board discussed ideas for draining the water from Lake Elaine
 - **Finance Committee Report – June 2016: Presented by Dannenfeldt**

- i. Income statement for Year to Date **June 2016**
- ii. Income statement for Golf Business Unit: month of **June 2016**
- iii. Income statement for Golf Business Unit: Year to Date **June 2016**
- iv. Income statement for Small Business Units: month of **June 2016**
- v. Income statement for Small Business Units: Year to Date **June 2016**
- vi. Statement of Cash Flows: Month to Date **June 2016**

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

- **Golf Committee Report – Bill McGrath**
 - Wright informed the board that there will not be a glow in the dark driving range program this year
 - ***Babb made a motion to approve the purchase of 20 bag stands at \$55 a piece. The motion was seconded and carried. (MSCU).***
- **Golf Operations Report – Brian Wright, Director of Golf Operations**
 - Wright gave his golf report. There was no further discussion
- **Marketing Report – Tahlia Murray**
 - Tahlia gave her marketing report. There was no further discussion
- **Recreation Report – Greg Kleiner**
 - Participation in Kids clinics is up 30% from last year
 - Kleiner continues to work with the CWPA to get them on the right track
- **Bear Paw/Fitness Center – Bobby Zweifel**
 - Wyndham is looking into upgrading BearPaw with a bigger rec room
 - McGrath stated that CCC needs to remove the term “Spa” from the entrance sign
 - Rolley stated that the CCC Pool will be closing the week after labor day
- **General Manager Report – Blake Rolley**
 - Rolley reported that we are seeing some savings now that CCC has their own maintenance staff
 - Rolley confirmed that our maintenance staff will be on call during the weekends
- **CC&R Report – Judi Barrett**
 - The board reviewed the drive log. There was no further discussion

7. Discussion

- Discussions with Terracon & Civil Design & Engineering
 - Rolley reported that Terracon does not perform the overall scope of consulting CCC is looking for on a project
 - Civil design engineer Kristina Laguna recommended that we approach Natural Channel Design regarding a Consulting position on the Lake Elaine project.
 - Blake stated that he will be meeting with Terracon shortly about consulting for Lake Elaine
- Annual Meeting
 - Chambers inquired into whether CCC offers a ‘Meet and Greet’ for board candidates before the Annual Meeting. Malmstone informed Chambers that board candidates are given an opportunity to speak in the actual Annual Meeting itself
- Fine Schedule specific to short term rentals
 - The board concluded that fines should correspond to the violation as opposed to the type property committing the violation

- The board agreed to consult with Association Counsel regarding this matter and to put it on the August 2016 agenda as an action item

8. Action Items

- Vote on Fourth Amended Use and Maintenance Agreement with Wyndham
 - Zweifel reviewed the history behind the Use and Maintenance Agreement with Wyndham
 - Noble inquired into why the Wyndham/CCC Mgt. Agreement does not include the financial contributions for CCC front desk operations that had been provided in the past. Zweifel reported that beside pickleball, CCC front desk does not provide any services for Wyndham guests.
 - ***Chambers made a motion to approve the Fourth Amended Use and Maintenance Agreement with Wyndham. The motion was seconded and carried unanimously. (MSCU).***
- Board Resolution to give Malmstone, Kleiner & Dannenfeldt authorization to sign loan documents with Sunwest Bank to lower the rate on the existing loan
 - ***Dannenfeldt made a motion to add President DeeDee Malmstone, Board vice president Greg Kleiner and Board Treasurer Larry Dannenfeldt the authorization to sign Continental Country Club's loan documents for Sunwest Bank. The motion was seconded and carried unanimously. (MSCU).***
- Vote for Lake Elaine
 - ***Dannenfeldt made the following motion:***
Subject to obtaining necessary funding, the Association will approach the repair of the lake in two phases. The first phase will be to drain the lake to determine the condition of the lake. The board intends to then use its best efforts to repair the lake to the condition required by the court order. The board will consider both the use of a lake liner and ESS-13. However, if, after consultation with an expert chosen by the board, it is determined that it will not be feasible, based on the Associations best efforts to repair the lake (with a long-term versus temporary fix), to the standard required by the court order, the Board will explore its options at that time. This motion replaces any prior motions regarding Lake Elaine.
The motion was seconded and carried. (MSC). Chambers opposed.
 - ***McGrath made a motion to place a golf ball order immediately with the quantity of 500 dozen for a cost not to exceed \$6000. The motion was seconded and carried unanimously. (MSCU).***

12. Agenda items for BOD Meeting August 2016:

- Possible project manager to oversee the Lake Elaine, two-phase project
- A fine schedule specific to violations of item #2 of the CC&R's which state, "Lots are hereby restricted to single family dwellings for residential use only by one family"

13. Next Meetings (tentative): August 23rd, 2016 at 1:30pm

14. Adjourn: Malmstone adjourned the meeting at 3:47 pm

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