

**Continental Country Club  
Homeowners Association**  
Regular Meeting of Board of Directors  
June 27, 2017 3PM  
Meeting Minutes

1. **Call to Order:** Vicki Duncan, President, called the meeting to order at 3:00pm
2. **Roll Call:** All members of the board were present. Others present were Chris Shields, Brian Young, Kim Rushing and Tahlia Murray.
3. **President of the Board Address:** Vicki Duncan welcomed the homeowners and staff to May Board Meeting. Duncan updated all the members on the accomplishments around the club throughout the recent months.
4. **Approval of Agenda:**
  - ***Duncan made a motion to approve the agenda with the below addition. The motion was seconded by Dannenfeldt and carried unanimously. (MSCU)***
    - Open a Capital Reserve Fund Account and Reallocate Monies
5. **Approval of Minutes:**
  - Regular Meeting of the Board – May 23, 2017
    - ***Dannenfeldt made a motion to approve the meeting minutes. The motion was seconded by Vance and carried unanimously. (MSCU)***
  - Executive Session Minutes- May 23, 2017
    - ***Babb made a motion to approve the meeting minutes. The motion was seconded by Goitia and carried unanimously. (MSCU)***
6. **Ob Sports: Mark Woodward**

Mark conducted OB Sports Customer Service training for the golf shop staff that lasted approximately 1.5 hours. He feels that Chris Mandziuk has built a strong team. The purpose of training is to teach the staff how to effectively speak to the public people on the phone and in face-to-face scenarios.

After the training, Mark did his course drive and announced to the board that he sees huge improvement in attention to detail. He also mentioned that the landscaping at the entrance of the club and the golf shop look wonderful.
7. **Homeowner Participation:**
  - **Garnett Williams-** 2584 Rio de Flag – unresolved issue with ACC on Fence variance- Mr. Williams submitted a fence variance and feels that the conditions that were placed on the approval should be removed. Conditions include: if neighbors file a complaint it is to be removed at any point in time, no gate to be installed at any part of the fence. Mr. Williams feels that these

conditions are unfair as his neighbors have similar fences with gates and no such conditions, so why does he have conditions?

- **Laura Abrams**-4505 E. Flintwood Lane- VRBO Neighborhood issues- Mrs. Abrams wanted to inform the board of short-term stays in her neighborhood that are causing disturbances. She suggested that the board increase the CC&R enforcement on the weekend and consider changing the By-laws to restrict the length of stay.
- **Bob Yowell**- 4510 E. Flintwood- VRBO Disturbances- Mr. Yowell added to Mrs. Abrams discussion that he sees up 10 vehicles every 3-4 days at short term stays in his neighborhood.
- **Richard Lokcik**- 4679 E. Inwood Way- Mr. Lokcik requested a variance from the board to install a shed on his property. He questioned the board as to why he can walk through his neighborhood and see so many fences and sheds. The board informed him that many properties are not deed restricted within the HOA which means that do not have to follow the CC&R's. They informed his that he would be able to put a shed on the property but it would need to be connected to the house.

## 8. Department Reports

**FGMC Report** – Bill McGrath & Jeff Plattis: Plattis gave a brief overview of the current projects that are being worked on around the course. He stated that the course is holding up despite the dry weather. His staff continues to hand water the areas in need. Plattis thanked the board and OB Sports for their compliments on the attention to detail as he and his team have been focused on this for a few months.

**GM Report** – Chris Shields: Shields gave a brief update to the board regarding the misc projects happening around the club. The fitness has opened and staff has been receiving many compliments on the expansion. All planting projects are completed through Warner's Landscaping. The Pool is open and homeowners have been enjoying the warm weather!

**Drive Log Report**- Chris Shields: Shields presented the board with the drive log and asked if they had any questions or concerns.

**Marketing Report**- Tahlia Murray: Murray discussed the upcoming Independence Celebration and answered all of the questions regarding the three days of activities. She informed the board of the inspections and upcoming deadlines for maintenance/ FGMC for the Driving Range.

**Finance Committee Report**: Dave Chambers- Chambers reviewed the May 2017 Financials with the Board and informed them that year-to-date all line items are back on track and caught up. He stated that the only major overage for the month was employee compensation which was due to Kristy Noble (Consulting Work- Training) and Judi Barrett (Severance Pay and Vacation Pay Out).

## 9. Discussion Items

- **Accounting System Functionality-** Kim Rushing: Rushing stated that she has been here for 90 days and has time to work through the system. She feels that there are no issues with the current system. Rushing stated that a conversion to a new accounting system is not necessary at this time. All board members agree that if she is happy with the system then they are happy. The board would like to revisit this topic again in 6 months.

## 10. Action Items

- Approval of May 2017 Financials  
***Vance made a motion to approve the May 2017 Financials. The motion was seconded by Dannenfeldt and carried unanimously. (MSCU)***
- Approval of Lou Diesel Fence Variance- 5531 E. Latrobe Lane  
***Stark made a motion to approve the installation of the fence with the understanding that the fence will be removed in three years. The motion was seconded by Vance and carried unanimously. (MSCU)***
- Amended & Restated Board Resolution- Transfer Fees  
***Chambers made a motion to approve the Amended & Restated Board Resolution-Transfer Fee Document. The motion was seconded by McGrath and carried unanimously. (MSCU)***
- Open a Capital Reserve Fund Bank Account  
***Chambers made a motion to open a Capital Reserve Fund Bank Account. The motion was seconded by McGrath and carried unanimously. (MSCU)***

## 11. Informational items to and from Board Members and Staff

## 12. Agenda items for next monthly Board Meeting

## 13. Next Meeting: July 25, 2017

## 14. Motion to Adjourn

***Goitia made a motion to adjourn the meeting at 5:47pm. The motion was seconded by Stark and carried unanimously. (MSCU)***

Respectfully Submitted by,  
Tahlia Murray  
Director of Marketing