

**Mission Valley Golf and Country Club**  
**Minutes of the Annual Membership Meeting**  
**Monday, November 14, 2022**

**Opening Remarks:** The meeting was called to order by President Steve Day @ 5:00 PM Eastern Time. President Day welcomed the attending membership and spoke briefly about volunteerism within the club. He thanked the board of directors, and the many members who have volunteered their time and energy to participate in club committees and the most recent clean up of hurricane Ian debris from the golf course.

**Proof of Annual Meeting:** R. Harkins addressed the membership as the club's secretary stating that a notice for the meeting had been sent 20 days in advance of the meeting and conduct of the evenings meeting would be in accordance with the club's bylaws Article VI, Section 1. He stated that there was a quorum for the meeting based on the number of members in attendance and submitted proxies.

**Approval of Minutes:** Meeting minutes from last year's annual meeting held on November 8, 2021, were approved by voice vote of those present.

**Announcement of candidates:** Three candidates were announced for three vacancies to the board: Cheryl Hornberger, David Richardson, and Rob Harkins. If elected, they will serve three-year terms.

**Finance Committee Report:** T. Grover thanked his committee: Marsha Craig, Ron Drewery, Mike Long, Hilda Lyon, David Richardson, Bob Thierfelder, and Bob Smialek. The fiscal year ending Jun 30<sup>th</sup> was a success with the club beating budgets 11 consecutive months. Our year end operational surplus allowed us to transfer \$123K to the capital account to fund multiple projects. In April the finance committee completed negotiations with South State Bank for a fixed interest rate of 4.25% for the remaining term of our loan (May 2029). When considering today's interest rates this is a significant achievement that will save the club several thousand dollars over the remaining life of the loan. The financial impact to the club of hurricane Ian is not completely known but is estimated to be around \$170,000. Fortunately, through the use of CARA funds and anticipated beats to budget for the remainder of the year there is no planned membership assessment. Beginning with this fiscal year, July 1, a new program was implemented as an offset to future capital asset replacement costs. The program, titled Capital Assessment Replacement Account (CARA) has proven to be timely considering the expenses it will cover for hurricane Ian.

**Golf Committee Report:** Presented by S. Day (F. Binder could not attend). After committee discussion and membership input, the club will stay with split tee times. New handicap committee chairman Paul Grovum was thanked for his outstanding efforts supporting the golf committee, the MGA and the WGA. Thank you also to the handicap committee: Jeff Fields, Mike Alford, Cheryl Hornberger and Brian Dahle. The new membership bag tags have been delivered and look great. Thanks to Topper Swanson and Tucker Alford for the idea and making it happen. Members were reminded that four hours or less is the goal for playing a round of golf. A new hole-in-one program has been implemented. Participation in the new program will be voluntary and will eliminate members getting a monthly bill for \$3.00. S. Day thanked F. Binder and members of his golf committee: B. Smialek, B. Dahle, J. Fuzak, D. Johnson, Barbara Males, D. McGrath, and P. Grovum for their work throughout the year.

**Membership Committee Report:** S. Baker thanked her committee: S. Picazio, N. Kavounas, M. Bacon, J. Polino, M. Ziobro, and J. Ochiltree for their successful committee year. In 2020 we had 283 equity

memberships and now we are full with 325 and a waiting list of 90. In November of 2020 we had 19 55 and under memberships and now we have 55 with a small waiting list. Social memberships have grown from 112 to 220. Our summer program continues to be a good leader for memberships. 16% of our 92 summer members converted this year to another form of membership. 8 of those joined the equity waitlist and 2 converted to 55 and under memberships.

