

WESTBROOK VILLAGE GOLF CLUB SUMMARY MINUTES

MEETING: WBVGC Board of Directors

DATE: February 16, 2015

LOCATION: Club Conference Room

CALL TO ORDER: The meeting was called to order at 8:00 AM Steve Karch, President presiding

A. **ATTENDEES:** Rick Axelrad, Terry Bice, Roy Chapman, David Frey, Steve Jobe, Steve Karch, Tom Lodge, Robert Oracheff, Cathy Raich and Bill Vogt

B. **ABSENT:** None

C. **OTHERS ATTENDING:** Barbara Jean Strucel, Office Manager, John McCahan, Head Golf Professional, and David Escobedo, Golf Course Superintendent.

D. **MINUTES APPROVED:**

1. Roy Chapman motioned to approve the minutes from the January 14, 2014 Board meeting.
 - Rick Axelrad seconded the motion.
 - The motion was carried.

E. **PRESIDENT/IT – STEVE KARCH**

1. A proposal from WBV HOA to add decorative stone to the sign monument at the entry to the Lakes Clubhouse on Westbrook Parkway has been signed. WBVGC's share will be approximately \$1,800.
2. Brandon Evans met with Karen Jones (WBV HOA General Manager) to discuss options for replacing the "Country Club" signage on Westbrook Village signage monuments behind the 18th tee box at the Lakes and on the median near the Lakes course. The new signage should be installed by mid-March and Bill Burnstein is assisting in this project.
3. Business Associate Member appreciation reception hosted by Dachele and David Frey on behalf of WBVGC was a huge success and well-received by our Business Members. Those attending seemed to be committed to supporting WBVGC in our future endeavors.

F. **VICE PRESIDENT / BYLAWS - TOM LODGE**

1. A Draft Agreement with Fairway Ridge for golf course boundary marking is in the hands of Fairway Ridge for approval.
2. Review of Policies, Procedures, Rules and Regulations is finished. Comments and suggestions will be forwarded to the board.

G. SECRETARY’S REPORT- RICK AXELRAD

1. 14 new Associate Members have been added in the last month bringing the total to 106 which is a 26% increase over 2014. All other categories are relatively flat. The hope is that we convert a sizeable number of Associate Members to full time members in 2016
2. Activity has begun to pick up with regards to Business Associate Members renewing and signing and the remaining tee markers that are left to be sold. The old tee signs were auctioned off at the Director’s Cup and raised \$6,175. A tremendous effort was put forth to clean the old tee markers and orchestrate the auction.
3. We continue to receive positive comments from members on the merchandise for sale in the Pro Shops. There is a need to put forward a push to get members to use up their shop credit before our busy season is over.

H. TREASURER– TERRY BICE

1. The financial overview for the month shows we underachieved in revenue and overspent in some areas of golf course operations; the net effect is approximately \$100K short fall for the month of January. All items that were out of line are being investigated to determine the real cause and effect, and an approximate date expenses will recover, and be in line with our budget.

YTD Cash Basis Financial Report	FY 2015 thru January 2015		
	Actual	Budget	Variance
Operating Income *	907.7	924.3	(16.6)
Operating Expense *	998.4	931.7	(66.7)
Operating Margin	(90.7)	(7.4)	(83.3)
Capital & Leases *	(90.2)	(82.0)	(8.2)
Est. Operating Cash Impact	(180.9)	(89.4)	(91.5)
Reserve Status			
Initiation Fees & Capital Fees to APF	48.7		
Asset Protection Reserve Balance	470.0		
LIP Asset Protection Balance	192.8		

I. FACILITIES COMMITTEE – ROY CHAPMAN

1. Many repair and maintenance project were completed in January.
2. Roy has researched the financial requirements for replacing old and nonworking restaurant equipment, patio repairs at both restaurants and replacement covers for well and maintenance equipment.

J. GOLF COMMITTEE- BILL VOGT

1. Director’s Cup was held Feb. 8 with 96 members participating. Danish rolls, fruit, and coffee started to morning off followed by golf, lunch, silent auction, and horserace. Approximately \$2,200 was paid out as prizes to 3 flights and top 6 teams who won their way into the horserace. Thanks to all Directors who showed up and greeted or worked during the registration!
2. Women’s NCAA Tournament sponsored by the University of Wisconsin is scheduled for February 21-23. We have approximately 150 members who have dedicated their

time and homes to show the 15 participating teams a fantastic Westbrook Village Golf Club welcome. The weather is scheduled to be fantastic as well. Bill Blackburn and his team have done a great job again getting ready for this event.

K. GREENS AND GROUNDS / LRP COMMITTEE - BOB ORACHEFF

1. Marking of maps to record the projected locations for water taps has been completed.
2. The City of Peoria has been provided with requested data for potential conversion locations.
3. A committee has been formed to suggest designs and modifications for the # 18 holes (tee boxes, fairways, greens and traps) at both the Lakes and Vistas, John Mullin, Dan Benefiel, Dianne Gadow and Lloyd Armor form the committee. They also have a volunteer with artistic ability to provide an illustration of their ideas.
4. Sidewalk repairs have been turned over to David to evaluate and estimate costs. He will also provide a estimate for a cart path at Vistas #8 to the white tees.
5. A committee to resurrect solar power evaluation will be formed. The economics will be investigated along with potential sites such as the Vistas cart barn, Village Square condos and maintenance buildings.

L. COMMUNICATIONS – CATHY RAICH

1. The Communications Committee participated in the following:
 - Published monthly member e-mail
 - Monitor and edit website information
 - Prepared article for LifeStyles Magazine
 - Working on local newspaper coverage for NCAA Tournament
 - Assisted other board initiatives

M. SALES/MARKETING - DAVID FREY

1. David Frey has a potential business interested in the naming rights for the Vistas course.

N. UNFINISHED BUSINESS

1. The 2015 Board of Director election results were as follows:
 - Tom Lodge, Steve Karch and Steve Jobe received the highest number of votes and will each serve three year terms.
 - Roy Chapman received the next highest number of votes and will serve a one year term.
2. Rick Axelrad motioned to accept the 2015 Board of Director Election results as submitted.
 - Terry Bice seconded the motion.
 - The motion was approved.
3. The Executive Committee and our attorney Michele Van Quathem met with City of Peoria representatives and their attorney concerning the water rights and well sharing agreement with the HOA and sub HOAs.
4. Roy is waiting for approval from the Village Square HOA before proceeding will the well cover replacement.
5. The requested relocation of a bench on #17 at the Lakes to the Red Tee Box will be completed next week.

6. The course beautification committee will provide an artists rendition of their plans for tree replacement. Approximately 40 trees are planned for the Lakes course.

O. NEW BUSINESS

1. Steve Jobe motioned that all Officers and Committee Chairpersons retain their current positions and that Steve Jobe will assume the Director of Golf position.
 - Tom Lodge seconded the motion.
 - The motion was approved.
2. Roy Chapmen submitted a proposal outlining facility improvements recommended and the financial requirements.
3. Roy Chapman motion to approve \$98,000 expenditure for facilities improvements, as outlined in his proposal, to be funded by the Asset Protection Fund contingent upon Bob Oracheff contacting a recommended vendor to evaluate feasibility of a new building with solar panels for maintenance yard improvements.
 - Rick Axelrad seconded the motion.
 - The motion was approved.

ADJOURN: Steve Karch adjourned the February 16, 2015 board meeting at 10:25 AM.

NEXT MEETING: Wednesday, March 11, 2015 at 3:00 PM in the Golf Club Conference Room.

Rick Axelrad, Secretary
Westbrook Village Golf Club