

**Continental Country Club  
Homeowners Association  
Regular Meeting of Board of Directors  
October 25<sup>th</sup>, 2016 3:00pm  
Meeting Minutes**

1. **Call to order** – Vicki Duncan, President, called the meeting to order at 3:00pm
2. **President of the Board Address** – Duncan reviewed the format for Regular Board Meetings
3. **Roll Call** – CCC Staff Member Barrett called roll. All board members except Dannenfeldt and Evans were present. Others present at the meeting were CCC staff members Noble, Barrett, Plattis, Murray and Wright
4. **Approval of Agenda** – Duncan requested the following amendments to the agenda
  - Add “Appointment of two board members”
  - Add “Jill Babb Report” to item #9 titled Department Reports

*McGrath made a motion to approve the agenda as amended. Motion was seconded and carried unanimously. (MSCU)*
5. **Appointing Board Candidates** - The board majority appointed Bobby Goitia to fill the vacant, three year term on the board and Jill Babb to fill the vacant two year term on the Board
6. **Approval of Minutes** – *Chambers made a motion to approve the minutes for the September 2016 Regular BOD Meeting for September 2016. The motion was seconded and approved (MSCU).*
7. **Homeowners Participation** –

Homeowner Nilsson advocated that membership give the board the ability to determine Annual Lot Assessments so that they may maximize the full potential of their fiduciary responsibilities. Homeowner Hull asked the board to consider all members when making decisions regarding Lake Elaine. Homeowner Glass inquired into whether the board was preparing for the influx of new businesses that are coming to the Country Club area. Vance replied that CCC is trying to get the developers to build a nice fence along the north side of the golf course. Homeowner Whitehead inquired into whether the board considered issuing a special assessment to the homeowners that live on Lake Elaine only. Chambers explained that the only actions taken thus far was to hire Terracon to drain and study the condition of the lake. Homeowner Lindsay expressed concern over CCC charging Townhouses within CCC HOA for the use of meeting rooms
8. **CC&R’s** – *Duncan made a motion to start imposing the Continuing & Recurring Violation Policy on 5411 Mt. Pleasant Dr. The motion was seconded and approved unanimously (MSCU).*
9. **Finance Committee Report**– Zach Orsulak
  1. Income statement for Year to Date **September 2016**
  2. Income statement for Golf Business Unit: month of **September 2016**
  3. Income statement for Golf Business Unit: Year to Date **September 2016**
  4. Income statement for Small Business Units: month of **September 2016**
  5. Income statement for Small Business Units: Year to Date **September 2016**
  6. Statement of Cash Flows: Month to Date **September 2016**
  - *Chambers made a motion to approve the financials as presented. The motion was seconded and carried. (MSCU).*

## 10. Department/Committee Reports

- **Presidents Report – Vicki Duncan**

Duncan reported on efforts to improve, organize and update all important office documents.

Duncan requested that board committee chairperson have charters for their committees prepared for review by the November Regular Board Meeting

- **Terracon Update – Vicki Duncan**

Duncan reported on options Terracon was considering for draining Lake Elaine. Duncan asked homeowners to go to the CCC Website for the full report on the latest meeting with Terracon

- **Jill Babb Report – Jill Babb**

Babb presented Bentonite as a possible option to repairing Lake Elaine. The board discussed Terracon's advisement on the matter. There were parties in favor and not in favor of exploring the option further

- **FGMC Report – Jeff Plattis**

Plattis reported that the 2017 preliminary budget had been completed for review. Also, a completed capital asset summary of equipment for FGMC had been completed

- **Golf Operations- Brian Wright**

Wright reported that golf has hosted two new golf tournaments in the past month

Upon inquiry Wright report that the official close of the golf season will be November 30<sup>th</sup>, although golf will allow walking-only golfers on temporary greens after that date. The golf course will officially open up February 1<sup>st</sup>.

- **Golf Committee – Bill McGrath**

McGrath reported that the FGMC board has a new CCC representation which included himself, Larry Dannenfeldt and Bobby Goitia. McGrath also presented the new terms for OB Sports annual incentive

- **House Committee – Brian Vance**

Vance reviewed a list of upcoming House Committee related projects. Duncan stressed the importance of placing high value on CCC property and CCC employees

- **Recreation Tennis/Pickleball – Vicki Duncan**

Duncan reported that CCC will not be removing snow from Tennis Courts for Winter Play.

Duncan also reported that CWPA will be managed by CCC

- **Recreation Bear Paw/Fitness Room – Bobby Zweifel**

Zweifel reported on plans to remove the popcorn ceiling from the fitness room, plans to expand the fitness room beginning December 2016 and plans to remodel Bear Paw Recreation Center

- **Marketing Report – Tahlia Murray**

Murray reported on plans to meet with various golf courses in the Phoenix area to discuss bringing Tournament Leagues up to Flagstaff during the summer months. Murray presented upcoming golf promotions and October events. Murray also spoke about the Bikes for Tykes Program at CCC

- **GM Report – Chris Shields**

Shields reported that he has hired Warner's Landscaping to care for the landscaping around the clubhouse grounds. Duncan reported that the John Deere equipment used to maintain Walnut Canyon Lakes was functioning again. Goitia installed a check valve for the sub pump by the back delivery gate

- **CC&R's – Judi Barrett**

McGrath instructed Barrett to follow up on the Continuing & Recurring Violation at Elk Run

## 11. Discussion Items

- **Board Retreat** - The board voted in favor of having a Board Retreat in Phoenix. Murray to structure and facilitate the meeting
- **Golf Survey** - McGrath to follow up with OB Sports on initiating a Golf Survey
- **Peak Events** - Shields reported that Peak Events proposed to pay CCC \$8000 for the use of the Driving Range for Friday, Saturday and Sunday until noon for the Blues n Brews Event. Contract to follow shortly
- **Wyndham Maintenance Agreement**-The Agreement to be reviewed for approval by the board in the November Regular Board Meeting

## 12. Action Items

- ***Chambers made a motion to approve the following updates to the Golf Privilege Policy. The motion was seconded and carried (MSCU).***
  - CCC Employees, Wyndham Employees and FGMC Employees may make tee times for \$20.00 for 18 holes or \$10.00 for 9 holes, with or without a cart
  - Continental Board Members receive complimentary golf with the following restrictions: Thursday, Friday and Saturday, tee times after 2pm only. Tee time restrictions apply only from May 16<sup>th</sup> – September 16<sup>th</sup>
  - Committee Members will not receive complimentary golf
  - Oakmont Employees to pay the High Country Rate
  - Eliminate Golfer of the Day Program
- ***Chambers made a motion to approve the following increase in Golf Fees. The motion was seconded and carried (MSCU)***
  - **Increase green fees by \$2.00 for rack rate and High Country Travel Card rate only**
  - **Increase green fees by \$1.00 on all other tee time rates**
  - **Increase all league rate fees by \$1.00**
  - **Increase cart fee rental rate by \$1.00 for both the 9 and the 18 hole fee rates**

## 13. Informational items to and from Board/Staff

- Murray informed the board that Tom Alexander photography will be at the Clubhouse on November 15<sup>th</sup> at 2:00pm for any board members that need a photo or updated photo

## 14. Adjourn: *Duncan moved to adjourn the meeting at 6:27pm*

Respectfully Submitted  
Judi Barrett  
Director of Membership