

**Continental Country Club
Homeowners Association
Regular Meeting of the Board of Directors
July 24, 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 Dave Chambers, Bobby Goitia and Robert Hoadley. Others present were Chris Shields, Kim Rushing, and Tahlia Murray.
3. **President of the Board Address:** McGrath welcomed everyone to the July Meeting. He thanked the returning homeowners and new homeowners that he saw in the audience for attending the meeting. McGrath announced the upcoming Annual Meeting scheduled for August 25, 2018 at Christ Church. He stated that the Board had two openings and encouraged all homeowners to vote either by Absentee Ballot or in person at the meeting. He thanked the Board for their dedication over the past year and the homeowners for their support.
4. **Approval of Agenda:**
 - **Schlosser made a motion to approve the agenda with the below addition. The motion was seconded by Thompson and carried unanimously. (MSCU)**
 - *Revise the Golf Charter to include Non-Board Members on Committee*
5. **Approval of Minutes:**
 - Regular Meeting of the Board- June 26, 2018
 - **Schlosser 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 three minutes.**
 - **Edward Swanson- Wyndham Timeshare Owner-** Mr. Swanson expressed concern about communication between Wyndham Front Desk and Continental Front Desk regarding event location, time and details.
 - **Ken Julien- 4813 E. Double Eagle Way-** Mr. Julien questioned the procedure of adding items to an agenda. Questioned the make-up of committees that have Board members and non-board members.
 - **Carl Wood- 1860 N. Rain Tree Rd. -** Feels the Board has done a major disservice to the homeowners by not sharing STR views. Also wants to know the status of the Lake Elaine Settlement. Was it rejected?
 - **John Nilsson- 5105 E. Mount Pleasant Drive-** Expressed concern that when he was out with his group canvassing the neighborhood for votes that he found names that didn't match up with the HOA provided list. He inquired if these have been corrected?

- **Star Kelley-Raymer- 1641 N. Continental Drive-** Expressed frustrations with short term rental's near her home and the parking violations.
- **Art Glass- 4870 E. Mount Pleasant-** Questioned if the Contractual Agreement signed at the time of escrow is a two way agreement?
- **Stephen Brown- 4411 E. Moonshadow-** Thanked the Board and staff for what they do for the club. He said he was very involved in the HOA assessment increase. He recommended if the board decides to move forward on an assessment or STR vote he would suggest using the KISS method. Keep it simple stupid! He also questioned why he was unable to vote on the STR issue? His home is in one of the five subdivisions.

7. Department Reports:

Golf Committee Report- Chuck Thompson: Thompson informed the Board of the Committee Meeting held on June 20th. He stated that FGMC is fully staffed and that year-to-date expenses are under budget. FGMC has been cross cutting and seeding the bare spots on the course. Because of the difficulty of watering these spots FGMC informed the Board that it will take until late August for the bare spots to fully grow in. Tee projects are progressing nicely. #8 men's tee has been leveled and sodded and should open after July 4th. #13 is finished and the sod is taking root. FGMC will begin working on #4 tee box. FGMC also informed the Board that the pump that services the golf course is 15 years old and is needing replacement soon. Projected cost for a new pump is \$10,000.00.

Golf revenues are approximately \$33,000 ahead of 2017. The Driving Range income is not meeting budget. The new merchandise in the Pro Shop is selling and revenues in the shop are \$4,000 ahead of 2017.

Lastly, the committee covered the golf leagues currently playing at Continental. It was confirmed that whether men's or ladies leagues are playing they will be charged the same rate. The rate is \$40 +tax on weekdays and \$50 + tax on weekends.

General Manager Report- Chris Shields: Shields announced the returned of the Flagstaff City Golf Championship scheduled for September 28-29. He also informed the Board and members that the club purchased a new pump for Walnut Canyon Lakes. Lastly he stated that the club has completed multiple miscellaneous projects including: carpeting the venue, installing a new heater at the CCC Pool, planting trees & shrubs at Walnut Canyon Lakes, planting at the 1st Tee, gathering weather siren proposals.

Drive Log - Carole Swain: Swain reported since the June Meeting she issued 57 violations. She has been focused on fire hazards, Utility Trailers, pine needles, accumulation of items and trash. Lastly, there has been \$915 in fines issued.

