

**Continental Country Club
Homeowners Association**
Regular Meeting of Board of Directors
December 12, 2017 3PM
Meeting Minutes

1. **Call to Order:** Bill McGrath, President, called the meeting to order at 3:12pm
2. **Roll Call:** All members of the board were present except Chuck Thompson. Rob Evans joined the meeting late. Others present were Chris Shields, Kim Rushing and Tahlia Murray.
3. **President of the Board Address:** Bill McGrath welcomed the homeowners present to the December board meeting. McGrath apologized for the late start after reminding the homeowners that the board held their Executive Session prior to the start of the regular session. McGrath then welcomed Carol Swain, CC&R Compliance Officer, from Gilbert, Arizona.
4. **Approval of Agenda:**
 - *Goitia made a motion to approve the agenda. The motion was seconded by Chambers and carried unanimously. (MSCU)*
5. **Approval of Minutes:**
 - Regular Meeting of the Board – November 28, 2017
 - *Duncan made a motion to approve the meeting minutes with the below correction:*
 - **STR vote to reflect Gary Smith abstained**
 - *The motion was seconded by Chambers and carried unanimously. (MSCU)*
6. **Homeowner Participation:**

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

 - **Mark Wolf**- 5005 E. Lake Country Road- Inquired when a board can and cannot have an opinion on particular situations.
 - **Don Richardson**- 4701 E. Green Mountain Drive- Inquired where homeowner can find fine schedule regarding single family use violations.
 - **Carl Wood**- 1860 N. Rain Tree Road- Mr. Wood asked for an update regarding Lake Elaine legal proceedings.
 - **Bob Prida**- 6030 E. Laurel Loop- Mr. Prida questioned why homeowners do not receive a full board information packet including department reports at the regular board meetings.
 - **James Whitehead**- 651 N. Sky View Street- Mr. Whitehead expressed frustration with the appearance of Lake Elaine and informed the board that he is considering selling his home.

7. Department Reports:

FGMC Report –Jeff Plattis: Jeff was unable to attend due to a family emergency. Vicki Duncan presented the FGMC Report on his behalf. FGMC Continental is down to two employees who are still working on the course. They just completed the fungicide treatment and installing all the necessary ice blankets. Lastly, FGMC is need of a new backhoe which just recently broke down. Jeff is currently gathering quotes and will submit them upon completion for approval.

GM Report – Chris Shields: Shields informed the board that his has been working diligently with the Controller and the board to finalize the 2018 Budget and Capital Expenditures. He also introduced the two new hires: Carol Swain- CC&R Compliance Officer and Will Pentecost- Director of Maintenance.

Golf Operations: Chris Mandziuk: Mandziuk proudly informed the board of a successful golf season and thanked all of them for the opportunity. He stated that 2018 will be a jam packed year with events such as a Junior Golf Event in July and Catholic Charities Tournament returning.

Marketing Report- Tahlia Murray: Murray reviewed the 2017 Marketing goals and 2017 Membership goals. She explained to the board and homeowners in attendance the successes and failures of each goal. Lastly, she includes a total number of Property transfers that had been completed year to date and how many she anticipated by the end of the year.

Finance Committee Report: Kim Rushing- Rushing reviewed the November 2017 Financials with the Board. Rushing also announced the club opened a Reserve account that currently holds \$250,000.00.

8. Discussion Items

- **2018 Golf Rates-** Chris Shields & Chris Mandziuk: Shields and Mandziuk presented the proposed rates to the board and answered all questions. The board was weary to take a vote with the golf committee chairman Chuck Thompson not present and asked that Mandziuk and Shields scheduled a meeting with the golf committee after the New Year to get approval.
 - **TABLED**

9. Action Items

- Approval of November 2017 Financials
Chambers made a motion to approve the November 2017 Financials. The motion was seconded by Rhoton and carried unanimously. (MSCU)
- Approval of 2018 Budget
Vance made a motion to approve the 2018 Budget. The motion was seconded by Goitia and carried unanimously. (MSCU)

- **Carl Wood**- 1860 N. Rain Tree Road- Expressed concern about the future of the HOA.
 - **Terry Makinster**- Inquired the accounting allocation of property transfer fees.
- 2018 Capital Expenditures
Chambers made a motion to approve \$100,500.00 in Capital Expenditures for 2018. The \$100,500.00 is to be spent on the following items/projects: Golf Tee Boxes (\$15,000), clubhouse upstairs lobby remodel (\$5,500), Fitness Center Equipment Payoff (\$30,000), FGMC Backhoe and projects (\$50,000). The motion was seconded by Duncan and carried unanimously. (MSCU)
 - **John Keegan**- 1552 N. Continental Drive- Expressed his concern spending money Capital with Lake Elaine still pending.
- 2018 Golf Rates- **Tabled**
- STR Committee- Lynn Krupnik
Vance made a motion that if an adhoc STR committee was established by the Association that the committee be disbanded, and that all future actions relating to the proposed amendments to the Unified CC&Rs be taken by the Association staff. The motion was seconded by Smith and carried unanimously. (MSCU)
 - **John Keegan**- 1552 N. Continental Drive- Expressed frustration with the process since its start and asked if the board would be willing to start over. Keegan asked Brian Vance if in fact the board has spent \$100,000 on attorney bills for this particular issue? Then continued to ask if the Written Consent is sent out if it will have an end date place on it.
 - **Brian Vance informed John Keegan and the homeowners present that he misspoke at the October Meeting and that the Board has not spent \$100,000.00 on this particular issue for legal fees, that in fact it has been very minimal.**
 - **Lee Ann Havenga**- 4710 E. Quail Valley Way- Asked the board to consider other options before sending out the Written Consent Form and potentially changing the CC&Rs.
 - **Don Richardson**- 4701 E. Green Mountain Drive- Expressed concern what the next steps will be in the process so momentum is not lost.
 - **Bob Prida**-6030 E. Laurel Loop- Confirmed that Written Consent Forms are being mailed after the New Year.
 - **Tony Abrams**-4505 E. Flintwood Lane- Expressed his concern with the STR issue and also asked the Board to be more aware in the future of meeting dates as this was Hanukah.
 - **Tom Brewster**- 401 N. Sky View Street- Encouraged the board to listen to STR owners and study both sides of this issue one more time.
 - **Brad Brown**- 901 N. Sky View Street- Asked the board why there is such a rush to send the Written Consent Forms out and get these changes done.
 - **Carl Wood**- 1860 N. Rain Tree Road- Expressed his gratitude to the board and said although it has been rough he feels the form should be mailed out.

Chambers made a motion that each group can provide the club with a one page information sheet to be provided to homeowners who have additional questions. This page will need to be approved by legal counsel, Lynn Krupnik. The motion was seconded by Rhoton and carried unanimously. (MSCU)

10. Informational items to and from Board Members and Staff

11. Agenda items for next monthly Board Meeting

12. Next Meeting: **January 30, 2018 (Retreat- Little America)**

McGrath made a motion to adjourn the meeting at 6:06pm. The motion was seconded by Smith and carried unanimously. (MSCU)

Respectfully Submitted by,
Tahlia Murray
Director of Marketing