

**Continental Country Club
Homeowners Association
Regular Meeting of the Board of Directors- RETREAT
January 30, 2018 10:45am-5:00pm
Meeting Minutes**

1. **Call to Order:** Bill McGrath, President, called the meeting to order at 10:45am.
2. **Roll Call:** All members of the board were present. Others present were Chris Shields, Kim Rushing and Tahlia Murray.
3. **President of the Board Address:** McGrath welcomed everyone to the retreat. He expressed his excitement for this retreat. He feels that this time will give the Board the opportunity to become much more informed on issues that are dividing the CCC community.
4. **Approval of Agenda:**
 - *Rhoton made a motion to approve the agenda. The motion was seconded by Thompson and carried unanimously. (MSCU)*
5. **Approval of Minutes:**
 - Regular Meeting of the Board- December 12, 2017
 - *Vance made a motion to approve the minutes. The motion was seconded by Evans and carried unanimously. (MSCU)*
6. **Presentations:**

Insurance Presentation: Phil Geise- No show

Financial State of the Club: David Chambers-

Chambers reviewed the impact of the recent increase in cost of water over the next 2 years. Chambers then reviewed the Continental Reserve Analysis that was prepared by David Chambers and Doug Pratt with assistance from Bobby Zweifel and Brian Vance. He explained the year by year contributions needed for Continental Country Club to be considered 100% Reserve Funded and how those contributions would be disbursed based off the Reserve Study completed.

Chambers then reviewed the Preliminary December 2017 Financials and final 2018 Budget. Lastly, He thanked Kim Rushing, Controller for Continental, for her hard work!

Wyndham Partnership: Bobby Zweifel-

Zweifel first explained to the new members of the Board what the Wyndham Ex Officio position is per the CCC Amended and Restated Bylaws. He stated that his position was created as a non-voting position because of the unique needs of the members of Tanglewood and Ridgewood Timeshare Associations. Zweifel and the

Board then discussed what potentially would happen should Zweifel retire from Wyndham.

Zweifel then moved into the Fourth Amended and Restated Use and Maintenance Agreement between CCC and Wyndham. He covered all aspects of the agreement including but limited to: Bear Paw Activities Center, CCC/Wyndham Fitness Center and CCC Swimming Pool. He answered all questions the Board and Homeowners present had.

Business Plan & Committee Charters: Chris Shields-

Shields discussed the importance of a Business Plan for any organization. He informed the Board that the Continental Business Plan will be updated on a yearly basis. The SWOT analysis was reviewed and how he plans to address the club weaknesses throughout the upcoming season. Shields then presented each department's 2018 goals.

Shields then presented the Board with the revised Charters including:

- Architectural Control Review Charter
- House and Grounds Committee Charter
- Golf Committee Charter
- Finance Committee Charter

Continental's Positive Future: Tahlia Murray & Chris Shields-

Oakmont Improvement Plan-

Shields presented the Board with the items that the Oakmont partners feel will take the service level above and beyond for the 2018 season such as:

- Caddy Shack- Hours and Staffing Commitment
- Beverage Cart Service consistency

Next Shields and Zweifel discussed the remodel ideas Oakmont has presented such as the expansion of the main dining room, covering ½ of the outdoor patio, creating a feature wall, and laying outdoor carpet on patio.

Marketing Campaign-

Murray discussed the upcoming 2018 season and the recent departure from OB Sports Management. She updated the Board of that transition and informed them of the cost savings. Murray announced the tagline for the 2018 season "Continental Golf Club, your hometown Golf Course!"

She discussed her budget allotment in paper, radio and online social media advertising and the cost benefits. Lastly, Murray announced the 2018 event schedule to include a few new items such as Bark & Wine, a fundraiser for Coconino Humane Association and a Chamber Mixer hosted on April 26th!

7. Action Items:

- Approval of Committee Charters
 - ***Thompson made a motion to approve the revised Committee Charter including:***
 - Architectural Control Review Charter

- House and Grounds Committee Charter
- Golf Committee Charter
- Finance Committee Charter

The motion was seconded by Vance and carried unanimously. (MSCU)

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

8. Homeowner Participation:

- **Don Richardson- 4701 Green Mountain-** Expressed concern regarding the validity of the statement made by the HOPPR Homeowners who are disbursing print materials to the membership. Richardson questioned if the Board would clarify any of these statements.
- **Cal McLoy- 15 E. Cherry Ave-** As an Associate Broker in Flagstaff for over 25 years, he expressed his discontent with the Written Consent Form, specifically the one year waiting period for new homeowners.
- **Michael Chadburn- 1340 La Costa Lane-** Expressed concern about a short term rental living near his home and his support for the amended Bylaws.
- **Nihal Sarikaya-4113 E. Woodridge Lane-** Nihal came to the Board as a parent from Northland Preparatory Academy. She presented to the Board that they are raising money to makeover two science classrooms and replace playground equipment. She asked if the Board would consider donating a gift certificate for raffle at their fundraising event.

9. Informational Items to and From Board Members and Staff

The Board would like to thank the staff for a very productive and informative retreat.

10. Agenda Items for Next Month

- Insurance Presentation- if available

11. Next Meeting: February 27, 2018

12. Adjourn:

- *Goitia made a motion to adjourn the meeting at 4:00pm. The motion was seconded by Rhoton and carried unanimously. (MSCU)*

Respectfully Submitted By,
Tahlia Murray
Director of Marketing