

Mission Valley Golf and Country Club
Minutes of the Board of Directors Meeting
Monday, February 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 (by phone), Treasurer Tom Grover, Secretary Dave Richardson, Rob Harkins, Kelly Jo Drewery, Cheryl Hornberger, and Hilda Lyon. Absent: Fred Binder

Management present: Doug Slusser.

The Minutes of the previous board meeting, January 30, 2023, were approved as submitted. Motion to approve: T. Grover, second: K. Drewery.

MANAGEMENT FINANCIAL AND OPERATIONAL: Mr. Slusser referred to the previously distributed Executive Summary and noted that January bottom line operations were \$11.0K below budget due to \$14.0K of un-budgeted expense for removal of trees and stumps to prep the area in the GCM compound for the new concrete pad for material storage bins currently in the front parking lot. For the 7 months year to date the Club is ahead of budget by \$43.9K. February revenues are strong, with substantial excesses to budget in initiation fees, member dues, golf operations and F&B. And while expenses are also exceeding budget, we should still have a meaningful beat to budget on the bottom line for the month.

We are hoping to begin moving the bin blocks from the parking lot to the new concrete slab this week. The new range mats were installed this past Saturday, and are in use. Preliminary feedback is very positive. There were issues recently in the ladies locker room, and the toilets there were pulled, and new wax seals installed. Hopefully that will solve the problem. There next was a discussion regarding the practice of providing Past Presidents of the Club with complementary guest fees in recognition of their service. President Jack Onofrio (2015-2016, 2019-2021) declined this benefit as of his first term, and the Board agreed that it will not be provided to Presidents serving subsequent to Mr. Onofrio's first term. Those serving prior to his first term will be grand-fathered.

FINANCE: T. Grover. The Finance Committee met February 20, 2023, and minutes of that meeting were provided. The January miss to budget as discussed above, was noted. With an expected slight beat to budget in February, and anticipated strong upcoming months, we could be ahead of budget by up to \$100K by year end. This would allow us to use these funds to partially reduce the amount of CARA funds required to cover hurricane expenses.

As reported last month, we have opened a money market account with the bank in the amount of \$250K at 4% interest as well as playing 2% on our sweep account. Both are FDIC insured. We have opened a brokerage account to invest our additional excess cash in US Treasury Bills of a short term duration (3-6 months). The current rate is in the 4.8% range. An initial \$500K T-Bill will be purchased

this week. In July, upon receipt of prepaid member dues, the Club will have in excess of \$2MM on hand. We will look to purchase T Bills at that time in amounts and durations that make the most sense.

Mr. Slusser has reviewed the first draft of the 2024 capital budget with the committee, and in March he should have the first draft of the operating budget available for review. The current plan is to have the final budget available for review by mid-April. Mr. Grover commended Mr. Slusser for his detailed, diligent efforts in producing these important budget items that will guide the Club's operations in FY24.

LONG RANGE CAPITAL PLANNING: H. Lyon. The LRCP Committee met February 20, 2023, and the minutes of that meeting were provided. The last permit sign-off to go forward with the municipal water project is imminent. Work will begin shortly thereafter. Two of the five irrigation control boxes ordered months ago have arrived. As noted above, new range mats have arrived and have been installed. As also noted, work is quickly progressing on the GCM yard. The concrete slab has been poured, existing cement blocks will be moved soon and the permits for the pole barn are in place. Construction is scheduled to start early March. The privacy fence has been installed on the side of the lot facing the 10th tee. The pavers for the Tennis facility have arrived, and work will begin in April after the busy season.

The LRCP committee has been working on a revised definition of CARRA monies, and hopes to have a recommendation for the Board to consider next month.

MEMBERSHIP: C. Hornberger. The Membership Committee met February 9, 2023, and the minutes of that meeting were provided. Our current membership is: 321 equity, 4 Corporate, 55 55 and under and 250 Social members. 55 and under is capped at 55, and we have a wait list of 7. 6 will age out as of 7/1/23. There are 99 on the Equity wait list.

