

**Mission Valley Golf and Country Club**  
**Minutes of the Board of Directors Meeting**  
**Monday, March 27, 2023**

The meeting was called to order by President Steve Day @ 2:30 PM Eastern Time.

Members present: President Steve Day, Vice President Pat Cangero, Treasurer Tom Grover, Secretary Dave Richardson, Fred Binder, Kelly Jo Drewery, Cheryl Hornberger, and Hilda Lyon. Absent: Rob Harkins.

Management present: Doug Slusser.

The Minutes of the previous board meeting, February 27, 2023, were approved as submitted. Motion to approve: H Lyon, second: K. Drewery.

**MANAGEMENT FINANCIAL AND OPERATIONAL:** Mr. Slusser referred to the previously distributed Executive Summary and noted that February was a good, strong month. March is looking very strong, particularly membership revenue. Initiation fees are already nearly \$20K ahead of budget. Operating dues for the month are \$10-11K ahead of budget. Payroll is close to budget. The excellent weather has aided operations. April should also be strong, and then things will taper down through the end of the fiscal year. The new pole barn is up in the GCM area, and looks good. The remodeling of the employee areas (lunch room, rest room) of the GCM facility are progressing well, and will represent a vast improvement for the staff there. Thanks to member Tom Kelly for sourcing fixtures for this project.

**FINANCE:** T. Grover. The Finance Committee met March 20, 2023, and minutes of that meeting were provided. Operations in February beat budget by \$16.7K, and are \$60.6K ahead of budget for the 8 months fiscal year to date. We purchased our first US Treasury bill this month - \$490K for 13 weeks yielding 4.8%. Upon receipt of prepaid dues in July, we will look to purchase T Bills in amounts and durations that make the most sense.

The committee reviewed a draft of the FY2024 operating budget, which includes a dues increase of about 12%. Mr. Slusser is developing detailed comparative figures and a supporting narrative to assist the committee and the Board in their consideration of the proposed dues increase. The committee will have a final budget recommendation available for the Board to consider at its April meeting. Communication of the dues increase to the membership would be planned for the first half of May. Mr. Slusser will have a detailed communication in the next issue of Valley Views to explain to the membership the need for the dues increase.

**LONG RANGE CAPITAL PLANNING:** H. Lyon. The LRCPC Committee met March 20, 2023, and the minutes of that meeting were provided. Work continues in preparation of Phase 1 of the Fire Suppression system project. A new AED will be installed in the cart bring, bringing the total number on site to 4. Others are at the tennis courts, the clubhouse breezeway and the bar area. Pavers for the tennis complex are on site, and scheduled to be installed the first week of April. The courts will be closed for the week for this project and for regular, required court maintenance. \$11K was approved for

the purchase of a new 12' dump trailer for the GCM yard. The committee plans to add a handrail to the exterior steps leading up to the bar/patio area, as well as replacing the existing railing leading into the Golf Shop. This will be added to next year's budget. The committee is also considering the possible need to replace the compressor and evaporator for the bar beverage system, or at some future point replacing the entire system. It was noted that a total replacement would involve running new lines under the floor, and in the ceiling.

On behalf of the committee, Ms. Lyon proposed a definition for the proper use of CARA funds. Motion to approve, T. Grover. Second, K. Drewery. Approved. The definition will be included in a package of changes to the Club By-Laws for consideration by the membership in November.

**MEMBERSHIP:** C. Hornberger. The Membership Committee met March 9, 2023, and the minutes of that meeting were provided. Our current membership is: 321 equity, 4 Corporate, 55 55 and under, 228 Social with Sport and 29 Social members. 55 and under is capped at 55, and we have a wait list of 10. There are 100 on the Equity wait list.

Mr. Binder noted that even with the increase in Initiation Fees approved last month (effective 5/1/23), Mission Valley's initiation fees are still far lower than those of other comparable local clubs. Given the size of our wait list, he encouraged the committee to consider an additional increase to our Initiation Fee as soon as possible. While the Board was in agreement with this sentiment, the consensus was that it would be best to first evaluate any impact of the forthcoming dues increase on membership turnover and the size of the wait list. The Membership Committee will follow-up accordingly.

**GREENS:** P. Cangero. No meeting in March. The Greens Committee convenes for its next meeting April 14, 2023.

**GOLF:** F. Binder. No meeting in March. Mr. Binder asked that the Board discuss and consider the addition of a second full-time assistant golf professional in next year's budget. A primary concern is to have a responsible individual on site in the event of an emergency late in the day when golfers are still on the course, but after the Golf Shop is closed and other management staff have left. Additional golf professional staff could also play a role out on the course in terms of facilitating proper pace of play, rather than having cart barn staff fill that function. Board members and Mr. Slusser will all give further thought to this matter, particularly with regard to safety issues that may arise on the golf course late in the day.

**HOUSE:** K. Drewery: The House Committee met March 15, 2023, and the minutes of that meeting were provided. We think the restroom odors have finally been resolved. Lyn is working on entertainment for Cinco de Mayo. We have a new cleaning company, and they seem to be doing a good job. There is a substantial price increase. All carpets will be cleaned on May 15 & 16 while the Clubhouse is closed for curfew application. The food and bar minimum spending will continue to be suspended for now.

**TENNIS:** Mr. Slusser for R. Harkins. The Tennis Committee met March 13, 2023, and the minutes of that meeting were provided. The courts will be closed next week for the paver project and regular court maintenance.

**NEW BUSINESS:** S. Day: None

Through a motion by T. Grover and seconded by K. Drewery, the meeting was adjourned at 3:55 pm.

Respectfully submitted,

Dave Richardson  
Secretary