

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

NOTICE OF ANNUAL MEETING

Saturday, August 17th, 2019 at 9:00 A.M.

Knoles Elementary School
4005 E. Butler 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 17th 2019. Registration will begin at 8:30 a.m. and the meeting will begin at 9:00 a.m. The meeting will be held at Knoles Elementary School at 4005 E. Butler 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 – David Chambers, 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 2018 Annual Meeting
6. State of the Club Address – David Chambers, President
7. Review of Financial Report ending December 31, 2018
8. Review of Financial Report ending July 31, 2019
9. New Board member balloting by homeowners
10. Appointment/Announcement of Ballot Counters
11. Homeowner Forum/ Q&A
 - a. **Please limit comments to three minutes if addressing the Board**
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 four (4) vacancies and thirteen (13) 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.

DAVID EVANS

I have lived in Continental Country Club for 26 years. It has been a wonderful place to call home. My wife and I love Flagstaff and our home in CCC. I was selected to fill a vacated position on the Continental board in June 2018. That term expires this year, and I would like to continue to serve. In addition to the Continental board, I served eight years on the Board of Directors of Flagstaff Chamber of Commerce and held officer positions of Treasurer and Chairperson. I am currently on the Board of Directors for Golden Rule Charities—The Pantry

I want to continue to serve on the CCC board. There are issues such as Lake Elaine that I would like to help resolve. My promise is to exercise sound judgment in all decisions. I have no agenda or specific goals other than to help ensure that our community remain appealing and livable.

My second career, after retiring from the U.S. Navy, has been in the management of HOAs. I worked at Continental Country Club for 14 years and was the General Manager for 12 years. I left CCC to start my own management company, Evans HOA Management Co. I sold the business in 2015 and retired.

BOBBY GOITIA

In 2018, Bobby Goitia's family celebrated 100 years living in Flagstaff. Goitia and his wife have lived in the Continental Country Club since 1986, so you can see his roots in this community run deep. Goitia and his wife raised two (2) daughters in Continental and have never given a thought to leaving the clean, well-kept atmosphere of the CCC neighborhood.

In his early years (1976-2000) he owned and operated Bob's Butcher Shop where he used his time as a business owner to become actively involved in the city. Goitia has served on multiple boards in the past including the Catholic Church Board and numerous Sportsman's boards.

Goitia also really enjoyed serving on the CCC Board of Directors, where he served as an appointment to fill an open position due to a resignation. This was followed by Goitia running for a board position in an open election and being elected to a three-year term, which he resigned to assume position of Continental Country Club's General Manager. He held that position until his retirement. Goitia is very knowledgeable of the club and the board's responsibilities. He feels that he still has a lot to contribute to CCC and looks forward to once again being an active part of the CCC Board and increasing membership within this beautiful and vibrant community.

RICHARD BECHER

As a commissioner on the Planning and Zoning Commission, I frequently dealt with FL statutes on HOA issues. My attention to detail might assist the Board in researching ways to enhance the community. I was a manager in a sheepskin tannery for many years and then returned to school for a Master's Degree in Rehab Psychology. After graduation I worked as a vocational rehab counselor until my retirement. Since December 2017, I have loved living in a forest community and being surrounded by a wide variety of wildlife. I would appreciate the chance to bring my years of experience and knowledge to the CCC Board of Directors.

STEVE CROSS

We purchased our Continental Country Club home in the summer of 2001. While we are in residence only occasionally, we aspire to live here when we retire. Our full-time residence is located within McCormick Ranch, Scottsdale, another community with high standards and an active HOA. I have served multiple terms on the Board of Directors of Hayden Park, a large office condominium development in Scottsdale, where my focus was on the efficient operation of the association and maintaining the condition of property – this included making some tough decisions to ensure the assessments and reserves were adequate.

My interest in joining the Continental Country Club Board of Directors is to familiarize myself with any financial challenges facing our community and lend a hand in resolving them.

In that regard, I am a self-employed commercial real estate advisor (www.crossrealty.com) and am a member in good standing of the Northern Arizona Association of Realtors and the Scottsdale Area Association of Realtors. I also hold the CCIM designation and am an expert consultant/trial witness. Of note is that I received by undergraduate degree in Accountancy from NAU in 1973. During my university days I ran cross country and track for Red Haberlack and was elected president of Babbitt Hall.

