

WESTBROOK VILLAGE GOLF CLUB SUMMARY MINUTES

MEETING: WBVGC Board of Directors

DATE: May 14, 2014

LOCATION: Club Conference Room

CALL TO ORDER: The meeting was called to order at 3:00 PM Steve Karch, President presiding

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

B. **ABSENT:**

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

D. **MINUTES APPROVED:**

1. Rick Axelrad motioned to approve the minutes from the April 8, 2014 Board meeting. Robert Oracheff seconded the motion.
The motion was carried.
Terry Bice motioned to approve the minutes from the April 22, 2014 Board meeting. Rick Axelrad seconded the motion.
The motion was carried.

E. **PRESIDENT/IT – STEVE KARCH**

1. On April 22 Steve Karch met with the Presidents of the Charter Clubs to discuss issues of common concern to all Clubs and recommendations to improve member golf experiences at WBVGC.
2. Rick Axelrad and Steve Karch attended a bimonthly meeting with the HOA. The HOA has requested that WBVGC paint the Vistas pump station to match the color of the walls along Country Club Parkway.
3. Following the approval of the Rain Bird Integrated Control system as the preferred product for the LIP project, letters were sent to Rain Bird and Toro representatives advising them of the WBVGC Board's decision. The irrigation Design Plan should be finished by the end of May and plans are being made to hold a construction contractor bidders conference in late June.
4. Sales and Marketing efforts have met or exceeded initial targets....and, as we continue to move toward firming up cost estimates for irrigation hardware and construction or installation; we will be able to determine the amount of funds that may need to be borrowed in support of the LIP project. Three banks have indicated

their willingness to lend funds. Preliminary discussions have indicated that a 20 year loan.....with a no penalty clause for early pay off will be no problem to obtain.

5. A timeline chart of significant events, activities and decision points is being developed. These charts would be displayed in both Pro Shops to provide members with a better perspective of key milestones associated with the LIP project.

F. VICE PRESIDENT / BYLAWS – TOM LODGE

1. Tom Lodge and Roy Chapman met with Marty Einstein, the claims adjuster for Philadelphia Indemnity, the Club's insurer, regarding necessary repairs to the Vistas cart barn. Philadelphia Indemnity has agreed to accepted the claim and will pay the Club, less our \$2,500.00 deductible, based upon the lowest of two bids obtained by Roy.
2. From time to time, the Club receives complaints/requests from homeowners, particularly those living adjacent to the golf courses. If these complaints raise legitimate safety and/or property damage issues, which pose risks of liability for the Golf Club, then the Club must act to remedy the situation. For example, if roots of trees are damaging the perimeter walls of homeowners, or, if a tree is leaning precariously toward a homeowners property, the tree may have to be removed. The Club's liability to homeowners does not extend to improving a homeowner's view, or the preventing of, or cleaning up tree debris falling into the yards of homeowners. The Club has no duty to remove shrubs, plants or trees to accommodate homeowners with allergies. Any acts by the Club, where no legal duty to act exists, should not be undertaken.
3. On April 30, Tom Lodge and Karen Jones did a drive around to inspect the perimeter walls at the Vistas course. The HOA has agreed to repair and paint these walls, at HOA expense. With respect to the walls at the Lakes, Karen and I will be doing an inspection when she finds the time. The cost of repairing and repainting the walls at the Lakes will be shared 50/50 by the HOA and the Golf Club. At this time, it appears that the HOA is willing to agree to the painting work at the Lakes being done in phases.
4. Tom Lodge has submitted a preliminary draft of the proposed amendments to the Bylaws.

G. SECRETARY'S REPORT- RICK AXELRAD

1. We have received the \$25,000 payment for the naming rights for the first year and the \$3,500 for scorecards from RJP. Rick Axelrad met with Brandon and Dachele to go over scoreboard design, ball logos, pro shop sign, and decals. Feedback so far on where the scoreboard should be placed is favoring behind tee #1. Bill Vogt is asking the golf committee for more input.
2. Rick Axelrad made a presentation at the Peoria Remax office on May 6th about Westbrook Village Golf Club. There were 30 agents attending and the responses were very positive.

H. TREASURER– TERRY BICE

1. After assessing the Club's yearly audit and costs Terry has been investigating accounting firms in the area to get several competitive quotes.
2. The Club has presented data to several lending institutions to explore the feasibility of a loan to finance the Lakes Irrigation Project.

