

**Continental Country Club
Homeowners Association
Regular Meeting of Board of Directors
January 16th, 2016
2:30 p.m.**

1. **Call to order** – DeeDee Malmstone, President, called the meeting to order at 2:30 p.m.
2. **Roll Call** – CCC Staff Member Barrett called roll. All board members were present. Others present at the meeting were CCC staff members Noble, Barrett, Murray and Wright.
3. **Approval of Agenda** – Barrett reviewed proposed modifications to the agenda. Kleiner made a motion to approve the agenda as amended. **Motion was seconded and carried unanimously. (MSCU).**

4. **Homeowner Participation**

Homeowners Bob Prida, Barbara Valentine, Barbara Bryant, Kim Gonzalez and John Kolbus were present. Also present was Debbie and Jennifer Grogan from Peak Events, C.A. Roberts & Mark Woodward from OB Sports and Allen Haden & Mike Kearly from Natural Channel Designs.

- Homeowner Barbara Valentine voiced her concerns regarding short term vacation rentals within Continental Country Club.
- Homeowner Barbara Bryant had some concerns about her Townhouse HOA. Barrett gave her the contact information for her Townhouse Association.

5. **OB Sports Presentation**

The president of the board introduced the guest speakers C.A. Roberts, President of OB Sports and Mark Woodward, Senior Vice President of Operations whose subject was OB Sports performance overview for 2016

- The new OB Sports/CCC communications correspondent, Mark Woodward will be meeting with Brian Wright in person every three weeks and via phone weekly, if not daily

6. **Natural Channel Designs – Project Update January 2016, Allen Haden & Mike Kearly**

The president of the board introduced the guest speakers Allen Haden & Mike Kearly from Natural Channel Designs whose subject was the latest updates on the Lake Elaine Rehabilitation Feasibility Study

7. **Peak Events - Debbie & Jennifer Grogan**

The president of the board introduced the guest speaker Debbie Grogan from Peak Events whose subject was extending the contract Peak Events has with CCC so that Peak Events may continue using the CCC Driving Range space for the Blues & Brews Festival. The board reviewed the following proposed amended contract terms:

- An additional day of use, new bonus structure, 10 year contract

8. **Approval of Minutes**

Kleiner made a motion to approve the minutes with the following amendments:

- **Item #8:** Board Retreat: Please change the statement “*The board resolved to change the location of the retreat to CCC and determined the date of the board retreat to be February 23rd, 24th and 25th of 2016.*” to “...February 23rd and 24th of 2016.” There is no board retreat scheduled for February 25th.

The motion was seconded and carried. (MSCU).

9. **Department Reports** - The Board reviewed the following reports. With the exception of items noted, there was no further discussion/action taken on the written reports provided.

- **FGMC Report - Jeff Plattis**
 - ❖ Plattis was not present to review submitted report. There were no further inquiries

- **Tennis Report – Greg Kleiner**
 - ❖ Kleiner reviewed his report. There were no further inquiries

- **Golf Committee Report – Bill McGrath**

Golf Committee Chairman McGrath, reporting on behalf of the Golf Committee in their meeting with OB Sports:

 - ❖ Golf Committee recommended approval of the OB Sports proposed amended contract terms
 - ❖ GM Rolley will draft a performance checklist that will help CCC subjectively determine OB's performance at year's end
 - ❖ Golf Committee recommended approval of the payment of the OBS incentive including 50% of the disputed amount
 - ❖ Murray as CCC's social media "czar" to coordinate social media marketing with OB Sports for CCC

Chairman McGrath, reporting on behalf of the Golf Committee in meeting with the Men's League:

 - ❖ Golf Committee recommended to the board, to open up tee times from 10am – 1pm
 - ❖ Golf Committee proposed to the board, selling the High Country Club Card at a reduced rate of \$29.00 to league members as an incentive for them to play more often
 - ❖ Committee Golf Committee discussed with the men's league adding a non-voting member of the men's league to the Golf Committee

