

**Continental Country Club
Homeowners Association**
Regular Meeting of Board of Directors
September 26, 2017 3PM
Meeting Minutes

1. **Call to Order:** Bill McGrath, 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, Jeff Plattis and Tahlia Murray.

President of the Board Address: Bill McGrath welcomed the homeowners present to the September board meeting. McGrath announced the election results from the August 26, 2017 Annual Meeting. Vicki Duncan and Rob Evans were both re-elected to a three year term. Dusty Rhoton was newly elected and is the new Secretary.

3. **Approval of Agenda:**

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

4. **Approval of Minutes:**

- Regular Meeting of the Board – September 26, 2017
 - *Vance made a motion to approve the meeting minutes. The motion was seconded by Chambers and carried unanimously. (MSCU)*
- Executive Session Minutes- September 26, 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 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. 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**

- **Nancy Bloomer-** 2600 E. Valley View #104- Russian Olive Trees- Mrs. Bloomer expressed her concern of these invasive weeds that are spreading quickly in our area and wanted the board to be aware of the health dangers they pose.
- **Robert Causey-** 4298 E. Broken Rock Loop- Notice to Appear- No show
- **Gerald McGlothin-** 5411 Mt. Pleasant Dr. - Notice to Appear- Gerald covered the letter issued to on September 18, 2017. He informed the board of directors that he no longer works on cars in his driveway and that he only works on cars in his garage.
- **Hank Rivoir-** 2700 N. Horseshoe St. #81- Mr. Rivoir wanted to thank the board and staff for their attention to the storm drain odor near Horseshoe and Oakmont. He appreciates the time and meetings that have happened thus far to plan for the solution with the city.
- **Don Richardson-** 4701 Green Mountain- CC&R Revisions to eliminate or diminish VRBO's and STR. He wanted to pose the below questions to the board for them to review and bring back to the STR Committee.
 - Can we receive approval for marketing campaign?
 - Can we set a date to review the CC&R changes?
 - When will enforcement of single family begin?
 - No partial rental of a single family home- has that been corrected?
- **Carl Wood-** 1860 Rain Tree- Lives next to a VRBO- He feels that the board should send out all STR information to all HOA Homeowners. Would like to volunteer his time to help with CC&R enforcement.

7. Department Reports:

FGMC Report –Jeff Plattis: The FGMC preliminary budget has been presented to the board. Plattis reviewed the schedule for aerification of the greens and the upcoming drainage project on the #1 tee.

Golf Committee: Bill McGrath expressed his concerns moving forward as President as the new Board President at CCC and being the President of the Golf Committee. He wanted to make sure all board members review the charters and consider becoming more involved as he is recommending a new President for the Golf Committee to prevent conflicts of interest.

GM Report – Chris Shields: Shields gave a brief update to the board regarding the misc projects happening around the club. Shields informed the board and homeowners present of his goal for 2018 to become a certified HOA Manager. He stated that he will attend his first class in mid-November at The Community Association Institute.

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

Marketing Report- Tahlia Murray: Murray presented a new program called uManage which will streamline the time spent on CC&R enforcement. The program will electronically fill out violation letters and send them to the homeowners. Murray continued that she is working on a cost comparison sheet between OB Sports Management and In-house management to be presented to the board at the next meeting.

Finance Committee Report: Dave Chambers- Chambers reviewed the August 2017 Financials with the Board. Chambers also reviewed the revised 2016 Year-End Financials.

8. Discussion Items

- **CC&R Violation Fine Schedule-** Chris Shields- Shields presented the current fine schedule and the proposed fine schedule that was tabled in January 2016.
- **Weapon Policy-** Bill McGrath- The board decided that at this time they did not feel any signage was needed on property.
- **Preliminary OB Sports Contract Discussion-** Bill McGrath informed the board that Continental was approaching the end of their three year contract with OB Sports and enclosed in their packet was the most recent contract for their review. He asked that all board members take time to review the contract and come with questions at the October meeting.
- **VRBO Special Meeting-** The board of Directors discussed holding a Special Meeting on October 16th to hear both sides of the Short Term Rental issue before possibly putting this item to vote or on the ballot.
- **Review Committee Charters- Assignments in October Meeting-** Bill McGrath informed the board that all committee charters are enclosed in the board packet. McGrath informed the board that in the October meeting the Committee Assignments will happen and to come prepared.
- **Board Member Appointments-**
 - Gary Smith- 4304 E. Broken Rock Loop- Present
 - Chuck Thompson- 2900 N. Saddleback Way #63- Present
 - Nihal Sarikaya- 4113 E. Woodridge Lane
 - Judy Bender- 2775 N. Fairview Drive

9. Action Items

- Approval of 2016 Year-End Financials
Chambers made a motion to approve the 2016 Year-End Financials. The motion was seconded by Duncan and carried unanimously. (MSCU)
- Approval of August 2017 Financials
Goitia made a motion to approve the August 2017 Financials. The motion was seconded by Vance and carried unanimously. (MSCU)
- CC& R Fine Schedule
Chambers made a motion to approve the CC&R Fine Schedule. The motion was seconded by Vance and carried unanimously. (MSCU)
- Re-occurring Violations
 - **Robert Causey-** 4298 E. Broken Rock Loop- impose \$50 per week
Chambers made a motion to approve the re-occurring violation at 4298 E. Broken Rock Loop. The motion was seconded by Vance and carried unanimously. (MSCU)
 - **Gerald McGlothlin-** 5411 Mt. Pleasant Dr. - Unsightly Exterior Maintenance- No Fines beings imposed at this time.
- Board Member Appointments

- **All members of the board voted for Gary Smith and Chuck Thompson.**
 - Gary Smith- 2 year term
 - Chuck Thompson- 1 year term
- SunWest Bank- Checking Account
 - Add Bill McGrath
 - Add David Chambers

Chambers made a motion to add Bill McGrath and David Chambers to the SunWest Checking Account. The motion was seconded by Duncan and carried unanimously. (MSCU)
- SunWest Bank- Savings Account
 - Add Bill McGrath
 - Add David Chambers

Chambers made a motion to add Bill McGrath and David Chambers to the SunWest Checking Account. The motion was seconded by Duncan and carried unanimously. (MSCU)
- Chase Bank- Credit Card Account
 - Remove Vicki Duncan
 - Add Bill McGrath

Chambers made a motion to add Bill McGrath and David Chambers to the SunWest Checking Account. The motion was seconded by Duncan and carried unanimously. (MSCU)

10. Informational items to and from Board Members and Staff

11. Agenda items for next monthly Board Meeting

- OB Sports Contract Vote
- Review remove Russian Olive Trees
- STR Meeting Results
- Committee Assignments
- Change Finance Committee to a Staff Committee
- Chuck & Gary to join in FGMC and Golf Meetings

12. Next Meeting: **October 24, 2017 (Regular Board Meeting)**

Vance made a motion to adjourn the meeting at 6:28pm. The motion was seconded by Evans and carried unanimously. (MSCU)

Respectfully Submitted by,
Tahlia Murray
Director of Marketing