

MISSION VALLEY GOLF AND COUNTRY CLUB  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
MONDAY, AUGUST 30, 2021

The Meeting was called to order by the President Jack Onofrio at 2:30 P.M. Eastern Time.

Members Present: President Jack Onofrio, Vice President Tom Grover, Treasurer Steve Day, Secretary Peggy Ricklefs (by phone)

Members: Sherry Baker, Pat Cangero, Kelly Jo Drewery, Rob Harkins, Fred Binder (by phone).

Management: Doug Slusser

The Minutes of the previous meeting were approved by Steve Day and seconded by Tom Grover and unanimously passed.

MANAGEMENT AND OPERATIONAL: Doug Slusser. July was a good and solid month for the start of the Fiscal Year. August seems similar to July. Reciprocal play has not returned to pre-pandemic levels. Electric cart rental was strong. Dining hit projections. The dues line beat budget. A handyman/locker room attendant has been hired. He will handle small plumbing problems, electrical problems and any other necessary items that need updating. There were A/C problems with the unit in the Dining Room. Problems with duct work related to the unit were cooling the attic. A new unit was ordered at a cost of \$16,000.00 and the duct work will be replaced. The improvement in efficiency should lower the Clubhouse electric bills and further reduce Clubhouse humidity. We replaced the vents in the kitchen and there is great improvement in cooling of the kitchen area. We received encouraging news; a video of the pipes revealed the majority of the sewer piping is PVC. Additional video of the vent stacks will be done shortly. It appears that the major odor problem is limited to the Grill Room ladies room and can mostly be resolved in the short term. Overhead copper pipe lines provide fresh water supply to the restrooms and locker rooms. These have and will continue to develop leaks. The vertical fresh water pipes, connecting to the various fixtures are mostly PVC. This is very good news. The vent stacks may need attention and the aged cooper will be replaced as needed.

FINANCE: Steve Day. Mr. Day stated that he and Mr. Slusser are reviewing analyses of the Club's projected balances of available cash for the balance of the fiscal year in an effort to determine whether appropriate investment opportunities are available which would allow the Club to earn some interest on these balances. Mr. Day noted that the Long Range Capital Planning Committee had prepared an analysis of future costs of long-term capital asset replacement of existing Club assets. Mr. Day informed the Board that he had requested the Long Range Capital Planning Committee provide an estimate of the monthly amount of cash the Club should be putting aside in preparation for such expenditures. Mr. Day stated that he intended to present the Board a proposal at the September Board meeting for a monthly billing to be shared by all categories of Members, which billing would be initiated beginning in January 2022. Mr. Day noted that historically the Club has not billed nor built cash reserves for future long term capital asset replacements (beyond one year) which has resulted in the increase in the amount of bank debt used to fund such expenditures. Mr. Day stated that the proposed additional billing is necessary in order to better assure the future financial stability of the Club. Mr. Grover noted the current year capital budget was approximately \$170,000.00, reflecting the budget only for capital asset expenditures in the current year.

LONG RANGE CAPITAL PLANNING: Tom Grover. A discussion ensued on the paving projects. The phases are repaving the entrance, the side lot (near the tennis courts) and the front lot (which is to the right of the entrance). The discussion was on the pavers, removal of trees, plantings, walkways,

wrought iron fencing, etc. Mr. Grover made two motions, "one to pave the front entrance at a cost of up to \$40,000.00 and the second to spend up to \$25,000.00 for enhancing the median of the side lot which includes removal of trees, planting grass, putting in two walkways, etc". Mr. Steve Day seconded the motions and both carried unanimously.

MEMBERSHIP: Sherry Baker. We have 325 Equity Members of which 4 are Corporate. 39 55 and Under and 137 Social Members. There are 21 on the waiting Equity List. The Friday Mixers are not being attended as we expected. The next meeting of the Committee will be in October (due to the closing of the Club in September for paving) and then we will should be in full swing.

GREENS: Pat Cangero. The railroad ties are being installed to protect the erosion. Sandcape will be done in September. The walkways to the Locker Rooms need some updating with new plantings. Some of the pavers need releveling. Mr. Cangero discussed the new Sign Posts for the Course. He is proposing 7x9 railroad ties that will be sculpted at the top, bronze signs indicating the hole and new ball washers. The cost would be \$5,600.00 installed. The railroad ties will stand up well with the cutting and trimming being done. Mr. Cangero then made a motion "to proceed with the purchase and installation of the new sign posts". This was seconded and carried unanimously by the Board.

Golf: Fred Binder. The new carts will be delivered by the end of October or early November.

TENNIS: Rob Harkins. The courts are being resurfaced. We are close to formalizing a contract with a full-time maintenance person for the tennis courts. One court will be closed each week for maintenance. A channel drain is being installed. After 2-1/2 hours of play on the First Friday, it is difficult for the players to have a dinner and a smaller portion menu would be appreciated.

HOUSE: Kelly Jo Drewery. No meeting was held. News of the handyman needed is a great start to making small repairs to the Club. Trivia is two times per month. A welcome Back Party is set for November 19<sup>th</sup>. The Annual Meeting is November 8<sup>th</sup>. Mrs. Drewery suggested that some basic etiquette should be given to the new hires.

NEW BUSINESS: Jack Onofrio. A discussion ensued with the subject being Member Wine Lockers. There were inquiries from Members regarding their own wine locker. Details would have to be worked out but the consensus was the member should bring in their special wine and pay the corkage fee. No custodian would be needed along with the cost of the locker.

Our Tennis Pro, Lisa, is going from Full Time to Part Time. Her duties will remain the same but this will allow her to give lessons outside the Club.

There was a discussion of Covid Restrictions. The Club will require masks in the Clubhouse and while being escorted to the Dining Room table. The Staff cannot handle big crowds at this time, so some events may have to be scaled back on attendance.

A proposal was put forth to increase the Equity contribution made by a new Equity Member from \$500.00 to \$1,000.00. After much discussion Mr.. Fred Binder motioned "to have the Equity portion of payment as of November 1<sup>st</sup>, 2021 be doubled from \$500.00 to \$1,000.00 so to enable the Club to pay off retired Equity Members at a faster rate". This was seconded by Steve Day and was unanimously carried. A second motion made by Mr. Grover "to increase the Initiation Fee from \$3,500.00 to \$4,500.0

As of November 1<sup>st</sup>, 2021. Steve Day seconded the motion and it was unanimously carried by the Board. Sherry Baker passed out an Equity Wait List Privilege sheet. It summarized potential play of those on the Wait List and a comparison to Social with Sport Membership. After discussion it was approved by the Board.

Mr. Onofrio stated that he would like to have the Valley Views return in the Fall. It would be able to inform the Membership about the things going on in the Club. Someone will have to edit this.

With no further business, the meeting adjourned on a motion by Jack Onofrio and seconded by Tom Grover at 4:20 P.M. The next Board Meeting is scheduled for September 27<sup>th</sup>, 2021 at 2:30 P.M. Eastern Time in the Board Room.

Respectfully submitted,

Peggy Ricklefs  
Secretary