YTD Cash Basis Financial Report	FY 2014 thru April 2014		
	Actual	Budget	Variance
Operating Income *	1908.2	1725.8	182.4
Operating Expense *	1457.6	1442.7	(14.9)
Operating Margin	450.6	283.1	167.5
Capital & Leases *	(258.3)	(75.4)	(182.9)
Est. Operating Cash Impact	192.3	207.7	(15.4)
Reserve Status			
Operating Reserve Balance			
Initiation Fees to Asset Protection Fund	7.5		
Asset Protection Reserve Balance	518.0		
* Pro Shop Merchandise Sales, Range Revenue are net of expenses in Operating Expense			

I. FACILITIES COMMITTEE – ROY CHAPMAN

1. Roy has identified 38 different projects that need to be completed, these have been prioritized based on the following five categories:
 1. Life safety
 2. Operational impact
 3. Membership impact or inconvenience.
 4. Normal maintenance and upkeep.
 5. When we get a around to it.
2. The number one project at this time has been the Vistas cart barn repair. This project was completed May 10th with the exception of the bumpers to stop golf carts from hitting the wall. These bumpers have been backordered and will arrive in 7 to 10 days.
3. The drinking fountain on the Vistas between hole number seven and eight has been replaced with a refurbished unit. The drinking fountain between 15 and 16 on the Lakes course has been removed and will not be replaced.
4. Installation of the ice machine has been completed at the Lakes course and very positive comments have been heard from both members and guests.
5. Roy has received quotes to re-carpet the dining and bar areas at the Links Neighborhood Grill. Peter and Gabe have agreed to pay half of the cost to re-carpet. With the boards approval the carpet will be replaced during the summer.
6. Discussions have taken place with both restaurants to improve internal housekeeping window cleaning and patio cleaning. I have also had discussions about safety issues that have been identified in both restaurants and the need to correct them ASAP.
7. The ladies 18-hole organization has requested rework and removal of the lockers and showers to increase storage capacity at the Vistas. We will get quotes for this work and present them to their organization so they can determine if they have the funds to do this project.

J. GOLF COMMITTEE- BILL VOGT

1. RJP Estate Planning scoreboard placement was discussed by the Golf Committee. The Committee felt strongest on two possibilities: 1.) Between the 9th green and 1st tee 2.) Facing the putting green in the red rock island to the west of the putting green. Most were in favor of the 1st option.
2. The club will run the July 4th tournament this year. In the past the MGA has been responsible for this tournament since it was on or very near their normal play day. The tournament will have foursomes not fivesomes, as was played last year, and each team must include at least one female. The format will be a combo of scramble, alternate shot, and best ball. Links grill will barbeque for lunch afterwards. Additional information on this tournament will be available next month.

K. GREENS AND GROUNDS / LRP COMMITTEE – BOB ORACHEFF

1. The Greens & Grounds Committee discussed additional benches at the tee boxes with little support for more. It was also mentioned that some names are wearing off. The Committee likes the idea of a boulder for special recognition. They will look at some samples to base suggestions.
2. Stained and chipped walls were discussed and David Escobedo advised that the problem was being addressed.

L. COMMUNICATIONS – CATHY RAICH

1. The Communications Committee participated in the following:
 - Participated with the Membership/Marketing Committee and Treasurer's Committee
 - Assist Membership/Marketing to review and redesign various marketing materials
 - Patron Program information will run in Lifestyles Magazine for next several months
 - Submitted monthly Member e-mails
 - Preparing Non-Member monthly e-mail
 - Continue to monitor and edit information on website

M. SALES/MARKETING - DAVID FREY

1. Total revenue raised to date for all LIP funding categories is \$168,226.

N. UNFINISHED BUSINESS

1. Terry distributed a summary draft budget.
2. Final proposed Bylaw revisions will be ready in June.
3. Financial information has been forwarded to several financial institutions for potential LIP financing.
4. Roy will proceed with the previously approved duct cleaning project. All air conditioning ducts at both the Lakes and Vistas facilities will be cleaned for a total cost of \$7,400.00.
5. Tom Lodge motioned that we proceed with replacing the carpet at the Links Grill for a total cost of \$6,000. The Links Grill will reimburse us for half of the cost with 6 equal payments starting November 2014.
Rick Axelrad seconded the motion.

The motion was carried with one vote against.

O. NEW BUSINESS

1. Regular Board meetings in June, July and August will be held the second Wednesday of the month at 3:00 PM.

ADJOURN: Steve Karch adjourned the May 14, 2014 board meeting at 5:15.

NEXT MEETING: Wednesday, June 11, 2014 at 3:00 PM in the Golf Club Conference Room.

Westbrook Village Golf Club