

# WESTBROOK VILLAGE GOLF CLUB SUMMARY MINUTES

**MEETING:** WBVGC Board of Directors

**DATE:** October 15, 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, Robert Oracheff  
**Attended via Telephone:** Roy Chapman and Cathy Raich

B. **ABSENT:** David Frey and Bill Vogt

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

D. **MINUTES APPROVED:**

1. Tom Lodge motioned to approve the minutes from the September 10, 2014 Board meeting.
  - Terry Bice seconded the motion.
  - The motion was carried.

E. **PRESIDENT/IT – STEVE KARCH**

1. No Report

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

1. A Claim has been submitted to our insurance carrier for a tree uprooted at the Vistas during the storm on September 27.
2. Insurance claims are pending for the following items:
  - Irrigation satellite box and fountain power boxes on holes #5 and #14 at the Vistas damaged by flooding.
  - The driveway overhang at the Lakes sustained water damage. This damage is being assessed for presentation to the Club's insurance carrier. The roof was inspected by a contractor who found that the damage was caused by water being retained due to a clogged drain. The inspection also disclosed some dry rot. The viability of a claim for this damage will be discussed with the Club's insurance broker.
  - A rented fork lift was driven over the bridge at hole #18, Lakes, resulting in a collapse and destruction of most of the wood section of the bridge. The weight of the rented fork lift, nine thousand (9000) pounds, caused wood portions of the bridge to fail. The damage can be repaired for approximately \$4,500. While this may be presented to our insurance carrier, Tom Lodge is

not confident of coverage. The fork lift was operated by a Club employee. The wooden, center support beam was partially rotted. The weight of the rented fork lift exceeded the weight of any other Golf Club equipment that occasionally crossed the bridge. Two bids were received. The lower bid was accepted (\$4,500). The bridge has been repaired.

3. The Water Rights Committee has been working with the Club's attorney and the HOA in an effort to come up with documents which will satisfy the legal requirements for the lease of water rights and the delivery of water to the HOA. Agreement on the form of these documents should be reached this week. Agreement on the rates and terms, which remain in negotiation, may be reached this week. The form of the documents, with appropriate modifications, will be used with the sub-associations that wish to share well water with the Club.

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

1. Eight new members from Arrowhead Country Club have joined during September and early October. In total, we have 11 new members. Unfortunately, we are on track to have our usual 30 members drop out for a variety of reasons. From a revenue standpoint, we may be neutral to budget depending on the membership mix. For example, if we lose a net 19 members and all 11 new members are couples, the revenue lost/gained is relatively minor.
2. The tee markers have been re-done with a better quality powder coating and with the sponsors name plates screwed on. Special thanks to Bill Burnstein and Dachele for the extraordinary effort in making this happen.
3. GolfNow from May – September grew 38% over 2013. This represented \$8,025 in incremental income and added potential members to our data base. Special thanks to John McCahan and staff for making this happen.
4. September merchandise sales were up over budget but gross profit was down. This was due to heavy discounting to move out old inventory to be replaced with new inventory. Special thanks to Steve and Rita Jobe who helped out during the year encouraging membership to buy in the Pro Shop. Rita attended the Southwest Market in Tempe this summer, as well, to help John and Joan select merchandise.
5. All components of the RJP naming rights program are in progress. Special thanks to Bill Burnstein and team, Brandon Evans, Dachele Frey, John McCahan.

**H. TREASURER- TERRY BICE**

1. During the month of August the club started moving bank accounts to Chase Bank. Chase is standing by for us to sign the loan documents.
2. Several meetings have been held concerning water rights lease agreements, and pricing that will benefits both the Club as well as the HOAs. Negotiations continue, next scheduled meeting is October 15.

YTD Cash Basis Financial Report	FY 2014 thru September 2014		
	Actual	Budget	Variance
Operating Income *	2970.2	2871.5	98.7
Operating Expense *	2619.5	2539.0	(80.5)
Operating Margin	<b>350.7</b>	<b>332.5</b>	<b>18.2</b>
Capital & Leases *	(383.9)	(130.9)	(253.0)
Est. Operating Cash Impact	(33.2)	201.6	(234.8)
<b>Reserve Status</b>			
Initiation Fees to Asset Protection Fund	8.3		
Asset Protection Reserve Balance	420.9		
LIP Asset Protection Balance	187.0		
* Pro Shop Merchandise Sales, Range Revenue are net of expenses in Operating Expense			

**I. FACILITIES COMMITTEE – ROY CHAPMAN**

1. Various repairs and upgrades to our facilities have been completed in September.
2. Roy Chapman and Tom Lodge will begin to develop new leases for both restaurant facilities.

**J. GOLF COMMITTEE- BILL VOGT**

1. Guest golf rate for Member-Guest tourney for all clubs and WBVGC has been set at \$30 as it was last year.

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

1. The water connection to the Vista Crossing HOA has been completed and testing is in process. Water connections to provide water to the HOAs have been modified to a lower cost underground application. The next installation will have this configuration for a trial period.
2. Mike Green and Bill Saba will research building options for maintenance equipment while being cognizant of various restrictions that may exist.
3. Ted Anton is repairing the damaged electrical boxes that were submerged during September's flooding.
4. The Lakes deep well cover has been discussed and various options are being considered.

**L. COMMUNICATIONS – CATHY RAICH**

1. The Communications Committee participated in the following:
  - Published monthly member e-mail
  - Prepared article for LifeStyles Magazine
  - Assisted other board initiatives

**M. SALES/MARKETING**

1. No Report

**N. UNFINISHED BUSINESS**

1. David Escobedo reported that the Lakes course will be ready to open on Saturday October 18.
2. Water Rights Lease/Well-Sharing agreements with the HOA have been completed, subject to final review by the respective lawyers. Rates still need to be negotiated.
3. Tom Lodge motioned to approve the Water Rights Lease/Well Sharing agreements as presented by our attorney.
  - Rick Axelrad seconded the motion.
  - The motion was approved.
4. An electronic vote by the members on the LIP project will occur late in October. Paper ballots will be mailed to members without email addresses.
5. Rick Axelrad motioned to approve the purchase of an ice machine for the Vistas.
  - Terry Bice seconded the motion.
  - The motion was approved.

**O. NEW BUSINESS**

1. A Member Forum will be held November 12th at 6:00pm at the Lakes Recreation Center.

**ADJOURN:** Steve Karch adjourned the October 15, 2014 board meeting at 4:40PM

**NEXT MEETING:** Wednesday, November 12, 2014 at 3:00 PM in the Golf Club Conference Room.

Westbrook Village Golf Club