

**Continental Country Club
Homeowners Association**
Regular Meeting of Board of Directors
August 22, 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 except Brian Vance. Others present were Chris Shields, Kim Rushing, Brian Young, Jeff Plattis and Tahlia Murray.

President of the Board Address: Vicki Duncan welcomed the homeowners and staff to August Board Meeting. Duncan reminded all homeowners in attendance Annual Meeting will be held at Christ Church on Saturday August 26, 2017 at 9am. She informed the board and the homeowners that Augustus Shaw who is representing the HOA regarding the Lake Elaine judgment will be present at the Annual Meeting to give an update regarding the status of the Lake Elaine Lawsuit and answer questions from the homeowners. Duncan continued by thanking the board and staff for a productive year while she was president. Lastly, Duncan congratulated Chris Shields, General Manager, on his one year anniversary with Continental Country Club and thanked him for his hard work.

3. **Approval of Agenda:**

- *Dannenfeldt made a motion to approve the agenda. The motion was seconded by Goitia and carried unanimously. (MSCU)*

4. **Approval of Minutes:**

- Regular Meeting of the Board – August 22, 2017
 - *Dannenfeldt made a motion to approve the meeting minutes. The motion was seconded by McGrath and carried unanimously. (MSCU)*
- Executive Session Minutes- August 22, 2017
 - *Dannenfeldt made a motion to approve the meeting minutes. The motion was seconded by McGrath and carried unanimously. (MSCU)*

5. **OB Sports:**

Mark Woodward: Woodward started by apologizing for not being here in July as he had foot surgery. He introduced himself to the homeowners in the room. Woodward has been involved in the management of club for a year and feels that the customer service has increased significantly. He feels that this is best the course has looked in a long time. Woodward stated that the weekly flash report appears to be catching up on revenues lost from weather in July. Golf Shop looks wonderful; merchandise presentation and first tee are huge improvements. Recommendations for

continued improvements: Gopher control, Long Grass in rough, Tee leveling, bunkers cut in properly for more challenging playability.

6. Homeowner Participation:

This portion of the meeting is for items that are NOT on the agenda. **Please limit comments to two minutes**

- **John Nilsson-** 5105 E. Mount Pleasant Drive- Rules and Regulations need significant updating. Suggests that the board revisits the rules and regulations with Lynn Krupnik, HOA Attorney.
- **Art Glass-** 4870 E. Mount Pleasant Drive- Questioning why Mike Stark's name is no longer on the agenda?
 - Duncan announced the resignation of Mike Stark and Jill Babb. The two vacant positions will be appointed by the new board of directors after the annual meeting.
- **Mary Leanne Marino-** 6090 E. Laurel Loop- Mary Leanne reminded the board that she made a presentation to the board last year asking for clean-up at Walnut Canyon Lakes. She wanted to personally thank Chris Shields and Warner's Landscaping for the hard work and progress that is being made at Walnut Canyon Lakes.

7. Department Reports:

FGMC Report – Bill McGrath & Jeff Plattis: Plattis informed the board that his team is almost caught up on weed eating, mowing practices and herbicide treatments since monsoons. Continental's annual inspection on the dams at Lake Elaine and Golf Course Lakes all passed. The FGMC preliminary budget will be presented to the board next month. Lastly, Bill McGrath announced the resignation of Larry Dannenfeldt from the Continental Board as well as the FGMC Board. He thanked him for his service to CCC and FGMC and wished him the best in his retirement.

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. Shields informed the board that the homeowners surrounding Walnut Canyon Lakes have requested for additional planting of trees in 2018 to buffer noise traffic.

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 or a program to help make the process more effective.

Marketing Report- Tahlia Murray: Murray reviewed the final numbers for the Junior Program for the 2017 season. She announced that golf has six more tournaments scheduled through the end of season and three more HOA events. Lastly, Murray stated she will begin working on her 2018 budget.

Finance Committee Report: Dave Chambers- Chambers reviewed the July 2017 Financials with the Board and explained the overages in expenses. Chambers stated that Golf did not meet their revenue goals for July due to monsoon rains.

8. Discussion Items

- **Conclusions from VRBO Meeting-** Chris Shields- Shields gave a brief overview of the last two committee meetings to the board and the agendas for them to review.
- **Review of Materials for Annual Meeting-**
 - **Lake Elaine-** Duncan informed the Board the Augustus will be in attendance and will give an update to the homeownership regarding the legal status of Lake Elaine. After his presentation Augustus will answer any questions regarding Lake Elaine. No questions regarding Lake Elaine will be answered during the Homeowner Forum at the end of the meeting.
 - Presentation of Audit Report- Kevin Stephens- Duncan informed the Board that the HOA CPA will be present to present the 2016 audit report.
- **Weapon Policy- Vicki Duncan:** Duncan informed the board that Continental does not have a current weapons policy and she wanted the board to consider one. The board decided to table this item until the September Board Meeting.

9. Action Items

- Approval of July 2017 Financials
Chambers made a motion to approve the July 2017 Financials. The motion was seconded by Dannenfeldt and carried unanimously. (MSCU)
- Motion to Approve Second Amended & Restated Bylaws
Chambers made a Motion to approve the Second Amended & Restated Bylaws. The motion was seconded by Dannenfeldt and carried unanimously. (MSCU)

10. Informational items to and from Board Members and Staff

- Larry Dannenfeldt wanted to thank the Board Members and Staff for all their help over his term.

11. Agenda items for next monthly Board Meeting

12. Next Meeting: **September 26, 2017 (Regular Board Meeting)**

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