

West Shore Golf & Country Club

August 21, 2023 Board of Directors Meeting

Attendance:

- Mario Ferrante – President
- Brian Kromrei – Vice President
- Art Wahl - Treasurer
- John Gaynier – Director
- Julie Gloor - Director
- Mike Purcell – Director
- Joe Wilson – General Manager
- Evan Herman - Superintendent
- “EK” Kammeraad – Golf Professional

Guests: 1

Absent: Rich Mierkowicz

Meeting was called to order: @ 6:00pm

Motion to Approve Last Months Minutes. Approved

Committee Reports:

Finance – Art Wahl: The refinance was completed, new payments will start in September. The principal is \$850,000 at 4.9% interest. The sum of \$95,000 was deposited into our savings account, it will earn 2.5% interest (along with the current club improvement balance) and be available when furnace and pump house projects are contracted to be done (over the coming year). All bills have been paid on time, including David Graham Events. Cash flow is at anticipated level, bar/pro shop/guest fees are all on pace with previous years as budgeted.

Membership – Julie Gloor: Nothing new at this time, fall promotion discussed under New Business.

Grounds and Greens – Evan: With wet conditions that have been present this August everyone is reminded to repair divots and ball marks on greens. Repairs have been done to worn out areas and some bunker edges on the course, everyone is encouraged to allow these areas to recover by not driving cart or excessive foot traffic on repaired areas. Along #18, tee and

fairway soil and grass is being moved to enlarge the tee box and regrade the land. Starting September 5th fairway verticutting and aeration of greens is planned.

Pro Shop – Brian Kromrei: Pro shop well stocked, there is a good amount of pro shop credit still to be used. There will be some new staff coming on as summer employees that are students return to school.

Tournaments – Rich Mierkowicz: Women's invite, sponsorship was way up, participation was slightly up, two of the par threes were sponsored by Ford (thank you Don Daniels). The invite exceeded expectations with a profit of over \$2000.

House and Social – Julie Gloor: Survey will be developed to inquire as to why participation is down this year for dinner after couple's league.

Web Site/Social Media – Rich Mierkowicz – Nothing new, will make sure board minutes are posted.

House Maintenance – John G: HVAC to be fixed this fall, money is allocated. For the pump house, one more qualified vendor coming in the next few weeks, anticipate spring for work to be done. Upstairs ladies shower needs attention, will be addressed. The bar coolers need to be addressed, working again, but they are old and are not expected to last much longer. The ½ way house woman's bathroom can get very hot, some complaints have been heard and looking at a solution. Dan W. diagramed and reconfigured the gutters on the clubhouse, these continue to be worked on and drainage addressed.

By-Laws – Art Wahl: Nothing new at this time.

Old Business:

-Land/Development: Survey was completed of the entire course, developer paid for that to be done, the land split is up to be discussed and hopefully approved at the GI planning board meeting in September, the purchase agreement will then be drawn up and executed.

-Storage Facility: Bob Howey, has agreed to do some further work with WS, using the survey we now have, and matching the requirements the township has, to develop a mock up drawing/ architectural drawing of a proposed storage facility. Motion was made and approved to move forward.

New Business:

-Fall Promotion: Largest increase is cart costs next year, a fixed cost to us. Long discussion about new member offers, and fees associated. A motion was made: "to move forward with the new member promotion for early 2024 sign up. Joe will share with contacts already known, and go public in September." Motion was approved.

-A golf course architect has consulted with Brian, Joe, Evan and EK about recommendations on the course in general, and specifically addressing #12 tee and green. This was an exploratory trip around our course, he will present ideas about #12 and a practice area, with same staff on August 29th.

Guest: Vicky Kalisz had some questions about the Sunday morning group, tee times and golf shop monitoring and managing the group's numbers.

Meeting adjourned: 7:13pm

-Art Wahl