

**Continental Country Club
Homeowners Association
Regular Meeting of the Board of Directors
March 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 Brian Vance. 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 March Meeting. He thanked the returning homeowners and new homeowners that he saw in the audience for attending the meeting. McGrath asked the Board Members and staff to briefly introduce themselves. McGrath also announced the resignations of Rob Evans and Vicki Duncan. He thanked them for their service. He asked any homeowners that were interested in serving to please fill out an application for the Board of Directors and submit to the Front Desk.
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- February 27, 2018
 - *Thompson made a motion to approve the minutes. The motion was seconded by Smith and carried unanimously. (MSCU)*
 - Special Meeting of the Board- March 12, 2018
 - *Chambers made a motion to approve the minutes. The motion was seconded by Smith 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.**

- Patty Geninatti- 4820 E. Firestone Lane- Homeowner asked CC&R Officer if she is seeing increased compliance throughout community.
 - John Keegan- 1552 Continental Drive- Homeowner shared his research findings with the board on ADA compliance regarding Chair Lifts.
 - Jeffrey Fein- 4500 E. Flintwood Lane- Asked if the Board would be discussing STR issues today?
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7. **Department Reports:**

FGMC Report –Jeff Plattis: Jeff informed the Board that FGMC is on budget year to date. Jeff has been working diligently to cross train his staff. Lastly, after the Golf Committee Meeting it was decided to schedule a golf course drive to plan projects for the upcoming season.

Golf Committee Report –Chuck Thompson: Chuck gave the board a brief update regarding the golf course opening on March 17th, the new golf flash report that will sent to management weekly, plans for gopher control, upcoming tee box projects, discussed the new inventory in the golf shop and discussed marketing efforts.

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 informed the Board of the purchase of new lobby furniture for the upstairs lobby area. Lastly, he informed the Board of the resignation of the Maintenance Manager.

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 Polar Open made the club \$840 and the Driving Range and Merchandise Sales have generated \$1487.

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. She stated that she has issued 217 violations, 85 new violations since the last meeting. She said that the biggest issues right now are utility vehicles and holiday decorations.

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. Murray reviewed how many Properties transferred in February and March. She also informed the Board how many pending escrow contracts CCC has waiting. Per request of the Board she announced how many Membership assignments the club has had year to date.

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

8. Discussion Items

- Second Amended & Restated Resolution- Bill McGrath

Discussion:

- *Chambers expressed concerns with the Second Amended & Restated Resolution and feels that under the section Termination of Process that the last two sentence should read as follows:*
 - *If the Process terminates before 812 written consent forms have been received, the Association will do an informal count for informational purposes only. However, it is the intention of the Association to send out a new written consent form in the form attached to the resolution by June 1, 2018.*

- *Thompson, Rhoton and Zweifel agree with Chambers*
 - **John Keegan-** 1552 Continental Drive- Expressed concern expressed concern that non-votes are no votes.
 - **Katie Heth-** 2899 N. Rio de Flag Drive – She informed the Board that she purchased her home and was told that she could use it as an STR. She is concerned that the Board is opening themselves to liability because of the errors that have been made through the process and she encourages them to seek and second opinion.
 - **Jeffrey Fein-** 4500 E. Flintwood- Expressed frustration living next to a short term rental.
 - **Tony Abrams-** 4505 E. Flintwood Lane- Expressed dissatisfaction with the Board and the process.
 - **Krista Renning-** 5201 E. Duquesne- She feels like the community needs to come together and come up with a solution.
 - **Gregory Lanksbury-** 2652 N. Elk Run- STR Owner who would like to put together a committee to come up with solutions.
- **Tenant Registration Form** – Chris Shields & Dave Chambers
Shields presented a form used by a community in Peoria. He informed the Homeowners that Management and the Board are working on modifying the form to work for this community.
 - **Katie Heth-** 2899 N. Rio de Flag Drive – Expressed concern about the legality of the form.
 - **Terry Makinster-** 6323 E. Willow Loop- Shared that surrounding communities are doing the same forms for safety.
 - **Establish a Nominating Advisory Group-** Dave Chambers
Dave discussed other HOA's he has been a part of that are more proactive in finding Board Member to serve and would like to establish a group of three people to start looking for Board Members
Bill McGrath, Bobby Zweifel and Dave Chambers all volunteered.
 - **Employee Golf Privileges Policies-** Chuck Thompson
Thompson presented the Golf Privileges Policy on behalf of the Golf Committee and answered all questions the Board asked. The Board requested a few items be adjusted and brought back to the April Meeting for approval.
 - **Blues & Brew Contract Modification-** Chris Shields
Shields informed the Board that he was approached by the Grogan's regarding the extension of festival from a one day event to a two day event. That would change the contract for 2019. Shields asked the Board if he would be able re-negotiated the contract.
 - **5105 E. Mount Pleasant DRF-** TABLED

9. Action Items

- Second Amended & Restated Resolution
 - *Chambers made a motion to approve the Second Amended and Restated Resolution with the last two sentence under section Termination of Process to read as follows:*
 - *If the Process terminates before 812 written consent forms have been received, the Association will do an informal count for informational purposes only. However, it is the intention of the Association to send out a new written consent form in the form attached to the resolution by June 1, 2018.*
- The motion was seconded by Thompson and carried unanimously. (MSCU)*
- February 2018 Financials
Thompson made a motion to approve February 2018 Financials. The motion was seconded by Rhoton and carried unanimously. (MSCU)
 - Tenant Registration Form- **TABLED**
 - Updated Fine Schedule
Thompson made a motion to approve Updated Fine Schedule. The motion was seconded by Chambers and carried unanimously. (MSCU)
 - Golf Privileges- **TABLED**
 - Blues & Brews Contract
Chambers made a motion to approve the revision of the contract for 2019 for the addition of a 4th day and the total payment owed to CCC \$10,000. The motion was seconded by Thompson and carried unanimously. (MSCU)
 - Golf Privileges- **TABLED**

10. Informational Items to and From Board Members and Staff

- Chambers getting quote on full accounting audit

11. Agenda Items for Next Month

- Explanation of Drive Log
- Golf Privileges Policies

12. Next Meeting: April 24, 2018

13. Adjourn:

- *Chambers made a motion to adjourn the meeting at 5:42pm. The motion was seconded by Goitia and carried unanimously. (MSCU)*

Respectfully Submitted By,
Tahlia Murray
Director of Marketing