The committee is recommending the Board increase the Initiation Fees as follows, effective May 1, 2023: To \$10,000 (from \$6,500), plus \$1,500 equity (from \$1,000) for a total of \$11,500 (from \$7,500) for couples, and to \$6,500 (from \$4,000), plus \$1,500 equity (from \$1,000) for a total of \$8,000 (from \$5,000) for single. Moved by T. Grover, second by S. Day. Approved.

It was noted that due to the increase in the equity portion, members under this new initiation schedule would be entitled to 2 votes on matters subject to Club Member votes. The Board agreed that changes to the By-Laws should be pursued to ensure that new members under this new initiation schedule have voting rights that are no greater than those of previously admitted Members. Such a change would potentially be packaged with other possible By-Law changes for a vote by the Membership in November.

GREENS: P. Cangero. The Greens Committee met February 24, 2023, and the minutes of that meeting were provided. It has been a tough few months with the lack of rain. Since Thanksgiving the course only received two inches of rain. Wetting agents have been added to the watering system to help. Higher than normal temperatures have allowed the Bermuda grass to start growing again, but the heat is stressing the rye grass. A bulk fertilizer application last week should help. The maintenance team is continuing with tree work, replenishment of pine straw and sand scape, bunkers are being edged and palms are being trimmed around the course. The greens will be aerified next week with small tines and air injection will also be completed. The USGA is scheduled to visit March 23rd for consulting on best practices.

Dave Emmons has asked for some flexibility in going to straight tee times a few Monday's during the season to help the maintenance crew complete work. Dave will work with Mr. Slusser and Brian Dahle on the scheduling.

GOLF: Mr. Slusser for F. Binder. The Golf Committee met February 21, 2023, and the minutes of that meeting were provided. A letter is being sent to the membership on behalf of the Board regarding slow play. We will be highlighting penalties for re-occurring instances for specific individuals or groups. The Members present agreed with such an approach. The committee is also sending out a letter on local rules, and plans to add a new local rule providing for relief from the seam that circles the greens. A discussion ensued, and it was the sentiment of the Board that the addition of local rules of this nature is inconsistent with the fundamental nature of the game (play the course as you find it; play the ball as it lies) and should be resisted. Mr. Day agreed to communicate this sentiment to the Golf Committee, but the Board defers to the Committee's ultimate judgment and decision.

HOUSE: K. Drewery: The House Committee met February 15, 2023, and the minutes of that meeting were provided. Winning Wednesday has not been particularly well-received, and has been discontinued. The Committee is working on a Food and Beverage survey, but expects to allow some time to pass before submitting it to the Membership. No Art Show this year. Prime rib and seafood buffet this Friday night. Mr. Grover offered his opinion that except for dining accompanying shotgun-start golf events, food should be served table side, instead of via buffet. Cigar sales in the Golf Shop were considered, but the economics are not feasible. The Clubhouse will be closed May 15 and 16 (no Trivia on the 16th) due to Curfew application.

Based on the popularity and sold-out nature of many Club social events, the Committee will consider new rules for the start of next season relating to members vs guests, sign-ups, wait lists and other issues.

TENNIS: R. Harkins. The Tennis Committee met February 13, 2023, and the minutes of that meeting were provided. The new pavers have arrived which will be used to remodel the patio around the pavilion. That project starts April 3. We had 60 people (of 64 sign-ups) show-up for the pickleball open house this past weekend. We will for the next several weeks, depending on interest, offer pickleball on Saturdays and Sundays on tennis court #1 at 10am. Play will be on a "drop-in" basis. A single tennis court accommodates 2 pickleball courts.

NEW BUSINESS: S. Day: None

Through a motion by T. Grover and seconded by D. Richardson, the meeting was adjourned at 3:50 pm.

Respectfully submitted,

Dave Richardson
Secretary