

**Continental Country Club  
Homeowners Association  
Regular Meeting of the Board of Directors  
February 27, 2018 3:00pm  
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 Vicki Duncan, Dusty Rhoton and Rob Evans. Others present were Chris Shields, Kim Rushing, Carole Swain, Jeff Plattis and Tahlia Murray.
3. **President of the Board Address:** McGrath welcomed everyone to the February Meeting. He thanked the returning homeowners and new homeowners that he saw in the audience for attending the meeting. McGrath asked the Board Member and staff to briefly introduce themselves.
4. **Approval of Agenda:**
  - *Chambers made a motion to approve the agenda with the below modifications. The motion was seconded by Vance and carried unanimously. (MSCU)*
    - *Move Board Code of Conduct to Regular Session Agenda*
    - *Move Updated Fine Schedule to Regular Session Agenda*
    - *Move Golf Privileges to Regular Session Agenda*
5. **Approval of Minutes:**
  - Regular Meeting of the Board- January 30, 2018
    - *Vance made a motion to approve the minutes. The motion was seconded by Thompson 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.**

- **No Homeowner participation at this point.**

7. **Department Reports:**

**FGMC Report** –Jeff Plattis: Jeff informed the Board that FGMC charged the irrigation and sprinkler system in January and February and began watering the course. The FGMC crew has been repairing their equipment and preparing for opening on March 17<sup>th</sup>.

**Golf Committee Report** –Chuck Thompson: Chuck informed the Board of the Committee Meeting and discussing the opening of the course on March 17<sup>th</sup>. He also informed the Board of plans of a course drive to plan 2018 projects. The Committee also discussed the

commitment made to management by the Oakmont on improved service for golfers. Lastly, the committee covered marketing efforts and tournament contract status.

**GM Report** – Chris Shields: Shield’s informed the Board of many maintenance projects that have been completed around the club including painting of Oakmont hallway and fitness center hallways and installation of new golf ice machine. He also informed the Board of the purchase of new lobby furniture for the upstairs lobby area.

**Golf Operations:** Chris Mandziuk: Mandziuk reported that the 2018 season is off to a great start with all the new golf memberships. He announced the postponement of the course opening due to weather. He also informed the Board that he just recently returned from the SGRA Merchandise Show in Mesa and purchased all the apparel for the Golf Shop.

**Drive Log** – Carole Swain: Swain briefly introduced herself to the homeowners present and thanked them for their hard work. Swain explained her Drive Log to the Board and told them that she has seen immense improvement within the community and will begin focusing on pine needle cleanup now that weather is allowing.

**Marketing Report-** Tahlia Murray: Murray gave a brief update to the Board of the final transition from OB Sport to self management and thanked the team and Board for their patience and support. She updated them on golf tournament contracts and announced the advertising agreement between CCC and Coors for Birdie Cart Banners. Lastly, Murray reviewed how many Properties transferred in January and February. She also informed the Board how many pending escrow contracts CCC had waiting.

**Finance Committee Report:** Kim Rushing- Rushing reviewed the January 2018 Financials with the Board.

## 8. Discussion Items

**Written Consent Form- STR 2<sup>nd</sup> Mailing-** Brian Vance made a motion to send a second mailing to the homeowners that have not returned their Written Consent Forms, Thompson seconded the motion- **WITHDRAWN**

Vance made a motion to send a second mailing to the homeowners that have not returned their Written Consent Forms and include a stamped return envelope, a message on the outside of the envelope that state important documents enclosed. Motion dies.

