

# **WESTBROOK VILLAGE GOLF CLUB SUMMARY MINUTES**

**MEETING:**              WBVGC Board of Directors

**DATE:**                  April 08, 2015

**LOCATION:**              Club Conference Room

**CALL TO ORDER:** The meeting was called to order at 2:55 PM Steve Karch, President presiding

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

**B.      ABSENT:** Cathy Raich

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

**D.      MINUTES APPROVED:**

1. Terry Bice motioned to approve the minutes from the March 11, 2015 Board Meeting.
  - Roy Chapman seconded the motion.
  - The motion was carried.

**E.      PRESIDENT/IT – STEVE KARCH**

1. Beginning in April we will provide Karen Jones (WBV General Manager) a short article on the status of the LIP Project. She plans to include these articles in her weekly newsletter that goes out to WBV homeowners.
2. The City of Peoria has indicated that they will issue a disconnect permit for WBVGC/Vista Crossing to begin providing water through our water rights leasing and well sharing agreements.
3. The monument sign in front of the Lakes Clubhouse will be modified with the stone application to match the pillars on the Lakes Recreation Center. The blue tiles will be removed, stucco applied, monument repainted and brass lettering attached.
4. Brandon Evans is working with Karen Jones and Bill Burnstein to create an overlay for the two Westbrook Parkway signs that indicate "Country Club" rather than "Golf Club".
5. WBA is still in the process of evaluating bids for painting of the Vistas golf course walls. Painting of the Lakes course walls has been deferred until 2016.

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

1. Tom Lodge reported that after conferring with the senior claims officer for the Club's insurance carrier, it has been determined that the Club has coverage for events where

alcohol is present, but not sold by the Golf Club. This coverage applies to all Club and Charter Club events.

2. Tom Lodge and Bob Oracheff continue to work on finalizing water rights leasing and well sharing agreements with sub-associations.

**G. SECRETARY’S REPORT- RICK AXELRAD**

1. Rick Axelrad and David Escobedo met with Doug Collins of HD Broadcast AZ to outline the filming of the LIP project. Filming will begin April 20th.
2. Dachele and David Frey have been working tirelessly over the past month to renew and sign up Business Associates, we now have 27 Business Associate Members.

**H. TREASURER– TERRY BICE**

1. March 2015 treasurer’s meetings consisted of meeting with David Escobedo and the irrigation Contractor in an effort to ensure cash availability (at the right time) to support the Lakes Irrigation Project. A delivery should be schedule by the end of the week for PVC and Rain Bird. The sum of the LIP and the Course Improvement Program appears to be around \$2.16 million. Since the APF (LIP portion) has increased to \$213K it appears the Course Improvement Program is short by less than \$50K as of today. Terry Bice predicts the shortfall will be less than \$40K by the end of May. A possible shortfall of less than \$20K will be paid out of year end profits and replaced as money comes in from Hole Sponsors, other fundraisers and possibly a Vistas' naming rights sponsor by October 1, 2015.
2. The 2016 budget is in progress. A draft is expected to be ready for the June Board meeting.

YTD Cash Basis Financial Report	FY 2015 thru March 2015 in \$000		
	Actual	Budget	Variance
<b>Operating Income *</b>	1511.3	1541.0	(29.7)
<b>Operating Expense *</b>	1368.1	1340.9	(27.2)
<b>Operating Margin</b>	<b>143.2</b>	<b>200.1</b>	<b>(56.9)</b>
<b>Capital &amp; Leases *</b>	(167.6)	(124.2)	(43.4)
<b>Est. Operating Cash Impact</b>	(24.4)	75.9	(100.3)
<b>Reserve Status</b>			
<b>Asset Protection Reserve Balance</b>	465.9		
<b>LIP Asset Protection Balance</b>	213.1		

**I. FACILITIES COMMITTEE – ROY CHAPMAN**

1. Roy Chapman, Tom Lodge, David Frey and Bill Saba have completed new Restaurant Leases. Discussions with current lessees are ongoing.
2. The restaurant at the Lakes will be closed from April 27th through May 10th for renovations.
3. Installation of the Lakes maintenance facility equipment cover is almost complete. The Vistas maintenance facility cover will also be completed very soon.

4. Replacement of the water well and transformer cover at the Lakes apartment complex will begin the third week in April.

**J. GOLF COMMITTEE- STEVE JOBE**

1. The Club Championship was held March 28 & 29 with 160 participants. David Frey was able to secure sponsorships and enough raffle tickets were sold to cover the cost except for \$120 for trophies. The event was a great success.
2. The Handicap Committee continues to monitor compliance. Penalty scores were issued to 8 members and warning letters were sent to 18 members. A new Handicap Committee chairperson is needed. Certification from AGA or AWGA is required.
3. The Golf Committee suggested that we allow members/homeowners to donate for specific course beautification or upgrades and perhaps give recognition with a plaque at the location or in the pro shops.
4. John McCahan and Steve Jobe have developed a preliminary schedule for major tournaments for next year.

**K. GREENS AND GROUNDS / LRP COMMITTEE - BOB ORACHEFF**

1. Course enhancement plans focusing on the #18 holes are progressing. Initial artist illustrations are in place but require more detail. It was suggested that the drawings be posted in each club house so members can see proposed ideas with requests for feedback. In addition, the subject of course beautification and design may be a tool for soliciting contributions for trees, bushes and flowers. Inquiries have already been made in that regard.
2. Cart path repairs on the Lakes side are recommended for deferral until after LIP. There are areas that may require cart path destruction within LIP and it is likely that construction equipment traversing the course will cause some damage to any concrete.
3. Grass cutting height was discussed and David Escobedo is doing everything possible to keep the grass bed in place. Recent wide fluctuations in temperature are part of the culprit causing an adverse affect on both the practice range and fairways.

**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 RJP Estate Planning initiatives for WBV Homeowners
  - Assisted other board initiatives

**M. SALES/MARKETING - DAVID FREY**

1. Almost all tee markers have been sold; there is one (1) available at the Vistas and four (4) at the Lakes.

**N. UNFINISHED BUSINESS**

1. There will be a ribbon cutting ceremony Monday, April 20th to launch the LIP project.
2. Pending sub-association water rights leasing and well sharing agreements will be finalized and signed.

3. Replacing sand in the bunkers at the Vistas will be delayed until next year.

**O. NEW BUSINESS**

1. Rick Axelrad motioned to charge a \$25 cart registration fee for Associate Members who have their own carts for 2016.
  - Tom Lodge seconded the motion.
  - The motion was carried.
2. Roy Chapman motioned to approve the purchase of a used cart for the facilities maintenance staff.
  - Bob Oracheff seconded the motion.
  - The motion was carried.

**ADJOURN:** Steve Karch adjourned the April 8, 2015 board meeting.

**NEXT MEETING:** Wednesday, May 13, 2015 at 3:00 PM in the Golf Club Conference Room.

Rick Axelrad, Secretary  
Westbrook Village Golf Club