

WESTBROOK VILLAGE GOLF CLUB SUMMARY MINUTES

MEETING: WBVGC Board of Directors

DATE: November 12, 2013

LOCATION: Club Conference Room

CALL TO ORDER: The meeting was called to order at 2:00 PM Roy Chapman, President presiding

A. **ATTENDEES:** Rick Axelrad, Roy Chapman, Glen Johnson, Steve Karch, Tom Lodge, Glenn Lund, Cathy Raich and Bill Vogt

B. **ABSENT:** None

OTHERS ATTENDING: Barbara Jean Strucel, Administrative Assistant, David Escobedo, Course Superintendent and John McCahan, Head Golf Professional. David Frey attended under new business to give a short presentation then left the meeting.

C. **MINUTES APPROVED:**

1. Bill Vogt motioned to approve the minutes from the October 8, 2013
Steve Karch seconded the motion.
The motion was carried.

D. **PRESIDENT – ROY CHAPMAN**

1. On October 24 David Escobedo informed us that the Lakes Well had gone down. With the lakes just over seeded water was a critical issue. The only option we had was to purchase water from the city of Peoria. At an emergency board meeting the decision was made to rebuild the pump and replace the entire inner pipe of the well. Because of the way the well failed we were also faced with repairs to the motor itself. The well was repaired and returned to service on November 11. During the time the well was down we used 12,000,000 gallons of city water at a cost of approximately \$46,000. Total cost of the project has yet to be determined.
2. Board candidates are needed for 2014 there are five positions available.

E. **VICE PRESIDENT / BYLAWS – TOM LODGE**

1. No Report

F. **SECRETARY'S REPORT – GLENN LUND**

1. No Report

G. TREASURER/LRP- STEVE KARCH

1. The Budget & Finance Committee recommends that the Board consider an assessment for the Lakes main well expenses that would be payable next spring. This is consistent with the precedent set in the past when we have experienced main well problems.
2. The FY 2014 budget plan has been reviewed and Directors and Managers were asked to identify any unfunded items that need to be considered. All of these additional funding requirements have been evaluated and incorporated into an updated FY 2104 budget plan.
3. On 30 October the Board approved the project for a new electrical panel at the Vistas. The variable frequency drive enhancements will not only extend the life of our motors, improve the effectiveness of irrigation throughout the course....it will also result in a cost savings of approximately 30% per month on electricity consumption. This project is already underway and the conversion should take place in late December or early January.
4. Unfortunately, we've had to take a big hit right in the middle of our over seeding cycle. Failure to get water onto the course would have most likely resulted in the loss of our over seeding for the year. Although all of the invoices have not been received, the following is a summary of the expenses we know of at this time. When all expenses are captured....then, the Board will have a better idea of what an assessment should be if they elect to issue an assessment next spring.
 - \$24,250 Weber to pull and replace the pump, pipes and motor
 - \$27,000 Replace all inner column steel pipes
 - \$22,413 City of Peoria water
 - \$ 5,075 Motor Repair
 - \$78,738 Total**

YTD Cash Basis Financial Report	FY 2014 thru October 2013		
	Actual	Budget	Variance
Operating Income *	198.0	172.5	25.5
Operating Expense *	303.7	284.3	(19.4)
Operating Margin	(105.7)	(111.8)	6.1
Capital & Leases *	(11.0)	(10.3)	(0.7)
Est. Operating Cash Impact	(116.7)	(122.1)	5.4
Reserve Status			
Operating Reserve Balance			
Initiation Fees to Asset Protection Fund	1.0		
Asset Protection Reserve Balance	313.4		
* Pro Shop Merchandise Sales, Range Revenue are net of expenses in Operating Expense			

H. FACILITIES COMMITTEE -

1. No Report

I. GOLF COMMITTEE- BILL VOGT

1. Member-Guest tournaments by association groups were discussed at the last Golf Committee meeting. Currently the Rules and Regulations of the Golf Club states that “each Association receives complimentary course fees for one Member/Guest and one Home/Home event each year”. The committee agreed that most Guests in these events expect to pay some kind of Green Fee. The Golf Committee recommends changing the wording to indicate a reduced fee will be charged for these events.

J. GREENS AND GROUNDS COMMITTEE – GLEN JOHNSON

1. The G & G committee received an update on the Lakes Well, the progress of over seeding, and the upcoming Vistas pump station upgrade. The committee also reviewed the proposed content of the presentation to the members’ forum for November 20, the Divot Squad meeting on Nov. 11, and general issues at each course.

K. COMMUNICATIONS – CATHY RAICH

1. The following items were completed:
 - Monthly article for Lifestyles Magazine submitted.
 - Monthly Member e-mail distributed.
 - Website information monitored and edited
 - Assisted Marketing Director in WBVGC film production

L. MARKETING/IT-RICHARD AXELRAD

1. Bob and Janna Marsh have launched the Celebration of Aces program including the hole in one program.
2. Hole Sponsorships: Additional contacts have been made and we are getting feedback on how to improve the program to be more attractive to businesses.
3. At this time we have two hole sponsors committed.

M. UNFINISHED BUSINESS

1. None

N. NEW BUSINESS

1. Bill Vogt motioned to delete the reference to complimentary course fees related to Member/Guest and Home/Home events under Charter Associations in the Clubs Rules and Regulations.
Steve Karch seconded the motion.
The motion was carried.

O. HOLE SPONSORSHIP PROGRAM- DAVID FREY

1. David Frey presented a basic outline of the Hole Sponsorship Program highlights include:
 - Tiered pricing with four levels-Platinum, Gold, Silver and Bronze.
 - Hole Sponsors would receive a Business Associate Membership with a limited number of rounds based on the tier level chosen by the sponsor.
 - Custom designed signage with company name and logo will be listed above course layout and tee information at the tee block of the sponsored hole.
 - Company’s name, logo and information will be listed on our website.

2. Steve Karch motioned to adopt the Hole Sponsorship Program as presented by David Frey. Business Associate rounds for tiers would be: 30-Platinum, 20-Gold, 15-Silver and 5- Bronze.
Cathy Raich seconded the motion.
The motion was carried.

ADJOURN: Roy Chapman adjourned the November 12, 2013 board meeting at 4:20 pm.

NEXT MEETING: Tuesday, December 10, 2013 at 2:00 PM in the Golf Club Conference Room.

Glenn Lund, Secretary
Westbrook Village Golf Club