*Discussion:*

- *Chambers expressed concerns with the current Written Consent Form after speaking with a homeowner who attended the Board Retreat. He stated that he feels the board made a mistake including the long term rental restriction on the Written Consent Form and feels that the Board should set a deadline for the current process and start over removing that clause.*
- *Thompson stated that he tends to agree with Chambers but would like to not extend it any further as we are approaching the busy time for rentals and would like to see some resolution for this issue.*

- **Carl Wood-** 1860 N. Rain Tree- Expressed concern with the process of a potential new mailing. Expressed his concern with how the process from day one on how the Board has handled the proposed changes.
- **Greg Lanksbury-** 2652 N. Elk Run St. - Does a non-vote count as a no vote?
- **Barbara Lang-** 2955 N. Rio de Flag- Expressed frustration that the Board was considering a second mailing when there was a suggested return date on the original mailing letter.
- **Don Richardson-** 4701 E. Green Mountain Dr- Don asked if the Board will be addressing a tenant registration form. Don also requested the board read the correspondence regarding STRs the meeting. Don suggested that the second mailing include a stamped return envelope and a message on the outside of the envelope that states important information enclosed.
  - Chambers asked Don what would your position on terminating this current vote and starting over and making it simpler?
  - Smith expressed he concerns that a second mailer would give the anti-VRBO group an extra chance to get the CC&Rs changed.
- **John Keegan-** 1552 N. Continental- He would not be in favor of a second mailer because you have your answer.
- **Kim Geile-Gonzales-** 4860 Mount Pleasant- She stated that she owns a short term rental in the community. She questioned the CC&R Compliance Officer on the frequency of noise complaints.
- **Bob Prida-** 6030 E. Laurel Loop- Expressed his concern on the timing of the original mailing.
- **Terry Davis-** 5420 E. Mount Pleasant Drive-Expressed concern of timing of original mailing.

*Chambers made a motion to cut off the current balloting on March 31, 2018. If the ballot fails then a second Written Consent Form will be done in May and the only items will be the definition of single family and the restriction of short term rentals. Chambers would like to work in an end date for the current booked rentals to terminate their contracts for up to a year after the recording date of the resolution should the proposed changes pass. He would also like a tenant registration form to be in place for all rentals to track their bookings. The motion was seconded by Goitia, Smith abstained. Motion passed.*

- **John Keegan-** 1552 N. Continental- Expressed concern on doing a new Written Consent Form.
  - **Robert Hoadley-**2000 N. Southern Hills Dr. - Expressed concern with sending a new mailing.
  - **Robert Soucie-** 2401 N. Carefree Circle- Express frustration with VRBO next door.
  - **Tony Abrams-** 4505 E. Flintwood Lane- When where the Bylaws written? Expressed his frustration with VRBO next door.
  - **Carl Wood-**1860 N. Rain Tree- Feels that it is pretty clear what the homeownership wants.
  - **Tim Gonzales-** 4860 Mount Pleasant-He is a property manager and feels that if managed properly then it can be done.
- **Flagstaff Open Space Parks and Recreation (FOSPR)** - Jeff Goulden gave the Board of Directors a brief overview of the project and status of project with City Council.

- **2018 Annual Meeting Date-** August 25<sup>th</sup>
- **Oakmont Incentive Re-Investment-** Shields informed the Board that Continental will be receiving approximately \$13,000 from Oakmont. Shields encouraged the Board that they consider reinvesting the money into the back patio which is owned by CCC.

## 9. Discussion Items

- Approval of January 2018 Financials  
*Chambers made a motion to approve the January 2018 Financials. The motion was seconded by Thompson and carried unanimously. (MSCU)*
- Oakmont Incentive Reinvestment  
*Chambers made a motion to approve Oakmont Incentive of \$13,000 to be re-invested on the outdoor back patio. The motion was seconded by Goitia and carried unanimously. (MSCU)*
- Board Code of Conduct  
*Thompson made a motion to approve the Board Code of Conduct. The motion was seconded by Smith and carried unanimously. (MSCU)*
- Updated Fine Schedule- **TABLED**
- Golf Privileges- the Board discussed the 2017 Golf Privileges Policy. The Board tabled this item and asked the Golf Committee to bring their recommendations to the Board at the March Board Meeting.

## 10. Informational Items to and From Board Members and Staff

### 11. Agenda Items for Next Month

- Updated Fine Schedule
- Golf Privileges Policies

### 12. Next Meeting: March 27, 2018

### 13. Adjourn:

- *Goitia made a motion to adjourn the meeting at 5:30pm. The motion was seconded by Smith and carried unanimously. (MSCU)*

Respectfully Submitted By,  
Tahlia Murray  
Director of Marketing