

Continental Country Club
2380 N. Oakmont Dr. Flagstaff, AZ 86004
(928) 526-5125

NOTICE OF ANNUAL MEETING

Saturday, August 25th, 2018 at 9:00 A.M.

Christ's Church of Flagstaff
3475 Soliere Ave, Flagstaff, AZ 86004

Dear Continental Country Club Homeowner:

Thank you for your continued support of our community. I would like to take this time to invite you to attend the Continental Country Club's Annual Meeting. The meeting is scheduled for Saturday, August 25th 2018. Registration will begin at 8:30 a.m. and the meeting will begin at 9:00 a.m. The meeting will be held at Christ's Church of Flagstaff at 3475 Soliere Ave. Flagstaff, AZ 86004.

Included with this board packet are several important items:

1. An Absentee Ballot
2. A return envelope for voting on your new board member preferences
3. Per amendments made to the Planned Community Act, all completed ballots must contain the signature of the person voting. Please make sure you sign the ballot before submitting.

Proposed Agenda

(Subject to change prior to the meeting)

1. Call to Order – Bill McGrath, President
2. Introduction of the Board of Directors
3. Proof of Meeting Notice and Announcement of Quorum
4. Approval of Agenda
5. Approval of Minutes of the 2017 Annual Meeting
6. Review of Financial Report ending December 31, 2017
7. Review of Financial Report ending July 31, 2018
8. State of the Club Address – Bill McGrath, President
9. New Board member balloting by homeowners
10. Appointment/Announcement of Ballot Counters
11. Homeowner Forum
12. Announcement of Election Results
13. Adjournment

Candidate Profiles

The following people have submitted applications to serve on the Board of Directors. This year there are two (2) vacancies and three (3) applicants. Each of the vacant positions is for a three (3) year term. Below are the profiles of the applicants that were submitted on their applications.

BILL MGGRATH

I want to serve our friends and neighbors here in Continental Country Club and continue the hard and dedicated work of our recent Boards that have turned what has been a dark and desperate financial time for the Club into what it is now. Over this last twelve months I was first the Golf Committee head and a Flagstaff Golf Maintenance Company representative before taking the President's role when no one else would. Besides nine of the last ten years as a Director of CCC, I have VOLUNTEERED my time during the 22 years we've lived here on other Boards in our town-- Junior Achievement, Red Cross, United Way, Chamber of Commerce (one year as Board Chair) and the Flagstaff Family YMCA-- because I love this town and want to give back as much as I can. I retired three years ago as the Store Manager of JCPenney after almost 42 years so I have the time to be involved in helping the Club continue to grow and prosper. In the future, the HOA needs to resolve the Lake Elaine issue, find a compromise on Short Term Rentals that can reunite our community and build a cash reserve that can ensure a solid financial future for CCC.

JOHN KEEGAN

My name is John Keegan. I have been a full-time resident of Flagstaff and the Continental Country Club for the past 28 years. I'm an avid golfer, and outdoor enthusiast, who also regularly enjoys the various facilities of our Country Club.

I arrived in Flagstaff in 1990 to attend NAU and fell in love with all the amazing outdoor recreation of Flagstaff and surrounding community. Having graduated from NAU with a BSBA in Finance and an MBA in Management, I embarked on the professional skiing tour for five years and had the pleasure of traveling all over the North America and beyond. What I learned was that Flagstaff is one of the very best spots to live.

I started a film and apparel brand that has a cult like following in action sports. My business experience includes creating multiple world records stunts, competitions, and tours with companies such as Red Bull, Sony Pictures, MTV, Monster Energy, ABC, NBC, ESPN, X Games, etc. I've produced over 25 films and was the President of an outerwear and apparel company that manufactured clothing and sold it worldwide. Prior to developing my business, I worked for the SBA and the Small Business Development Center as a business Consultant helping entrepreneurs in our local community.

My goals for our HOA are to work to find compromise on some of our more divisive issue while continuing to make our Continental Country Club area a great place to live.

CARL WOOD

My name is Carl Wood. My wife bought her lot in Continental Country Club in 1983. We moved to Flagstaff in 2002 and built our house in 2004 and have lived here since then. From 2010 to 2017 I have cared for my parents. My 99 year old father lives with us currently.

As a retired CFO who has sat on many Boards, I feel I can make a positive impact. My goals are to make the Board more transparent and communicate better with our HOA members. I want all Board of Directors to state their goals so homeowners can monitor progress.

Reviewed Financial Report for the Year 2017

In order to protect your assets and ensure that proper accounting practices are being used, the Board of Directors for Continental Country Club annually retains the services of a Certified Public Accountant to review the financial operation of the Club. The review of the 2017 financial statements was conducted by the Flagstaff firm of Hinton Burdick. The reviewed financial statements are available to any owner. To access these call Kim Rushing, Controller, at 928-526-5125 Ext. 205 or you may access them online at our website www.continentalflagstaff.com.

Year-to Date Financial Status

Year-to-date financial information is routinely uploaded on the website. Additional questions may be addressed to Kim Rushing, Controller, at 928-526-5125 Ext. 205.

Absentee Ballot

In accordance with Arizona Revised Statutes regarding Homeowners Associations, we are mailing you an Absentee Ballot. It is an important legal document and only members of record (i.e. listed on the official deed) and in good standing (no delinquent fees) as of August 25th, 2018 will be entitled to vote in person or by Absentee Ballot. The owners of each lot are entitled to one vote per lot. If you own multiple lots, you are entitled to one vote per lot owned. Please use a separate Absentee Ballot for each piece of property owned within the CCC Homeowners Association.

If you are unable to attend the Annual Meeting, we will miss your participation and we encourage you to return the Absentee Ballot to us. Even if you choose not to vote, returning your signed Absentee Ballot helps establish a quorum for the meeting. For your convenience, a return envelope is included. **The Absentee Ballot needs to be received by Continental Country Club no later than Thursday, August 23th, 2018 at 5:00 PM to be counted.** Please consider mail processing and delivery time when returning your Absentee Ballot.

Summary

On behalf of the Board of Directors and all of the staff, I would like to thank you for your continued support of Continental Country Club. It is our desire to ensure that our HOA provides a first rate quality of experience amenities to its members and vacation visitors. The entire Board looks forward to meeting with you on **Saturday, August 25th, 2018 at 9:00 am** at the Annual Meeting.

Sincerely,

Bill McGrath, President, Board of Directors, Continental Country Club Homeowners Association