

WESTBROOK VILLAGE GOLF CLUB SUMMARY MINUTES

MEETING: WBVGC Board of Directors

DATE: September 10, 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, Steve Karch, Tom Lodge, and Bill Vogt
Attended via Telephone: Roy Chapman, Bob Oracheff, Cathy Raich and David Frey

B. **ABSENT:** None

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

D. **MINUTES APPROVED:**

1. Terry Bice motioned to approve the minutes from the August 13, 2014 Board meeting.
Tom Lodge seconded the motion.
The motion was carried.

E. **PRESIDENT/IT – STEVE KARCH**

1. No Report

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

1. Employee medical insurance was renewed. The basic plan selected is slightly less expensive for the Club, however, options for employees are more restrictive. Employees have the option to choose up graded plans, if they agree to pay the additional premium.
2. An outside player accidentally damaged a golf cart and tee box distance marker. EZ-GO estimated the cart damage at \$1025.17. Brandon estimated the marker damage at \$100. The cart driver has been offered the opportunity to pay us directly or to turn it over to his insurance carrier.
3. Tom Lodge, Terry Bice, and David Escobedo will meet to discuss the Club's options and strategy for pursuing a claim for damages for the failure of the well motor at the Lakes.

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

1. The potential new members from Arrowhead Country Club are still interested and several have joined.

2. Rita Jobe attended the SW market in Tempe with John McCahan and Joan Welter to preview 2015 merchandise options.
3. A database has been created with over 300 names from "Cooler Pass" purchasers and golf now players who registered with WBVGC. The first promotional email was sent on August 15th.

H. TREASURER– TERRY BICE

1. Terry Bice and Rick Axelrad met with Wells Fargo representatives to discuss their LIP loan proposal. The big difference in the proposals received is Wells Fargo will not grant us a seven-year loan with a 20-year pay schedule. They require the loan to be paid down sooner and have therefore imposed a seven-year loan with a ten-year pay schedule. BBVA has not wavered since they presented their proposal, they also require a seven-year loan and a 15-year pay. This debt service with Wells Fargo doubles the amount of principal payment per month, and BBVA is 50% higher than Chase. Terry feels this far exceeds what the Club should commit to. This may be feasible after a couple of years and the water leasing operation is in full swing, but not in the Club’s best interest until revenue is coming in from the water leasing operation. Therefore, Terry Bice feels the most attractive proposal and best offer we have today is from Chase.

YTD Cash Basis Financial Report	FY 2014 thru August 2014		
	Actual	Budget	Variance
Operating Income *	2774.0	2659.6	114.4
Operating Expense *	2369.4	2330.5	(38.9)
Operating Margin	404.6	329.1	75.5
Capital & Leases *	(364.3)	(119.8)	(244.5)
Est. Operating Cash Impact	40.3	209.3	(169.0)
Reserve Status			
Initiation Fees to Asset Protection Fund	8.0		
Asset Protection Reserve Balance	414.1		
LIP Asset Protection Balance	167.3		
* Pro Shop Merchandise Sales, Range Revenue are net of expenses in Operating Expense			

I. FACILITIES COMMITTEE – ROY CHAPMAN

1. Re-stripping of the golf cart parking areas has been completed.
2. Installation of new air-conditioning units began Tuesday, September 9th.
3. Duct cleaning at both facilities has been completed at a total cost of \$4,165.
4. Roof leaks have been identified at both facilities.

J. GOLF COMMITTEE- BILL VOGT

1. The overall format of the 20th anniversary golf tourney and celebration was discussed with Peg Jensen. It was decided that something less elaborate than originally planned might be more appropriate. Originally, a full dinner with band and recognition of the remaining members of the original 1000 members who put up \$5000 each to get

Westbrook Village Golf Club started was being planned. Golf Committee members were asked to help with this endeavor.

K. GREENS AND GROUNDS / LRP COMMITTEE - BOB ORACHEFF

1. Experimental water taps have been installed at the Vista Rec Center and at #17 back tees box (Union Hills East) the HOA has also completed their part of the hook up. The HOA failed to make a proper installation at the Vistas so that experiment is on the shelf. The hook up on Union Hills works perfectly but has been shut down pending HOA discussions with the City of Peoria.
2. A contractor has been contacted to perform the hook ups for irrigation water to the Sub Association's for water sharing. We are awaiting a response. The idea is to see what an outsider can bring to the table verses doing it with the golf course maintenance crew. Doing it ourselves may entail hiring a specialist in irrigation plumbing or training an existing staff person. Testing of the feasibility has been completed with good results, parts for efficient installation have been identified and a test Sub Association has been chosen. We are awaiting final review of the necessary agreements to start.
3. The Greens an Grounds Committee approved the installation of the Halverson bench at the Vistas Driving Range in accordance with David Escobedo and John McCahan guidance.
4. The Greens & Grounds Committee approved sprigging the greens at the Lakes with an upgraded Bermuda for an estimated cost of \$45,000 as part of the LIPS project but only if the LIPS project is approved. This complicates the process because killing the grass needs to be done this fall and timing requires coordination with the LIPS approval process.

L. COMMUNICATIONS – CATHY RAICH

1. The Communications Committee participated in the following:
 - Published monthly member e-mail
 - Assist Membership/Marketing to review and redesign various marketing materials
 - Assisted other board initiatives

M. SALES/MARKETING

1. Refinished Tee Markers will go up after overseeding is completed at each course.

N. UNFINISHED BUSINESS

1. David Escobedo submitted a preventative maintenance proposal for the pump motors. The proposal was approved.
2. John McCahan reported that the fall green fee schedule will reflect the same 3% increase applied to Dues, AAF and Associate fees.
3. Brandon Evans installed new router's at the Lakes Pro Shop and office this has eliminated the telephone service interruptions that were a daily occurrence.
4. The Halvorson bench at the Vistas will be relocated to an area near the driving range.
5. Certified Bylaw voting results:
 - 346 ballots were counted. All ballot items passed by a minimum of 318 votes.
6. Tom Lodge motioned to accept the Secretary's certification of the Bylaw Vote Terry Bice seconded the motion.

The motion was approved.

O. NEW BUSINESS

1. Steve Karch motioned to spray the greens in September to begin to kill off Bermuda roots.
Terry Bice seconded the motion.
The motion was approved.
2. Terry Bice motioned to approve Chase Bank as the Bank of choice for the Lakes Irrigation project.
Rick Axelrad seconded the motion.
The motion was approved.
3. Brandon is preparing to do an electronic voting test run.
4. The WBVGC 20th anniversary celebration will be a no fee tournament on Monday afternoon November 24th followed by cake and ice cream at the Vistas. Charter member's will be recognized at the November 12th Member's Forum.
5. National Turf was selected as the construction company for the LIP project.
6. Rick Axelrad motioned for the summary forfeiture of three (3) memberships for failure to pay the 2014 Special Assessment in accordance with Article VI, Paragraph G of the Clubs Bylaws.
Tom Lodge seconded the motion.
The motion was approved.

ADJOURN: Steve Karch adjourned the September 10, 2014 board meeting at 4:25PM

NEXT MEETING: Wednesday, October 15, 2014 at 3:00 PM in the Golf Club Conference Room.

Westbrook Village Golf Club