

**Continental Country Club
Homeowners Association**
Regular Meeting of Board of Directors
November 28, 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 David Chambers. 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 November board meeting. McGrath reminded the homeowners that the board of directors are volunteers and are doing their very best to give the Continental Community fair and reasonable changes, i.e. CC&Rs, HOA dues, and amenities fees.

3. **Approval of Agenda:**
 - *Goitia made a motion to approve the agenda with the following modification: remove OB Sports. The motion was seconded by Thompson and carried unanimously. (MSCU)*
4. **Approval of Minutes:**
 - Regular Meeting of the Board – October 24, 2017
 - *Rhoton made a motion to approve the meeting minutes. The motion was seconded by Vance and carried unanimously. (MSCU)*

5. **Homeowner Participation:**

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

- **Michael Chadburn- 1341 N. La Costa Lane- OB Sports Contract-** Homeowner asked about the status of draining Lake Elaine.
- **Brad Brown- 901 Sky View- Lake Elaine-** Mr. Brown asked that the board review the newsletter article to ensure accuracy of Lake Elaine order.

6. **Department Reports:**

FGMC Report – Jeff Plattis: The winterizing of the golf course will be completed by Friday December 1st. FGMC is down to two grounds men on the Continental side. All other winter projects are on schedule and under budget.

GM Report – Chris Shields: Shields informed the homeowners and board of the class, CAI 100, HOA Management Fundamentals, he recently attended with President Bill McGrath and Tahlia Murray. This class covered the following: legal basis, financial management, facilities management, community management and leadership. Lastly, Shields introduced Trenton Hayward a Tennis Professional who will be joining the Continental team next summer.

Golf Operations: Chris Mandziuk: Mandziuk informed the board that October fell short of budget. He feels that it boiled down to pricing and that with the proposed pricing structure for

2018 we should have a stronger shoulder season next year. On a positive note, 2017 is showing a 3% increase over 2016!

Marketing Report- Tahlia Murray: Murray gave a brief update to the board regarding the status of the conversion from OB Sports to in-house management. She also gave an update on the implementation of the uManage software. Murray also discussed the re-booked 2018 golf tournaments.

Finance Committee Report: Kim Rushing- Rushing reviewed the October 2017 Financials with the Board.

7. Discussion Items

▪ Short Term Rentals-

- **Don Richardson- 4701 Green Mountain-** Mr. Richardson spoke on behalf of a homeowner lead Short Term Rental Committee who are asking for change in the CCC Community through amendments to the CC&R's and increased enforcement. He presented a power point to the board and homeownership.
- **Mark Wolf- 5005 Lake Country Road-** Mr. Wolf shared ideas he felt would generate money for the club from STRs. He requested the board approve a new committee to report directly to the HOA attorney to look into this further.
- **Ken Julien- 5148 E. Hickory-** Mr. Julien feels that this process has been rushed and possibly unfair.
- **Robert McDonald-1730 N. Slippery Rock-** Expressed his frustration with STR next door.
- **Joyce Taylor- 4707 E. Oriole Lane-** Expressed concern and frustration with 5 STRs in her neighborhood.
- **Wayne Fox- 611 Inland Shores-** Feels that HOAs are to govern and enforce rules. All residents sign off on rules and understand that rules may change.
- **John Keegan- 1552 N. Continental Dr-** Expressed his concern with sending out Written Consent Form too soon.
- **Diane Cizek- 2875 N. Rio de Flag-** Expressed concern living next door to a STR.
- **Michael Williams- 2626 N. Elk Run Street-** Lives next to a STR and has had no issues thus far.
- **Donald Bayles- 2907 N. Rio de Flag Drive-** Expressed concern with STR next door and their inappropriate actions.
- **Tony Abrahams- 4505 E. Flintwood Lane-** Expressed concern with STR growth and changes in CCC Community and lacks of community feel.

▪ Short Term Rentals-

Duncan made a motion to limit short term rentals to a minimum 30 day stay, remove the language regarding sex offenders, have legal counsel review and finalize Written Consent Form and send out to the single family homeownership for approval. The motion seconded by Goitia, Thompson opposed and all other directors approved.

▪ 2018 Regular Board Meeting

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| January 30, 2018 | May 22, 2018 | September 25, 2018 |
| February 27, 2018 | June 26, 2018 | October 23, 2018 |

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| March 27, 2018 | July 24, 2018 | November 27, 2018 |
| April 24, 2018 | August 28, 2018 | December 25, 2018 Reschedule 18th |

- **2018 Preliminary Budget Review-** Chris Shields: Shields presented the 2018 preliminary budget to the board of directors. The board requested staff make small modifications by next board meeting and bring the 2018 golf price structure.
- **2018 Board Retreat-** Bill McGrath: McGrath suggested the board schedule the retreat on January 30, 2018 because Lynn Krupnik, HOA Attorney, will be in Flagstaff and available to meet with the board.
 - *Vance made a motion to hold to the board retreat on January 30, 2018. The motion was seconded by Goitia and carried unanimously. (MSCU)*

8. Action Items

- Approval of October 2017 Financials
Rhoton made a motion to approve the October 2017 Financials. The motion was seconded by Thompson and carried unanimously. (MSCU)
- CC&R Fine Schedule
McGrath made a motion to approve the CC&R Fine Schedule. The motion was seconded by Vance and carried unanimously. (MSCU)

9. Informational items to and from Board Members and Staff

10. Agenda items for next monthly Board Meeting

- 2018 Budget
- 2018 Golf Rates

11. Next Meeting: **December 12, 2017** (Regular Board Meeting)

13. Motion to Executive Session

Smith made a motion at 6:21pm to move into Executive Session. The motion was seconded by Goitia and carried unanimously. (MSCU)

Duncan made a motion to adjourn the meeting at 7:17pm. The motion was seconded by Thompson and carried unanimously. (MSCU)

Respectfully Submitted by,
Tahlia Murray
Director of Marketing