**Greens Committee Report:** P. Cangero presented a synopsis of the summer and fall course conditions. Transition from rye grass back to TifTuf Bermuda last spring was somewhat hampered by dry conditions (only 4 inches of rain vs. 11 year before). Dry conditions caused a buildup of Sodium/Bicarbonates on the greens which resulted in frequent flushing of the greens. Also, throughout the summer the greens were verticut several times to eliminate grain and thatch. Fairways and tees were heavily fertilized and aerated to improve root growth and strength for the approaching winter months. Cart paths on holes 3 and 6 were rerouted. Channels were trenched on #3 fairway as a test to improve drainage. The results were favorable, and more fairways will receive this treatment in the future. Thank you to the MGA and WGA for donations to the green's committee for improvements on the course: three new ice chests and additional benches. Maintaining a good hitting area on our driving range continues to be a challenge. TurfHound hitting mats have been purchased to address this weakness. Installation of the 19 hitting stations is expected in December. We have received some new equipment but still face delays of equipment that has been ordered for months. Overseeding with rye grass was completed today. This year we are overseeding 75 acres versus 50 acres last year. The course will be cart path only for the next two weeks to help insure a healthy grow in. The impact of hurricane Ian was significant for the course. P. Cangero presented several before and after pictures of the course damage and clean up. We experienced 3-4 ft of water in some areas and 85 trees were toppled. Clean up was a major task but thanks to member volunteers and club staff the front nine was open within a week and the second nine the following week. P. Cangero thanked the greens committee for their outstanding work overseeing/advising course maintenance. Members were: T. Alford, F. Binder, J. Devita, J. Fields, T. Hale, R. Harkins, R. Harrison, C. Hornberger, D. Johnson, R. Nelson, and R. Radlinski

**House Committee Report:** K. J. Drewery. The focus of the house committee has been to provide a fun experience for the membership. New events like: Steak and Cigar, Tastings, Christmas carols and cookies, painting with a twist, and girls' night out have combined with themed parties and the ever popular Trivia to fill the calendar with fun events for the membership. The lower lounge is being upgraded with new tables and seating for a casual dining experience with a view. A new dress code for the club's dining and bar areas has been developed and will be reflected in the club's rules and regulations. K. Drewery thanked her committee for their hard work throughout the year planning and decorating the clubhouse for holidays and special events. Committee members were: J. Hale, B. Jablonski, D. Foley, P. Ricklefs, R. Stein, and J. Onofrio. K. Drewery also offered a special thank you to the food and beverage staff lead by Lyn Plummer and Victoria Tannuzzi for their outstanding work throughout the year.

**Tennis Committee Report:** R. Harkins thanked the tennis committee for their dedication to the club's tennis program. Members included: J. Polino, C. Bond, D. Denny, J. Jaworski, S. Mooney, H. Quigley, B. Chalmers, and P. Lukas (head professional). The tennis program had another busy and successful year including the hiring of new head professional Patsy Lukas, providing fun events, coordinating league play for the club's five interclub teams, and overseeing the purchase of new furniture and fixtures for the tennis center. Congratulations to our 4.0 Ladies TriCities team who won their division championship. The tennis committee recently analyzed the roster of tennis players on our scheduling website. We have 74 active members, 24 semi active members, and 75 tennis interested members. The analysis

confirmed we have a very active club considering we only have four courts. In July we purchased a Venus scarifier from Italy to address the court surface hard pan problems we were experiencing on our courts. The scarifier is a walk-behind machine similar in size to a garden tiller. "Hard pan" is a surface problem that develops when a HarTru court surface becomes very compacted much like concrete. The result is a dry slippery surface that needs to be ground up (scarified) to return it to an acceptable playing condition. After a few weeks of work with the scarifier and a delay for hurricane Ian our courts are now in excellent shape for the upcoming league season. The Venus scarifier has lowered our maintenance costs now and in the future by not having to hire an outside contractor. The future for our tennis program is bright. We have an outstanding pro on staff with excellent courts and events planned for every level of player. The Social membership modification maintaining a lower dues rate while eliminating golf privileges makes our membership more attractive to players who only want tennis. We will continue to upgrade the tennis center as funds become available. Pickleball will be introduced as a new addition to the club's offerings in the near future. More information will follow. As the membership grows demand for more court space will grow. We will continue to plan for the construction of a 5<sup>th</sup> court to meet that need. Tennis at Mission Valley is a healthy growing asset for the club.

**Long Range Capital Planning Committee (LRCPC):** H. Lyon thanked her committee for their dedication to managing and planning capital expenditures for the club. Members were: Phil Craig, Ron Drewery, Bob Thierfelder, and Don Hamman. The LRCPC holds the purse strings for capital projects throughout the club from the golf course and clubhouse to other facilities like the cart barn, maintenance building, tennis center, or on course restrooms to name a few. Last year the LRCPC implemented two new elements to ensure the club's money is spent wisely. First, was the formation of the Capital Assets Replacement Account (CARA) that will set aside funds for the future repair or replacement of existing assets. That account currently stands at \$225K of which a large piece will be needed for hurricane Ian expenses.

