

WESTBROOK VILLAGE GOLF CLUB SUMMARY MINUTES

MEETING: WBVGC Board of Directors

DATE: November 12, 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, David Frey, Steve Karch, Tom Lodge, Robert Oracheff, Roy Chapman, Cathy Raich and Bill Vogt

B. **ABSENT:** None

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. Cathy Raich motioned to approve the minutes from the October 15, 2014 Board meeting.
 - Terry Bice seconded the motion.
 - The motion was carried.

E. **PRESIDENT/IT – STEVE KARCH**

1. Steve Karch met with the Charter Club Presidents to discuss their Club's plans for the 2014-2015 season and how WBVGC could help them achieve their objectives. Items of concern ranged from Club member/guest events, annual or fiscal year membership options, and possible golf calendar conflicts. Quarterly meeting will be held in an attempt to enhance communications and foster a closer working relationship between all the Charter Clubs.
2. Brandon Evans did an exceptional job on the design and development of the eVoting package for the membership vote on the LIP. He purged several membership data bases to identify the email addresses for members, sent out emails asking members to confirm their email address, incorporated a security feature into the voting confirmation phase, and provided for the capability to generate a variety of reports summarizing the results of the vote. This package can be used for conducting votes for any occasion in the future.
3. The bi-monthly HOA General Manager/President and WBVGC President's meeting was held on 3 November. Tom Lodge and Steve Karch attended with Karen Jones and Amy Miller participating from the HOA. The HOA will begin to replace the tiles in the monument signs to reflect Golf Club rather than Country Club. We are also working in conjunction with the HOA to add stone to the monument at the entrance to the Lakes course. We plan to match the stone that has been installed on

the pillars at the entrance of the Lakes Recreation Center. And, finally, the HOA has been reviewing bids from several painting contractors for the painting of the interior walls on the golf course at both the Lakes and Vistas course. WBVGC has committed to sharing the cost of the walls at the Lakes course....while the HOA will fund the entire cost of painting the walls at the Vistas course.

F. VICE PRESIDENT / BYLAWS – TOM LODGE

1. Our current broker and one other broker have submitted written proposals and met with the Executive Committee. There was a substantial difference in their values of the non-course facilities. Our current broker was asked to recheck his values and get back to us. A third broker, Jeff Leane, who insures the HOA , has not presented his proposal. He is running out of time. The Club's current policy expires soon.
2. The claim made last month, for the tree lost on hole #13, Vistas has been paid.
3. The non-member, who caused damage to a golf cart and a tee box sign at hole #14, has paid the Club's claim in full.
4. The legal documents between the Club and the HOA for Water rights lease/Well sharing have been approved as to form by the members of the Joint Water Rights Committee. Attorney comments will be considered.

G. SECRETARY’S REPORT- RICK AXELRAD

1. We have 20 new members to date with additional prospects evaluating WBVGC.
2. Dachele was successful in selling two more tee markers.
3. The Pro Shops have been receiving new merchandise throughout October.
4. All components of the RJP naming rights program have been installed. Members have been signing up for the RJP December 6th tournament.

H. TREASURER– TERRY BICE

1. Most of the information required to close the loan documents, when we are ready, have been supplied to Chase Bank loan officers. A schedule of payments to the contractor, and a signed copy of the contract is still pending.
2. A property appraiser has toured the course and facilities and has been provided with documents needed to finalize the appraisal, which should be complete by the third week of November.
3. The purchase of a new front end apparatus for the Vistas range ball picker and a range picker vehicle has been authorized. Both items were included in the 2015 budget.

YTD Cash Basis Financial Report	FY 2015 thru October 2014		
	Actual	Budget	Variance
Operating Income *	174.8	181.1	(6.3)
Operating Expense *	248.6	239.4	(9.2)
Operating Margin	(73.8)	(58.3)	(15.5)
Capital & Leases *	(24.7)	(12.7)	(12.0)
Est. Operating Cash Impact	(98.5)	(71.0)	(27.5)
Reserve Status			
Initiation Fees to Asset Protection Fund	1.3		
Asset Protection Reserve Balance	423.7		
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 continued in October.
2. Roy Chapman and Tom Lodge have begun to develop new lease agreements for both restaurant facilities.

J. GOLF COMMITTEE- BILL VOGT

1. The Golf Committee will review the Rules and Reg's document at their next meeting.

K. GREENS AND GROUNDS / LRP COMMITTEE - BOB ORACHEFF

1. While the over seeding of both courses went fairly well and our crews worked diligently to achieve their goals a serious problem occurred in treating the greens at the Lakes. An analysis of what went wrong will be conducted after we scramble to correct the situation. Documentation needs to be prepared as to the cause and to prevent recurrence should we attempt to change the grass on the Vistas greens.

WATER AGREEMENTS

2. Lease and Well Sharing Agreements have been completed except for final legal tweaking and should be ready for signature this month. It took seven iterations and six months to complete and will cost about 15k in legal fees excluding any further legal needs that we may encounter with the City of Peoria.
3. The Vista Rec Center and a water tap to supply the Union Hills easement from #17 Tee Box East are installed and operating. These locations will begin to generate revenues is December.
4. Dye tests were demanded by the City to be run at the expense of the HOA to insure that no inadvertent cross piping occurred. No problems were uncovered.
5. The installation for the Vista Crossing HOA has been completed and tested. Activation is pending a permit from the City.
6. The City has been engaged to put a blanket permit in place, “Project” approach, for installations in both phases of Westbrook Village. They have requested a list of locations by meter address. That task is possible and the research underway. This data will give the City a firm basis for determining the full impact of the Project.

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. The 20th Anniversary Tournament on Monday, November 24th will be a no charge event with a 12:30 PM shotgun at the Vistas. The format will be revealed the day of the event. Registration forms are available in both pro shops.

2. Rick Axelrad presented the LIP voting results:
 - 453 Total Votes
 - 415 Yes
 - 19 No
3. Tom Lodge motioned to certify the LIP voting results as presented by the Secretary.
 - Roy Chapman seconded the motion.
 - The motion was carried.

O. NEW BUSINESS

1. Four (4) Board of Director positions are available for 2015. Applications are due December 11th at 3:00 pm. One (1) application has been received so far.
2. The Sunset Bistro at the Lakes is in dire need of patio tables. Some tables were recently repositioned to their correct location at the Vistas which has caused the shortage. The purchase of 15 patio tables for the Lakes restaurant was authorized.
3. Repairs to the fencing around the trash container area was also authorized.

ADJOURN: Steve Karch adjourned the November 12, 2014 board meeting at 5:00PM

NEXT MEETING: Wednesday, December 10, 2014 at 3:00 PM in the Golf Club Conference Room.

Westbrook Village Golf Club