

**Continental Country Club
Homeowners Association**

Minutes

Town Hall Meeting

July 30th, 2016

10:00am

- 1. Call to order** – Blake Rolley, CCC General Manager, called the meeting to order at 10:23am
- 2. Roll Call - Board Members Bill Babb, DeeDee Malmstone, David Chambers and Bill McGrath were present.** Others present at the meeting were CCC staff members Barrett and Murray and representatives of Western Environmental Liners, Seepage Control Inc., Kinney Construction Services, Natural Channel Design Inc., CCC Association Counsel Lynn Krupnik and Tom Brewster representing the Lake Elaine Legionnaire group.
- 3. Introduction** – Rolley gave a brief history on the construction Lake Elaine and how the construction led to its current condition. Rolley reported on the study that was performed by Natural Channel Design on the condition of the lake geology. Rolley requested that the audience reference informational pamphlets from Western Environmental and Seepage Control, two companies that hope to repair the lake once it is drained
- 4. President Address - Malmstone**
 - Malmstone gave an on how the board obtained information about the current condition of Lake Elaine and steps the board had taken to communicate with members of the Lake Elaine community and the legionnaires
 - Malmstone reported that two board members lived on the lake, one of which held a non-voting position on the board
- 5. Legal Considerations - Krupnik**
 - Krupnik read the following board motion that was passed in the regularly scheduled, monthly meeting of the board, which was open to all CCC members:

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.
 - Krupnik explained to homeowners why the board was moving forward in the direction of the board motion
- 6. Cost of Fixing Lake Elaine & Financing of the Cash Flow – Improved Cash Flow After Fix - Rolley**
 - Rolley explained the benefits of redirecting funds that are normally spent on replacing water that has leaked out of Lake Elaine, toward payments on a loan instead to correct Lake Elaine

7. Western Environmental Liners Presentation – Relining Lake Elaine - Shane Carter & Dick Carter

- Representatives Shane & Dick Carter spoke about their custom made liner product and answered questions from homeowners regarding their product

8. Seepage Control – Re-sealing Lake Elaine – Sean Walstead

- Representative Sean Walstead delivered a presentation about the ESS-13 sealant product and answered questions from homeowners regarding the product

9. Homeowner Question & Answer

- Homeowners participated in a Q & A with representatives and board members. Topics of discussion included but were not limited to cost of lake repairs, exclusions in the bid, member access to the lake, how the board will go about selecting a board manager and amending the court order.
- There were parties in favor and not in favor of the boards two phase plan

10. Adjourn: Rolley adjourned the meeting at 12:53pm

Respectfully submitted:

Judi Barrett, Director of Membership Services

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