

**Continental Country Club
Homeowners Association
Minutes
Regular Meeting of Board of Directors
June 28th, 2016
1:30pm**

- 1. Call to order** – DeeDee Malmstone, President, called the meeting to order at 1:33pm
- 2. Roll Call** – CCC Staff Member Barrett called roll. All board members except for Vance were present. Evans was present via teleconference. Others present at the meeting were CCC staff members Noble, Wright, Barrett, Murray 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 Bill Gray, Tommy George, Bob Barrie, Marsha Conrad, and Sarah Westphal were present. Tom Brewster was present via teleconference
- 5. Approval of Minutes**
Kleiner made a motion to approve the minutes for May 2016 board meeting. The motion was seconded and carried. (MSCU).
- 6. Finance Committee Report – May 2016: Presented by Dannenfeldt**
 - i. Income statement for Year to Date **May 2016**
 - ii. Income statement for Golf Business Unit: month of **May 2016**
 - iii. Income statement for Golf Business Unit: Year to Date **May 2016**
 - iv. Income statement for Small Business Units: month of **May 2016**
 - v. Income statement for Small Business Units: Year to Date **May 2016**
 - vi. Statement of Cash Flows: Month to Date **May 2016**

❖ *Kleiner made a motion to approve the financials as presented. The motion was seconded and carried. (MSCU)*
- 7. CC&R Enforcement**
 - ❖ DRF Appeal: 1111 Marina Ln. – Additional Privacy Screens
 - The board denied the proposal for additional privacy screens on the basis that it exceeded the allowable amount in the CC&R’s
 - ❖ 4850 Mt. Pleasant – Candidate for Continuing & Recurring Violation Policy
 - *Kleiner made a motion to add 4850 Mt. Pleasant to the list of properties subject to the Continuing & Recurring Violation Policy*
- 8. 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 and the board discussed ways to section off the bare area of soil that was awaiting to have sod laid down, during the 4th of July Celebration
 - ❖ M^CGrath inquired into installing the remainder of the speedbumps on the cart path. Plattis reported the speed bumps were on order

❖ **Recreation Report**

- ❖ **Tennis Report** – Kleiner reported on the success of the Tennis Open at CCC which generated \$720 in revenue
- ❖ **Pickleball Report** – Kleiner reported that he, Duncan and Malmstone have met with Pickleball representatives on three different occasions and have been able to work out a workable agreement
- ❖ **CCC Wyndham Recreation Report** – Zweifel reported on recent maintenance with Bear Paw
- ❖ **CCC Recreation Report** – Murray reported that the pool area was in need of furniture and the lap swimmers were happy with the temperature of the pool
- ❖ **Fitness Center** – Zweifel reported that he will be getting bids for the fitness center expansion. Currently, more fans will be put in the fitness room and Wyndham would start providing moist washcloths again

❖ **House Committee Report– DeeDee Malmstone for Brian Vance**

- ❖ The board discussed possible options to spruce up the front entry way in front of the clubhouse

❖ **Golf Committee Report – Bill McGrath**

- ❖ Wright reviewed upcoming tournament dates
- ❖ Plattis reviewed current course conditions
- ❖ McGrath reported on lighting at the driving range and new evening hours for the driving range

❖ **Golf Operations Report – Brian Wright, Director of Golf Operations**

- ❖ Wright reported that June has been a very good month for golf
- ❖ Wright commented on the success of the HOA Member Party on the patio

❖ **Marketing Report – Tahlia Murray, Director of Marketing**

- ❖ Murray reported on successes and opportunities for improvement regarding CCC member events this year thus far
- ❖ Murray explained the importance of members updating their email info with CCC
- ❖ The board agreed to permit the operation of a mobile coffee unit on the driving range for a trial run on the 2nd weekend of July. Murray added that she would report to the board on the experience

❖ **General Manager Report**

- ❖ Murray stated that the Oakmont's average time for hot dogs would be improving

❖ **CC&R Report – Judi Barrett**

- ❖ Reported on amendments to the Planned Community Act for AZ that extends the period of time that owners have to contest a notice of violation from 10 business days to 21 calendar days

10. Discussion / Standing Items

11. Action Items

❖ Vote on repair of Lake Elaine

❖ **M^CGrath made a motion to approve proceedings to make necessary repairs to Lake Elaine to bring the lake level back to the level set forth in the settlement agreement and stipulated subject to obtain necessary financing and that we remove all other options presented by Natural Channel Design from future consideration. *The motion was seconded and carried. (MSC). Chambers opposed the motion***

❖ The board agreed to hold a special meeting of the board to gather bids for Lake Elaine

❖ The board decided the next Townhall Meeting, which will be open to all CCC Homeowners, would be July 30th, 2016 at 10:00am

12. Agenda items for BOD Meeting July 2016: None

13. Next Meetings (tentative): July 26th, 2016 at 1:30pm

14. Adjourn: Malmstone adjourned the meeting at 3:34 pm

Respectfully Submitted:

Judi Barrett, Director of Membership Services

Continental Country Club