

**Continental Country Club
Homeowners Association**
Regular Meeting of Board of Directors
October 24, 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 Robert Evans. Vicki Duncan joined the meeting late. 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 October board meeting. McGrath

3. **Approval of Agenda:**
 - *Chambers 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 – October 24, 2017
 - *Goitia made a motion to approve the meeting minutes. The motion was seconded by Rhoton and carried unanimously. (MSCU)*

5. **OB Sports:**

Jason Brill: Jason is the Senior Director of Revenue Management at OB Sports. He previously worked for 12 years at Scottsdale Country Club. He shared with the Board that the OB Marketing team just recently updated added more positions to their team which will allow more one-on-one time for the properties. Jason informed the board of the meeting he had with Tahlia Murray to discuss the new email marketing database.

6. **Homeowner Participation:**

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

- **Bob Prida- 6030 E. Laurel Loop- OB Sports Contract-** Bob asked when the OB Sports contract terminated. Bill McGrath informed him that the contract terminated December 2017.
- **John Nilsson- 5105 E. Mount Pleasant- Lake Elaine-** John asked what the Lake Elaine hearing is about on Thursday. Bill McGrath informed him that hearing scheduled on Thursday will be to discuss the following pending motions: Interveners' Motion to Intervene; Interveners' Motion to Recertify the Plaintiff's Class; Interveners' Rule 60 Motion; Defendant Continental's Motion to Dismiss; Defendant Continental's Motion to Preclude Intervention; and Defendant Continental's Motion for Summary Judgment. The Hearing may serve to resolve the Litigation.
- **Art Glass- 4870 E. Mount Pleasant Drive- Lake Elaine-** What three parties are involved in the Lake Elaine issue? Bill McGrath informed Mr. Glass that the

following parties are involved: Lakeside Legionaries, Interveners and Continental Country Club.

7. Department Reports:

FGMC Report – Jeff Plattis: The FGMC budget currently running over. One FGMC line item that is under is staffing due to the termination of supervisor. Jeff is currently preparing for winterizing the golf course for closing on November 30th.

GM Report – Chris Shields: Chris has been working on the 2018 budget and Capital Improvement list. Warner's has been working on removing summer flowers. CCC hired a new Maintenance Manager, Will Pentecost. Shields has been meeting with STR/VRBO Committee to develop a plan suitable for CCC.

Drive Log Report- Chris Shields: Shields presented the board with the drive log and asked if they had any questions or concerns. Shields updated the board that CCC entered an agreement with Umanage-eUnify to help streamline the enforcement of our communities CC&R's. The new program will take effect December 1st.

Marketing Report- Tahlia Murray: Murray presented the board with an OB Sports cost comparison sheet which showed the savings of doing all printing and marketing in-house. Murray also discussed the October Golf Specials and the re-booked 2018 golf tournaments.

Finance Committee Report: Dave Chambers- Chambers reviewed the September 2017 Financials with the Board. Chambers also reviewed the letter that was presented to City Council regarding reclaimed water rates.

8. 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.
- **Krista Renning-** Mrs. Renning represented a small group of Short Term Rental Homeowners who wanted the board of directors to consider both sides of this issue and allow the homeowners to come to an agreement amongst themselves before sending out a mailing.
- **Don Bayles- 2907 N. Rio de Flag-** Mr. Bayles expressed his concerns with a short term rental near his home and supported possible changes to the CC&R's.
- **Kimberlie Geile-Gonzalez- 4860 Mount Pleasant Drive-** Mrs. Geile-Gonzalez shared that she is a Realtor and owns a STR and believes they bring value to the community.
- **Rick and Susan Washburn- 2355 N. Broken Rock Circle-** Expressed his frustration with STR next door.
- **Kevin Wilson- 2357 N. Oakmont Drive-** Mr. Wilson feels that most STR issues can be handled by the management team and should not require an amendment to the CC&R's.

- **Mark Wolf- 5005 Lake Country Road-** Feels that there only a few STRs that are causing issues and should be addressed by management with increased enforcement.
 - **Barbara Valentine- 2201 N. Timberline Road-** Expressed her negative experiences with the VRBO that is across the street from her.
 - **Terry Makinster- Elk Run Townhome Board of Directors-** How do you define short term rental? What lease term are you considering?
 - **Dave Whitmore- 5115 E. Mount Pleasant-** Expressed that he purchased a single family home and was expecting to be part of a single family community.
 - **Bob Marostica-2480 N. Broken Rock Circle-** stated that he purchased a home in CCC to raise a family and live without disturbances.
 - **Bob Prida-6030 E. Laurel Loop-** Requesting the board hears from both sides of this issue and give the homeowners more time to discuss this matter before sending the Written Consent Form out to the single family homes.
 - **Tom Brewster- 401 N. Sky View Street-** Requested the board hears from both sides of this issue and also requested that the Written Consent Form be in line item format.
 - **Mike Chadburn- 1341 N. La Costa Lane-** expressed concerns living next to a short term rental.
 - **Jill Babb- 2480 N. Broken Rock Circle** Suggested all VRBO's register with the Club instead of restrictions.
 - **Carl Wood- 1860 N. Rain Tree Road-** Requested more information from the board regarding the 2012 amendment that was proposed regarding Short Term Rentals and did not pass.
 - **Erin Maristica-2480 N. Broken Rock Circle-** Shared her experiences with two VRBO's on her street.
- **OB Sports Contract-** Bill McGrath informed the board that the OB Sports contract was signed in May 2015 and expires in December 2017.

9. Action Items

- Approval of September 2017 Financials
Rhoton made a motion to approve the September 2017 Financials. The motion was seconded by Thompson and carried unanimously. (MSCU)
- Short Term Rentals- (Request line item voting)
Chambers made a motion to limit short term rentals to a minimum 30 day stay, have legal counsel review the draft Written Consent Form and finalize to send out to the single family homeownership for approval. The motion seconded by Vance and carried unanimously. (MSCU)
- OB Sports Contract
Vance made a motion to not renew the OB Sports Marketing & Golf Operations Agreement. The motion was seconded by Goitia and carried unanimously. (MSCU)
- Committee Assignments
 - **Golf Committee-** Chuck Thompson (Chairperson), Vicki Duncan, Gary Smith

- **Finance Committee-** David Chambers (Chairperson) & Doug Pratt (at large member)
- **House & Grounds Asset Review-** Brian Vance & Vicki Duncan
- **Architectural Control Review-** Dusty Rhoton
- **FGMC Committee-** Gary Smith, Chuck Thompson, Vicki Duncan

10. Informational items to and from Board Members and Staff

11. Agenda items for next monthly Board Meeting

- Updated STR Written Consent Form

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

13. Motion to Executive Session

McGrath made a motion at 6:07pm to not move into Executive Session. The motion was seconded by Goitia and carried unanimously. (MSCU)

Thompson made a motion to adjourn the meeting at 6:29pm. The motion was seconded by Rhoton and carried unanimously. (MSCU)

Respectfully Submitted by,
Tahlia Murray
Director of Marketing