

**Mission Valley Golf and Country Club**  
**Minutes of the Board of Directors Meeting**  
**Monday, September 25, 2023**

The meeting was called to order by President Steve Day @ 2:30 PM Eastern Time.

Members present: President Steve Day, Treasurer Tom Grover, Secretary Dave Richardson (by phone), Kelly Jo Drewery, Cheryl Hornberger, and Hilda Lyon (by phone). Absent: Pat Cangero, Rob Harkins and Fred Binder.

Management present: Doug Slusser.

The Minutes of the previous board meeting, August 28, 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 August exceeded budget by \$12K. Due in part to the timing of certain expenses, September looks to be very strong. Revenues are on track, and expenses are being controlled. We have a new mechanic in the GCM area. The compensation package required to bring him on board is greater than what was budgeted, but Mr. Slusser and GCM head Dave Emmons agree that he is very experienced, skilled, represents a material upgrade in the position, and is well-worth the extra compensation. Operationally, it appears the cost for the chain-link fence along the Legacy Trail will come in at around \$30K. Additionally, we were pleased, and somewhat surprised, to learn that the posts will be set in concrete. Final approval of the permit for the new fire sprinkler system water line is taking more time, but will get done. The Nominating committee has proposed Kurt Sangmeister, Joe Polino and Kelly Jo Drewery (second term) as the slate for this year's election of Board Members. This has been shared with the membership. Voting is by mail. A discussion ensued about amending the By-Laws to permit electronic voting. Other changes may also make sense, such as raising the threshold for individual capital expenditures (\$150K) that require a Membership vote, and the clean-up of any items that may be needed in light of our transition from a management company model to a self-governed model. This is not an immaterial undertaking, and it was agreed that the Board (through a subcommittee) should look at undertaking a review of possible By-Law changes next April.

**FINANCE:** T. Grover. Due to the strong operating results through August (\$21.5K above budget), and the positive outlook for September, the Finance Committee did not meet in September. As noted last month, dues are running about \$6K per month (\$72K per year) above budget. We have \$1.825K invested in US T-Bills currently, at an average interest rate of 5.35%. As both the amount and average interest rate are greater than what was budgeted, interest revenue is exceeding budget.

**LONG RANGE CAPITAL PLANNING:** H. Lyon. The Long Range Capital Planning Committee met September 18, 2023, and minutes of that meeting were provided. The status of the new sprinkler system water line was already summarized by Mr. Slusser above. About \$140K has been spent so far on the \$300K Pump House replacement project. The system is expected to be completed by next April. We will be sure to add the new Pump House to our schedule of major capital assets so that the Club can plan for its eventual replacement down the road.

**MEMBERSHIP:** C. Hornberger. There was no Membership Committee meeting in September. Our current membership is: 321 equity, 4 Corporate, 55 55 and under, and 245 Social/Social with Sport. 55 and under is capped at 55, and we have a wait list of 7. There are 110 on the Equity wait list.

**GREENS:** The Greens Committee met September 14, 2023, and the minutes of that meeting were provided.

**GOLF:** There was no Golf Committee meeting in September.

**HOUSE:** K. Drewery: There was no House Committee meeting in September.

**TENNIS:** There was no Tennis Committee meeting in September. Mr. Slusser noted that league play begins shortly.

**NEW BUSINESS:** None.

Through a motion by T. Grover and seconded by K. Drewery, the meeting was adjourned at 3:07 pm.

Respectfully submitted,

Dave Richardson  
Secretary