

**Continental Country Club
Homeowners Association**
Regular Meeting of Board of Directors
July 25, 2017 3PM
Meeting Minutes

1. **Call to Order:** Vicki Duncan, President, called the meeting to order at 3:02pm
2. **Roll Call:** All members of the board were present except Rob Evans. Others present were Chris Shields, Kim Rushing and Tahlia Murray.
3. **President of the Board Address:** Vicki Duncan welcomed the homeowners and staff to July Board Meeting. Duncan informed all homeowners in attendance that Lake Elaine Mediation is on-going with the Lakeside Legionaries. Duncan explained who the Lakeside Legionnaires are and that they filed a lawsuit against the club in February. The judge ordered mediation between the two parties. The first mediation was not successful. The 2nd mediation was on July 18th which CCC offered multiple settlement contracts. The judge extended mediation time period and is hoping that the parties can come to an agreement.
4. **Approval of Agenda:**
 - ***Duncan made a motion to approve the agenda with the below additions. The motion was seconded by Dannenfeldt and carried unanimously. (MSCU)***
 - Action Item - Amend Bylaws Article IV, Indebtedness
 - Action Item- Motion to Amend Bylaw regarding three years Staggering Board Member terms
 - Discussion Item- City of Flagstaff- Easement on Walnut Canyon for Road Improvements
5. **Approval of Minutes:**
 - Regular Meeting of the Board – July 25, 2017
 - ***Chambers made a motion to approve the meeting minutes. The motion was seconded by Dannenfeldt and carried unanimously. (MSCU)***
 - Executive Session Minutes- July 25, 2017
 - ***Chambers made a motion to approve the meeting minutes. The motion was seconded by Vance and carried unanimously. (MSCU)***
6. **Homeowner Participation:**
 - **Harley Killman**- 2659 N. Carefree Circle – Fences within CCC Community- Mr. Killman presented the board with pictures of fences that are being erected throughout the neighborhood. Mr. Killman is frustrated because he feels that these fences are being used to contain animals or keep animals out such as deer. Mr. Killman feels that variances that are being approved by the board are not justifiable and should be looked at closer because the CC&R's state no fences.

- **Art Glass- 4870 E. Mount Pleasant Drive-** Mr. Glass expressed his concern with putting VRBO lease minimums on the Annual Meeting Ballots. He is concerned that if this is sent out too soon that the vote may fail. Mr. Glass would like to continue the committee meetings.

7. Department Reports

FGMC Report – Bill McGrath: McGrath gave a brief update to the board regarding course maintenance because Jeff Plattis was unable to attend the meeting. He stated that the temporary tees on #9 and #18 will have new sod which will be delivered on 7/26. The Golf Committee Meeting covered course maintenance. Chris Mandziuk covered our year to date performance. Golf is not meeting current year revenue goals but is still trending over 2016 numbers. McGrath then covered the Players 1st survey for the last 30 days which was overall very positive.

GM Report – Chris Shields: Shields gave a brief update to the board regarding the misc projects happening around the club. Shields stated that the biggest accomplishment to report to the board was the recent completion of the new installation of the sprinkler/irrigation system at Walnut Canyon Lakes. Lastly, Shields announced that he would be on 93.5 KAFF LEGENDS at 7:15am on 7/26 with David Chambers to discuss Reclaimed Water at Continental Country Club.

Drive Log Report- Chris Shields: Shields presented the board with the drive log and asked if they had any questions or concerns. Bobby Zweifel suggested that the club look at volunteers helping with CC&R enforcement.

Marketing Report- Tahlia Murray: Murray reviewed July golf specials and upcoming tournaments. She also covered year to date social media statistics to give the board a idea on how many people are following the clubs activities. Lastly, Murray covered the upcoming Annual Meeting date, the process for the mail-out of the absentee ballots and who was running for the vacant board positions.

Finance Committee Report: Dave Chambers- Chambers reviewed the June 2017 Financials with the Board.

8. Discussion Items

- **VRBO on Annual Meeting Ballot-** Duncan informed the board that after her discussions with staff and the VRBO Committee that this item will not be on the Annual Meeting Ballot.
- **Easement at Walnut Canyon Lakes-** Shields informed the board of a letter he received from the City of Flagstaff requesting a grant of ownership to an easement at Walnut Canyon Lakes. The City of Flagstaff is requesting ownership of the easement so that they can improve the road by chip sealing it. The board requested that Shields schedule a meeting with the City of Flagstaff immediately to get more information and a timeline.

9. Action Items

- Approval of June 2017 Financials
McGrath made a motion to approve the June 2017 Financials. The motion was seconded by Chambers and carried unanimously. (MSCU)

- Amend Bylaws Article IV, Indebtedness
Motion made by Chambers to increase the total Indebtedness to \$2.65M. The motion was seconded by Goitia and carried unanimously. (MSCU)

- Motion to Amend Bylaw regarding three years Staggering Board Member terms
Duncan made a Motion to approve amendment to the bylaw to include staggered board member terms. The motion was seconded by Dannenfeldt and carried unanimously. (MSCU)

10. Informational items to and from Board Members and Staff

- Schedule Meet the Board Candidate Night- Chris & Tahlia

11. Agenda items for next monthly Board Meeting

- Update on Legal Status
- Conclusions from VRBO Meeting
- Review Materials for Annual Meeting
- Update on City of Flagstaff Meeting- Road Easement at Walnut Canyon Lakes

12. Next Meeting: August 22, 2017 (Regular Board Meeting) August 26, 2017 (Annual Meeting)

13. Motion to Adjourn

Chambers made a motion to adjourn the meeting at 6:13pm. The motion was seconded by Vance and carried unanimously. (MSCU)

Respectfully Submitted by,
Tahlia Murray
Director of Marketing