

**Continental Country Club
Homeowners Association
Regular Meeting of Board of Directors
August 23rd, 2016 2:30pm
Meeting Minutes**

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 were present. Others present at the meeting were CCC staff members Noble, Barrett, Plattis, Murray and Wright.
3. **Approval of Agenda** – Kleiner made a motion to approve the agenda as amended. **Motion was seconded and carried unanimously. (MSCU)**
4. **Approval of Agenda** - Dannenfeldt approve agenda
5. **Minutes:** Chambers Correct. Discussion. Terracon not Teragon. Vance Move to approve
6. **Homeowner Participation:** Homeowners Gene Munger, Brad Brown, Doug Pratt, Marsha Conrad, Jim & Missy Whitehead, Richard Hall, Gerald MCGlothin, Mike Stark, Joel Shapiro, Bob Prida and Leann Merino were present.
 - Board candidate McGlothin introduced himself and spoke about his CCC related interests.
 - Homeowner Traci Schmidt proposed the board look into using Bentonite Clay as a sealer solution for the lake
 - Homeowner Leann Merino spoke about the maintenance and enforcement of Lake rules & regulations at Walnut Canyon Lakes
 - Brad Brown spoke about the value of Lake Elaine, thanked the board for their diligence in addressing Lake Elaine and encouraged the board to stay on track
7. **CC&R Items:** After review, the board approved the following as properties with Continuing & Recurring Violations: 2267 Elk Run, 4241 Broken Rock, 4421 Spanish Moss, 2202 Old Stump, 4248 Broken Rock
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 location options for the storage of wood chips
 - **Golf Committee – McGrath**
 - McGrath presented golf cart lease bids from EZGo and Yamaha
 - Wright proposed the use of an automatic club washer on driving range and on golf course
 - McGrath reviewed the results of the OB Sports online survey on the CCC Golf Experience
 - **Golf Operations – Wright**
 - Following inquiry from Malmstone, Wright reported that he has had breakers replaced in the cart barn and is monitoring the outlets
 - Following inquiry from Dannenfeldt, Wright explained how golf operations ensures golf carts remain charged on days when there is tournament play followed by regular course play
 - **House Committee – Vance**
 - No further discussion/action was taken
 - **Tennis Report – Brian Young**

- Following inquiry from Duncan, Young explained that lights on the tennis courts must be turned on by players while playing and that after hours play ends at 9pm
- **Fitness Center & Bear Paw – Zweifel**
 - Plans for improvements at Bear Paw will be finalized in October, upon which Zweifel will present them to the board
- **Recreation Report - Rolley**
 - Rolley presented the following update on the CCC Pool: The pool is in need of two replacement and a new heater
- **Marketing Report – Murray**
 - Following inquiry from Dannenfeldt, Murray explained the purpose of the mid-week timing for the end of the season member event
- **GM Report – Rolley**
 - Rolley reported that City of Flagstaff is interested in continuing to build a relationship with CCC on topics that are of interest to both entities.
- **CC&R Report – Barrett**
 - Zweifel inquired into whether Barrett had considered obtaining assistance from homeowners for CC&R Drives. Barrett stated that she is scheduled to drive with an owner for Walnut Ridge and that she would report back to him when she knows more about the outcome

9. Action Items:

- July 2016 Financial Report – Treasurer Dannenfeldt presented the July 2016 Financial Reports. *McGrath made a motion approve the July 20163 financials as presented*
- Golf Cart Lease - *McGrath made a motion to accept the 54 month lease with EZ Go Electrics at a total of \$284,577 a cost that is \$12,000 more than our current lease but includes 5 more golf cars. The motion was seconded and carried. (MSCU)*
- Club Washer on Driving Range - *McGrath made a motion to approve the placement and use of the Tour Spin Club Washer on the driving range. The motion was seconded and carried. (MSCU)*
- Short Term Rentals – Properties renting to more than one single family
 - After discussion, *Dannenfeldt made a motion to approve an escalated fine schedule specific to violations of the Single Family dwelling provision of the CC&R's. The motion was seconded and carried. (MSCU)*
 - ✓ \$250 Fine - First time there is a violation of the Single Family provision
 - ✓ \$500 Fine – Second time there is a violation of the Single Family provision
 - ✓ \$500 Fine – For subsequent violations of the Single Family provision thereafter
- To elect Vicki Duncan as Vice President of the Board of Directors – *Dannenfeldt made a motion to elect Duncan to fill the vacancy as Vice President of the board for the remainder of the 2016 term. The motion was seconded and carried. (MSCU)*
- To appoint a successor to serve for the remainder of Kleiner's term. The successor will serve out the remainder of Kleiner's term, which expires in 2018 – *Vance made a motion that we postpone selecting a successor to Kleiner's term of office. The motion was seconded and carried. (MSCU). Malmstone and Babb abstained.*
- Review and Approve Terracon Consultants Inc. proposal to provide geotechnical engineering services – After discussion, *Dannenfeldt moved to accept the contract on the condition that Terracon include in their contract a reference doing a soil analysis and assessment in their field study*
- Identify Board member to serve as owners representative to Terracon – *Rolley volunteered to act as owner's representative to Terracon for the next thirty days*

- Design Review Committee – *Dannenfeldt and Duncan volunteered to be on the Design Review Committee*

10. Discussion/Standing Items:

- **Dead limbing trees on the Back nine for 2016** – The board requested that Noble present the budget actuals through August with projections through the October at the September Meeting
- **Special Meeting of the Board August 30th 2016** – The board agreed to hold a Special Meeting of the Board on Tuesday, August 30th, 2016 at 1:30pm to elect officers, discuss board election and inform new board members of committees they may want to consider volunteering for in the September Meeting

11. Agenda items for September board meeting:

- Review and approve minutes for the July 21st Special Meeting of the Board and for July 30th Town hall Meeting

12. Malmstone adjourned the meeting: 6:34pm

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