WESLEY DUNLAP

I have been a member of CCC for 3 years and am now seeking a position on the Board. Previously, I served on two boards and held various voluntary positions. It is the responsibility of homeowners to govern their community and to be actively involved in the management and decision making to ensure for a prosperous future. I am a retired US Secret Service Agent and was trained to analyze problems and to plan and implement solutions that would accomplish the goals of the agency. We were faced with multiple changing scenarios and given short deadlines. Upon retirement, I started and ran a successful small business supplying security and investigative services to corporations and attorneys. We had many employees and I learned how to deal with the many different government requirements and regulations.

My goal as a board member is to seek input from the homeowners and to manage the community, to the extent possible that is representative of all of the members. Another goal is to fund and maintain a reserve even if it requires raising our dues. I do not rent my home and thus will be able to look at the short-term rental issue from both sides. As a Board Member I would like to encourage new activities and opportunities which will allow members to meet new friends and expand our social networking.

BOBBY FENDLEY

My name is Bobby Fendley and I am a Flagstaff native of 42 years. I have lived in the Continental Country Club community for 15 years with my wife and two daughters. I want to serve on the CCC board because I know I have the necessary leadership skills and business background to help grow and improve our club. I want to see changes including improved CC&Rs, improved communication between the board and community members, and improved long-term financial stability. As a homeowner, I appreciate living in CCC and desire to keep its integrity intact for the future. I bring a wealth of knowledge of the community – what it has been and where it can go. I also bring a business mindset, which I think will help direct our decisions. I am also adept at communication and am confident I can improve this area. Currently, I serve on the Boys and Girls Club of Flagstaff board, I'm an active member in NALA (Northern Arizona Leadership Alliance), and I have volunteered for other community organizations.

ION HELD

BA ACCOUNTING, CPA

I am excited about serving on the Continental Country Club ("CCC") HOA Board to maximize the value of our homes and keep CCC an attractive neighborhood for existing and potential homeowners. My wife and I have owned our home since 2005 appreciating all that CCC has to offer. My key priorities are to be sure that homeowners have the opportunity to be heard, to be part of a transparent Board with open communication to all homeowners, to be sure our CC&R's are consistently enforced, to assess and manage the overall financial well-being of the HOA, to have adequate financial reserves (which are currently underfunded) and to have enforceable provisions to safeguard against short-term rentals.

I have served as chairman for non-profit boards – the Valley of the Sun YMCA and Florence Crittenton in the Phoenix area. I served for ten years as a member of the Greater Phoenix Economic Council with terms as finance and audit chair. My last 21 years of my professional career was with the largest publishing/media company in the country where I had responsibilities overseeing finance and operations for the Company's US properties. Throughout my career I have collaborated with all appropriate parties to achieve positive outcomes.

As I am retired, I am ready to be a part of a Board that serves the homeowners, provides support and guidance for the HOA leadership and improves our lifestyle and the values of our homes.

GORDON JACOBSON

Gordon has spent all his working life in business. First as a Stockbroker with Merrill Lynch and later as the Treasurer of Ranger Plastic Extrusions in Arlington, Texas. Gordon has a BBS degree in Finance from The University of Texas at Arlington. Gordon and his wife Rose moved to Arizona to be close to family in 2001. She retired at that time from the City of Arlington, Texas where she was Arlington's Deputy City Manager. Gordon continues to have a hand in his Plastic's business. They started spending summertime in Flagstaff in 2008. At first a month, then 2 months and finally 3 months. They loved the Continental area and bought a place on the Walnut Canyon Village duck ponds in 2011.

Gordon was elected to the Walnut Canyon Village Board of Directors in 2013 and just won another 3-year term. He currently serves as Secretary/Treasurer. Gordon's latest project on the Walnut Canyon Village board involves the final phase of realigning the Operating and Reserve Accounts without affecting homeowners' dues. WCV has worked with the same paid Reserve Consultant since 2011. WCV has a reserve balance at the present time which is 82% of being fully funded.

JOHN NILSSON

BA ACCOUNTING, MBA FINANCE, LOYOLA UNIVERSITY

I have served on community Boards including Hospice, Hospitals and skilled nursing, to name a few. My career has included being Vice President/CFO for the largest healthcare system in Chicago and Phoenix. I was CEO of a hospital recognized for outstanding outcomes. Additionally, I have served on HOA Boards, including being President. I am an advocate for those I represent.

First and foremost, I am opposed to short term rental in the community. The cost to manage these nuisances and the safety issues they present is costing all 2,400 homes in our community significant dollars. Every dollar wasted by the HOA ultimately results in dues increases for all, even if it only affects the single -family homes. Save money- eliminate STRs.