Marketing Report- Tahlia Murray: Murray gave a brief update to the Board regarding the marketing of Golf. She stated that most of what has been occurring has been covered in the other reports. She continued to inform the Board of upcoming (7) Golf events and tournaments. Murray stated that she has been working on the club's Membership Policies

that are mailed in the Disclosure packet at the time of sale. She has been looking at other Country Clubs in the area and saw that our packets needed some updating. Murray stated that she has been very busy on Property Transfers. Below you will find the transfer totals for the month:

June=11

Processed July= 6

Expected to Process by end of July= 18

Projected to Process by end of August= 12

Lastly, Lights on the Lawn was a huge success despite the fireworks being cancelled. Kudos to the Oakmont team for all of their hard work!

June 30th- Killer Keys Dueling Piano's- 500 people attended

July 1st- Cornhole Tournament- 96 Teams of 4

July 3rd- Laugh with the Stars Comedy Show- 300 People attended

July 4th – Independence Day Main Event- 3,000 People attended

8. Discussion Items

- **Neighborhood Safety Group:** Steve Schlosser- Mr. Schlosser announced to the Board and members in attendance that the Neighborhood Safety Group had met on multiple occasions discussing the issues within the CCC community. He stated that the group had put together an initial proposal and would like the Board to review and be prepared to suggestions/feedback at the August meeting. See below proposal.
 - **David Evans- 1550 N. Fox Hill Road-** As a Board Member his first response to the program was he likes the way it is structure but wants to be sure that it is available to all homeowners and all subdivisions.
 - **Art Glass- 4870 E. Mount Pleasant-** Inquired if the Security Services would be available afterhours and on the weekends?

Continental Homeowners who rent their homes on a short term or long term basis will have two options for registering their renters:

1. Continental Country Club will add a Tenant Registration Tab on the CCC Website with a link to PayPal. The Homeowner will need to fill out a simple form with all of the homeowners personal contact information and the tenant's contact information and pay a \$25 fee per rental.
 - a. Should the homeowner choose to do this option only, the tenants **will not** have access to the amenities at the clubhouse or Bear Paw.
 - b. Homeowner's would need to purchase an Amenities/Recreation Pass that would be billed annually in addition to their annual assessment. This pass would allow all tenants' access to amenities at the clubhouse and Bear Paw.

Price Structure:

- i. 1 Bedroom = \$250
- ii. 2 Bedroom = \$500
- iii. 3 Bedroom = \$750
- iv. 4+ Bedroom = \$1000

*Homeowner will still be required to do Tenant Registration form for each rental and pay \$25 fee.

2. The group also gathered quotes from Southwest Security for an on-call basis security guard. The group structured the fine schedule to ensure that if an emergency arises or a disturbance happens, security can be dispatched to remedy the situation. When a homeowner calls afterhours they will be re-routed to a company called Messages and More, which will then determine if the complaint qualifies sending a security guard. Below you will find a list of examples:
 - a. **Noise** (Qualifies a Security Guard Visit)
 - b. **Trash** (Does Not Qualify a Visit)
 - c. **Parking Violation** (Only Qualifies a Security Visit **IF** a car is blocking a hydrant or a driveway)
 - d. **Fire Protection Violation** (Qualifies a Security Visit)
- **Annual Meeting- August 25, 2018 at 9am (Christ's Church of Flagstaff)**

9. Action Items

- Fine Schedule-
 - ***Thompson made a motion to approve the Violation Enforcement Policy and Fine Schedule with the one additional change. The motion was seconded by Schlosser. MSCU***
- 3. **Fines for Continuing and Recurring Violations:** Once it has been determined by the Board that the violation is a continuing violation, the Board may impose reasonable continuing fines (such as daily, weekly or monthly fines) while the violation continues, and such continuing fines shall accrue until the Owner notifies the Association that the violation has ceased and the Board confirms that it has ceased. **If any violation recurs within a rolling twelve (12) month period from the past violation, it will be considered a continuation of that past violation.**
- Hire Southwest Security- TABLED
- Hire Messages & More (On-Call Services)- TABLED

10. Informational Items to and From Board Members and Staff

11. Agenda Items for Next Month

12. Next Meeting: August 25, 2018 (Annual Meeting)

13. Adjourn:

- ***Rhoton made a motion to adjourn the meeting at 4:46pm. The motion was seconded by Thompson and carried unanimously. (MSCU)***

Respectfully Submitted By,
Tahlia Murray

Director of Marketing