

Mission Valley Golf and Country Club

Board of Directors Meeting

December 18, 2023

Attendees: Pat Cangero, Steve Day, Kelly Jo Drewery, Rob Harkins, Cheryl Hornberger, Hilda Lyon, Joe Polino, Dave Richardson (phone), Kurt Sangmeister.
Administration: Doug Slusser.

Meeting was called to order at 2:30pm.

Minutes from November BOD Meeting Approved: Motion: Steve Day, Second: Kelly Jo Drewery, Approved: All

Management Review: Doug Slusser

November performance was +\$15K relative to budget. December has been running slightly ahead of budget but inclement weather over the past several days (while great for the golf course) may negatively impact December financial performance.

Control devices for our Pump Station have been damaged beyond repair and we are facing an unanticipated replacement cost of \$35K. Initial inquiry on possible insurance coverage was negative but we are researching our documents to potentially appeal. We can't predict at this point if we'll be successful in getting insurance relief but we will have a minimum expense of a \$5K deductible in any event.

Finance Review: Dave Richardson

Finance Committee met on December 11th.

Anticipate July through November financial performance to exceed budget by \$104K.

A new draft policy on Insurance Benefits for Full Time employees reaching 65 years of age was presented. After review and discussion, the new policy was approved by the Finance Committee.

The Finance Committee discussed some of the long-term capital requirements of the club and the need for an engineering study to help the BOD prioritize our needs. This will be discussed further in the Long Range Capital Committee report below.

Long Range Planning: Hilda Lyon

LRCP Meeting was held on December 11th.

Three RCEs Approved: Ditch Witch (\$24K), Ryan Sod Cutter (\$6K) and Clubhouse WiFi (\$6K).

RCE to add \$5K per year for 3 years for capital spending on Tennis was approved. This brings capital spending on Tennis to \$20K per year. Our plan is to accumulate these funds over the next 3 budget years and utilize them along with \$50K in pledges made by our Tennis membership to build a 5th tennis court that will be ready for play in the fall of 2025.

We received two bids from local engineering firms to review the infrastructure of our Clubhouse and to make recommendations on the priorities we should make in areas needing repair or replacement to improve our insurability and prioritize our capital improvement expenditures. The bid from Karin Engineering for \$24K was selected and approved. We expect their report to be completed in late February.

Membership: Cheryl Hornberger

Membership Committee meeting was held on December 14th.

321 Equity Members, 4 Corporate Members, 55 55 and Under Members, 221 Social with Sport. 118 on Equity Wait List, 12 on 55 and Under Wait List.

Membership Committee suggested that the BOD revisit their decision last month to increase the Initiation Fee for new members to \$15K as of January 1st. After discussion, decision was made to rescind the Initiation Fee increase and refer the decisions on future rate increases back to the Membership Committee. Motion: Steve Day, Second: Hilda Lyon, Approved: All

Up to 10 Winter Seasonal memberships will be offered exclusively to individuals on the Equity Wait List for the month of January. This could produce \$15K in additional revenue while providing the opportunity for some on the Equity Wait List to play more rounds in season. Based on January's results, we may make the same offer in February and March.

Summer Memberships will be offered on the same basis as previous years. Summer Membership fees will increase by 10% over last year.

The BOD approved offering an Honorary Membership to Marty Newcomer. Motion: Steve Day, Second: Kelly Jo Drewery, Approved: All

Greens Committee: Kurt Sangmeister and Steve Day

Greens Committee Meeting was held on December 15th

Working on staffing the Greens Committee, soliciting leaders of the MGA and WGA to nominate representatives. A process has been documented to guide committee members in collecting and providing input to Dave Emmons and his crew on areas of the course that need attention.

The Greens Committee anticipates making a LRCP request of \$25,000 to replace dead and dying trees on the course – primarily due to the hurricanes over the past few years and the beetle infestation affecting our pine trees.

The recommendation was made to move all tee boxes on hole #6 back by one position on a trial basis to offset the lack of trees on the left side of the fairway that used to partially block the green.

Golf Committee: Joe Polino

Golf Committee Meeting was held on November 29th

Current committee membership is 3 WGA 9 hole (Pam Allen), 18 hole (Cathy Kuhlman) and tournament (Maria Kroninger) chairs, President of MGA (Joe Tisone), Paul Grovum (Handicap committee), Debi McGrath. Subsequent to the meeting John Landis and Mario Torchia were added to the committee.

Future Golf Committee meetings will be held on the 2nd Tuesday of each month at 11am.

A letter was drafted by the committee and sent to the membership regarding the appropriate use of the Family Guest policy. Brian and his staff will monitor to ensure that past abuses are rectified.

A discussion was held on the number of Group versus individual tee times are available as we enter our busy season. There are groups of new members that are requesting new group tee times but existing club policy has new group tee times frozen to ensure a balance between group and individual time. This will be further analyzed and discussed at our next Golf Committee Meeting on January 9th.

House Committee: Kelly Jo Drewery

No Committee meeting in December.

Crazy Christmas was a great success and we were able to accommodate those on the waiting list for this event.

The Cookies and Caroles event was attended by 75 people and feedback was positive. We may move this event a little further from Crazy Christmas in the future.

The new wine glasses have arrived and look great. We will standardize on a 9 oz pour for wine unless 6 oz is specifically requested in the future.

Tennis Committee: Rob Harkins

Tennis membership made generous gift to our Pro (Patsy Lukas) who is well liked and respected by all. Tennis members also gave Patsy 55 Birthday cards for Patsy's mother who turned 100 this month. Nice gestures by our Tennis members.

RCE approval for additional \$5K in capital for 3 years for Tennis will help us fund a 5th tennis court and reiterate our commitment to tennis among our active tennis community.

New Business:

Board discussion of a number of potential capital improvements that can be made in the near term (over the next several months) to make visible the value of making continuous

improvements to our membership. Doug will continue to get quotes for many of the items under consideration and present them at our next meeting.

Adjourn: Motion by Steve Day, Second by Kelly Jo Drewery, Approved: All

Next Meeting: January 29th 2:30pm