

**Mission Valley Golf and Country Club**  
**Minutes of the Board of Directors Meeting**  
**Monday, October 30, 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, Kelly Jo Drewery, Cheryl Hornberger, Hilda Lyon, Rob Harkins and Fred Binder (by phone).

Management present: Doug Slusser.

The Minutes of the previous board meeting, September 23, 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 operations during September were strong, capping a first fiscal quarter during which operations exceeded budget in each of the three months. September beat budget by \$45.0K and for the full quarter, operations exceeded budget by \$66.3K. Member revenue, particularly dues, are exceeding budget, and expenses are under control. Operationally, installation of the new fence along portions of our border with the Legacy Trail is delayed somewhat due to supply chain issues (posts) being experienced by our contractor. There was some minor vandalism damage resulting from a vehicle (most likely a golf cart) coming onto the course from the Legacy Trail. This reinforces the need for the fence. Final approval of the permit for the new fire sprinkler system water line is taking more time, but will get done.

**FINANCE:** T. Grover. The Finance Committee met October 23, 2023, and the minutes of that meeting were provided. Mr. Grover noted that October will represent the fourth consecutive monthly beat to budget, which continues to be driven in large part by actual monthly member dues consistently exceeding budget by \$6-8K. Investment income is exceeding budget on the strength of higher than expected balances and interest rates. Mr. Grover noted that as this investment income is not derived from our core operations, under IRS regulations it is subject to a 21% federal income tax. We are accruing this expense accordingly. The annual audit of our financial statements has been completed with no material adjustments from our internal numbers. This is a very positive reflection on the financial management of Mr. Slusser and Wendy Long. They are to be commended for the fine job they do in this critical area. Mr. Grover next noted that 2 signers are required on Bank checks in excess of \$500. To ensure sufficient signers are available, particularly during the summer when many people are out of town, Mr. Grover asked the Board to approve a resolution authorizing the Treasurer to designate a member of the Finance Committee as an additional signer as needed. Motion made by S. Day and seconded by K. Drewery. Approved.

**LONG RANGE CAPITAL PLANNING:** H. Lyon. The Long Range Capital Planning Committee met October 23, 2023, and minutes of that meeting were provided. The status of the new sprinkler system water line and the fence along the Legacy trail were already summarized by Mr. Slusser above. There has been some discussion on the merits of preserving and renovating our present Clubhouse vs a new build. The

conversation was sparked by the increase in insurance costs every year. The LRCPC will address this issue in coming months.

**MEMBERSHIP:** C. Hornberger. There was no Membership Committee meeting in October. The next meeting is scheduled for November 9, 2023. Our current membership is: 321 equity, 4 Corporate, 55 55 and under, and 255 Social/Social with Sport. 55 and under is capped at 55, and we have a wait list of 9. There are 116 on the Equity wait list. Based on the length of our Equity wait-list, the Board agreed with Mr. Binder's suggestion that the Membership Committee explore an increase in the Initiation fee at its earliest convenience. Ms. Hornberger agreed that the Committee will examine this.

**GREENS:** The Greens Committee met October 27, 2023, and the minutes of that meeting were provided. Mr. Cangero noted that the course is currently in great shape due to the efforts of superintendent Dave Emmons and his team. Over-seeding is scheduled for November 13, 2023, and the course will be cartpath-only for approximately 2 weeks afterwards. We are in the process of moving the cart path on #6 closer to the green due to the property line adjustment and new fence. We have a bad infestation of pine beetles that are killing off our pine trees. We will be looking to replace the pine trees with a hardier species of tree. Dave Emmons will look into available options, and develop a budget for that purpose. Committee member Rob Nelson will work with Dave and his crew to repair the split tree on #7 at a cost not exceed \$1,200. The committee has asked Dave to get quotes for expanding the #8 teeing area. This has been on the list for a few years, and the plan is to get an RCE for this project submitted to the LRCPC.

**GOLF:** F. Binder. The Handicap Committee has finalized the process of linking Foretees with the USGA's GHIN system so that we can track rounds played vs rounds posted. We will be monitoring group play as well as MGA and WGA events to make sure scores are being posted. Currently, the average Mission Valley member is posting only 65-75% of their scores. Thank you to Paul Grovum for all of his hard work as chair of the handicap committee. Mr. Slusser noted that Golf Professional Brian Dahle is reporting increased abuse of the guest fee family discount. This can be expected to worsen when an increase in morning guest fees takes effect in November. It may be appropriate to consider narrowing our very liberal existing definition of "Family", or perhaps look at a unified fee level.

**HOUSE:** K. Drewery: The House Committee met October 18, 2023 and the minutes of that meeting were provided. F&B revenue numbers are up from previous months. Clubhouse windows are being cleaned every two weeks by a professional service. L. Plummer is ordering new wine glasses with the Club logo to update the Bar's wine glass inventory. In addition, they will be available for purchase in the Golf Shop.

**TENNIS:** R. Harkins. The Tennis Committee met October 9, 2023, and the minutes of that meeting were provided. Court conditions have improved this year due to the implementation of a more regular monthly maintenance program, including the use of our scarifier machine to recondition the court material. League play has started, with play every day of the week, and twice on Mondays. An RCE has been submitted for an increase in the maintenance allocation for tennis from \$15K to \$20K per year. This extra \$5K per year would be accrued for the purpose of adding a 5<sup>th</sup> court. \$50K has already been pledged by tennis members toward the addition of a court. We are at 75% capacity on our existing courts, and with a strong and growing Tennis membership, an additional court will be needed.

**NEW BUSINESS:** S. Day

- A. Reviewed planning for the Annual Meeting November 13, 2023.
- B. Discussed a draft of Standing Committee Guidelines that was distributed.
- C. Discussed broad, strategic issues relating to the maintenance, repair and insurability of the Clubhouse building, as well as plans for dealing with the \$1.84 million balloon payment due in 5 years on the Bank mortgage. These are important issues that the Board and the Membership will need to study and address going forward.

Through a motion by K. Drewery and seconded by R. Harkins, the meeting was adjourned at 5:03 pm.

Respectfully submitted,

Dave Richardson  
Secretary