Apart from the hurricane, one of the larger expenses this year will be to upgrade the municipal water line from the street to the clubhouse. This project is necessary to provide sufficient water pressure and volume to support a new fire suppression and freshwater system for the clubhouse. The existing system is developing pin hole leaks in the overhead system of the clubhouse and the large green tank outside the clubhouse is deteriorating as well. This is part one of a two to three-year project to replace the current fire suppression and fresh water system. Phase 1 has been funded at \$80K.

The second process improvement implemented is to ask each committee to submit projects requiring capital expenditure using a Request for Capital Expenditure (RCE) form. These requests are then carefully reviewed, approved, or put on hold, based on budget restraints.

A number of notable projects have been completed this fiscal year including replacement golf carts, rebuild of the bridge near hole #6, added lightning protection for outbuildings, replacing dated kitchen appliances and the purchase or lease of golf course maintenance machinery.

As of June 30, 2022 we had approximately \$390K allocated for capital expenses, up from the original anticipated \$245K. Because of the strong year-end financial position, we were able to transfer an additional \$145K to the capital account. These funds were used to cover everything from leases and purchases of golf course equipment, to much needed repairs. And, at present we have about \$307K in non- allocated reserves set aside for future unnamed projects.

**Management Report:** D. Slusser reported this is his 10<sup>th</sup> year as General Manager of Mission Valley Golf and Country. The audience responded with a round of applause thanking Doug for his leadership. Of note: 10 years ago, we had 157 (now 325) equity members and 80 (now 220) social members. The General Managers job is twofold: first to oversee the day-to-day operations and second to provide a

strategic vision for long range planning. The need for continuous improvement in day-to-day operations was stressed with emphasis on simple tasks like communicating electronically versus postal mailings which could save \$1,000 per mailing or to a more significant need of implementing the ACH program for billing. At present, countless hours are spent processing and copying monthly statement checks for later audit. Member usage of the ACH program could significantly streamline statement processing and eliminate those wasted hours.

Two topics were presented relating to long-range planning: First, the development of the six acres in the southwest corner of our property and second, improvements to our clubhouse dining layout. Both projects will be studied in the coming months and membership will be apprised of the progress as it occurs. Development of the 6 acres in the southwest corner of our property could become a world class practice facility including a par 3 over water that could be a 19<sup>th</sup> hole, a large chipping and putting green and other short par 3-like practice holes. Along with the new practice area our driving range could then be expanded to almost double in size by expanding into the area currently the chipping green. Modernization of the club's dining areas was also discussed with an eye toward current trends in restaurant layout and seating. If approved by the membership, upgrades like the two mentioned above would be funded through a membership assessment.

**Recognition of Retiring Board of Directors:** S. Day thanked the retiring board members: Sherry Baker, Bob Smialek and Rob Harkins. Personalized gifts were presented to each as a thank you from the club.

**Q & A Session:** Five members made comments or asked questions. Responses were provided by S. Day and D. Slusser to each of the questions and the membership was invited to follow up with any other questions or comments they might have to D. Slusser.

**Announcement of candidates elected to the Board of Directors:** Cheryl Hornberger, David Richardson and Rob Harkins were elected to the Board of Directors each for 3-year terms.

**Final Remarks/Adjournment:** S. Day wrapped up the evening commenting on how the committee reports have shown the club is in a strong position and is a good value for current and future members. Our membership is full with a waiting list which offers stability in budget planning and preparations for the future of the club. He reemphasized the need for strategic planning to keep the club ahead of its competition while offering its membership a quality product to enjoy. The potential 6-acre practice area and clubhouse improvements mentioned by D. Slusser were offered as examples of how the club can protect its position in the market and provide improved value to its members. He closed his remarks with a challenge to the membership: If we are really to address the long-term health of the club, can we afford not to make further investments in our facilities? The meeting was adjourned at 6:40 PM.

Respectfully submitted,

Rob Harkins  
Secretary