Secondly, the HOA is in a very weak financial position. Our reserves are negative, when factoring in the loan for the golf course. We have a large balloon payment due in the future, for which we have insufficient funds to pay. Lack of reserves also leads to lower property values.

Thirdly, I would like to see our Board be more transparent, including more communication to all homeowners. Board Meetings should be held in the evenings or on weekends. Agendas should be emailed to all homeowners 5 days prior to meetings, so homeowners know what is being discussed.

Being limited to 250 words, please visit ccchomeowners.com for further information.

RYAN SHANNON, MD

My name is Ryan Shannon. I am 40 years old and a Pediatric Anesthesiologist in the Phoenix area. My wife, Valerie, is an attorney who specializes in Insurance defense litigation. I have three children. Maia (22), Connor (11), and Cohen (8). We bought a second home in Continental Country Club in Flagstaff in 2012, and have fallen in love with the subdivision, as well as Flagstaff as a whole.

I am interested in serving on the CCC board because I currently see many threats to the financial future of CCC, and I want to be part of guiding things on a more sustainable path going forward. Lake Elaine, increase water costs for the golf course, and wasted legal fees on STR rules that are legally unenforceable threaten the future of CCC. I was taught at a young age that the best way to make things better is to stop complaining, get involved, advocate, and be a part of the solution. So here I am.

I plan to bring the HOA on a more sustainable path going forward by advocating for more fiscal responsibility by requiring more financial transparency. If a new rule is proposed, homeowners should know exactly how much rule creation and enforcement will cost. The transparency will beget accountability, which will prevent the HOA from being a legal slush fund by the few. Thank you for your consideration.

EVAN THOMPSON

Evan has lived in Continental Country Club since 2009. Before retiring, Evan was a forensic scientist for thirty –two years, the last ten years for the Department of Public Safety. Additionally, he stated and ran a successful estate sale business before merging with Barn Bros. For the past six years, Evan has volunteered at the Flagstaff Hospital with his therapy dog and has been in contact with a number of CCC members.

Evan believes it is important to be involved in your community. He feels that the demographics of CCC are changing with the first group of homeowners retiring, downsizing and their homes are being sold to the next generation. The expectation/needs of the incoming generation of homeowners need to be addressed if CCC is going to stay viable.

GARRETT WARD

I would like to express my interest in becoming a board member for Continental Country Club. I have lived in Flagstaff off and on for most of my life, and have resided in Continental for the past 4 years. I am a veteran of the United States Marine Corps, and have been a firefighter for the past 19 years, and also run a General Contracting business. I believe my experience makes me sensitive to the safety, as well as the aesthetics of our community. My goals as a board member would be to keep the association fiscally responsible, and to create ways to maintain property values. I believe that although we all have opinions at times it is best to focus on the good of the majority. I have been involved in labor leadership in the past and understand how to negotiate and come to resolution. If selected to this position I would be open to listening and bringing forth ideas from any and all community members. I feel as though we are all lucky to live in such a wonderful neighborhood, and would like to see it stay that way.

CARL WOOD

BS ACCOUNTING, CALIFORNIA STATE L.A. UNIVERSITY, CALIFORNIA CPA

My career spans 40 years in the accounting/financial field. I spent ten years as a Senior Manager for the international accounting firm Arthur Andersen & Co, where I specialized in non-profits and other industries. My experience includes developing accounting systems for startups and business turnarounds, as well as providing structure and internal controls to promote growth. As CFO of the 99 Cents Only Stores, I was the driving force in taking the company public in an extremely successful IPO on the New York Stock Exchange.

My wife and I have been year-round residents of Flagstaff since 2002, in the Country Club since 2005. Recently, my 100-year-old father came to live with us. Just a note – he was at D-Day, and still sharp.

Homeowners face challenges. Financial reserves are currently in a negative position. A large loan payment is due, with no reserves to pay it. Short-term rentals are growing exponentially. I am sure none of us built/bought our dream home to live next door to a motel. STRs need to be eliminated, and our CC&Rs enforced to keep our community the ideal neighborhood we imagined when we moved here.

I believe I can make a major contribution to the Board of Directors and be part of the solution. I look forward to talking with you at the upcoming candidates meet and greet. I respect our homeowners and our way of life in OUR country club. I would appreciate your vote.

Reviewed Financial Report for the Year 2018

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 2018 financial statements was conducted by the Flagstaff firm of Stephens & Company. 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 17th, 2019 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 15th, 2019 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 17th, 2019 at 9:00 am** at the Annual Meeting.

Sincerely,

David Chambers, President, Board of Directors, Continental Country Club Homeowners Association