- **Golf Operations Report – Brian Wright, Director of Golf Operations**
 - ❖ Golf Operations hired a new Golf Teaching Professional with a strong background in Jr. Golf

- **Marketing Report – Tahlia Murray, Director of Marketing**
 - ❖ Murray presented the board a list of advertising fees for the following marketing medias:
 - CCC Newsletter, Monument Signs, Car Dealership advertising, Electronic advertising on lobby tv monitors
 - ❖ Rolley recommended that CCC limit car dealership advertising packages to 1 month
 - ❖ **Chambers made a motion to approve the proposed advertising as outlined as minimum rates and to give Rolley & Murray the freedom to negotiate the details and negotiate the rates. The motion was seconded and carried. (MSCU).**

- **General Manager Report – Blake Rolley**
 - ❖ Rolley recommended that the board consider making a decision on what to do with the space that was previously being used as the spa area

- ❖ Zweifel reported that Association Counsel Lynn Krupnik offered to participate in the board retreat
- **CC&R Report – Judi Barrett**
 - ❖ The CC&R violation fine schedule pre-approved in 2013 would still be at the discretion of the current board
 - ❖ DRF 4610 E. Timber Point Way – Split rail fence dog run. The board denied the request to construct a split rail fence enclosure for the purposes of a dog run

10. Discussion

- **Finance Committee Chair & Board Treasurer**
 - ❖ Dannenfeldt accepted the board's nomination of him to be the chairman of the finance committee and board treasurer
 - ❖ **Kleiner made a motion to nominate Dannenfeldt to be the chairman of the finance committee and treasurer of the board. The motion was seconded and carried. (MSCU)**

11. Action Items

- **Oakmont Restaurant**
 - ❖ Restaurant Liaison: The board designated Zweifel as well as Rolley to be the liaison of communication between CCC and Oakmont
 - ❖ The board will be revisiting pricing for the CCC event space
- **Finance Committee Report – December 2015:**
 - i. Income statement for Year to Date December 2015
 - ii. Income statement for Golf Business Unit: month of December 2015
 - iii. Income statement for Golf Business Unit: Year to Date December 2015
 - iv. Income statement for Small Business Units: month of December 2015
 - v. Income statement for Small Business Units: Year to Date December 2015
 - vi. Statement of Cash Flows: Month to Date December 2015

Kleiner made a motion to approve the financials as presented. The motion was seconded and carried. (MSCU).

- **Capital Expenditures**
 - ❖ The board will decide on the remaining capital expenditures on a case by case basis, as they receive the bid for each item
- **Add Signers on CCC Checking Account**

Chambers made a motion to add DeeDee Malmstone, Greg Kleiner, Blake Rolley and Larry Dannenfeldt as signers on CCC's Sunwest Bank and Chase Bank checking account. The motion was seconded and carried. (MSCU).
- **Social Memberships**

Chambers made a motion to increase the cost of Social Memberships to \$650. The motion was seconded and carried. (MSCU).
- **Liens of Foreclosures - 2485 N. Oakmont Dr. & 2422 Elk Run St.**
 - ❖ The board requested that Rolley first reach out to owners of the properties and attempt to set up an earnest payment plan with them, before taking action on filing a lien of foreclosure on the properties

7. Informational Items between staff and board members –

- Vance inquired into possible solutions board members could offer unhappy neighbors of short term vacation rental homes
- Kleiner responded by recommending that members start a grassroots program with petition signatures from a minimum of 20% of owners in the association and present it to the board.
- Barrett added that owners of short term rentals have been receptive to her suggestion of sharing their contact info with their neighbors

8. Agenda items for February BOD Meeting: No items

9. Next Meetings (tentative): February 23rd, 2016 at 9:00am

10. Adjourn. There being no further business, **Malmstone made the motion to adjourn the meeting at 6:18 p.m. The motion was seconded and carried unanimously (MSCU).**

Respectfully Submitted:
Judi Barrett, Director of Membership Services
Continental Country Club