

West Shore Golf & Country Club

July 26, 2021 Board of Directors Meeting

Attendance:

- Tom Tanciar – President
- Brian Kromrei – Vice President
- Mario Ferrante – Treasurer
- Art Wahl – Secretary
- John Gaynier – Director
- Rich Mierkowicz – Director
- Lee VanValkenburg – Director
- Joe Wilson – General Manager
- Evan Herman - Superintendent
- “EK” Kammeraad – Golf Professional

Guests: Vickie Kalisz, Julie Gloor, John Armstrong

Absent: Lee Van Valkenburg

Meeting was called to order at: 6:00pm

Minutes from the prior meeting approved.

Committee Reports:

Finance – Mario Ferrante : We are on pace with our projected budget. The conservative scenarios, if expenses used are “worst case” projections, would result in a small deficit of \$12,000. The Federal Government has made us aware that the funds are coming, the \$38,000 is expected this fiscal year. The appraisal for our refinancing of the mortgage is in, that value being \$2.5 million, which currently stands at a greater than 65% equity to value. It will be a no cost mortgage, included in the refinancing will be funds for vital capital improvements (Pump house controls and piping, and AC for clubhouse. Prices for both are being

solicited.) Savings to West Shore will be approximately \$500 a month. We are moving forward, should be completed by the end of the year. A motion was made: “To designate Board President (Tom Tanciar) and Treasurer (Mario Ferrante) as our representatives to sign all documents for the refinance of the mortgage on West Shore’s behalf.” (Motion Passed Unanimously)

Membership - Art Wahl We had a new member join this month, plans for the coming fall with next year’s offers/prices is now being discussed and analyzed. A projected amount of membership attrition is recognized, a full plan for new memberships will be presented to the board before the next meeting.

Grounds and Greens – The new mechanic is working out well. Pumps, including jockey pump, are all working well. Pipes/controller the main issues currently with the pump house/ irrigation system. A discussion of equipment and mowers etc... was had, Evan will provide an inventory of what he has and what he projects will be needed in coming years. With Covid and the economic impact, equipment is hard to get, used or new. Staffing is transitional, some of the seasonal employees will stay through August. There will be some new hires then completing the staff in fall. The heavy rain had an impact on the course, several drains were clogged and subsequently cleared. The issue on #1 was supposedly fixed, however immediately again began to fail, service is expected again in the next week. There will be a top dress of our greens on Monday, there will be no disruption to play and they will be fully healed in a few days.

Pro Shop – John Gaynier : The financial numbers still show the Invite’s pro shop credits as a debit, thus looking like a loss. All the inventory is paid for, all bills are paid and caught up. Inventory has gone down. Some staff additions will be needed as people move on into autumn commitments (school/job).

Tournaments – Brian Kromrei : Invitational was a big success. Ladies Invitational will take place this week, Senior Invitational forms are now out and the field is filling up. The “Blue Moon” event will be September 4. The Club championship is the last weekend in August. The Club fundraiser/Board event on September 25, will be a shotgun Shamble. A renovation of the pro shop and some maintenance carts are projected to be the benefactor of that fundraiser.

House and Social - John Gaynier: Bar and food service has been very positive with high volume/numbers. We are ahead of projections on bar revenue.

Web Site/Social Media – Rich Mierkowicz: Christie still posting away, the reminder to fix divots/green marks was good. The Board message this month will be a letter from the board sent to all members.

House Maintenance – Tom Tanciar and Art Wahl : A new fryer was purchased. Prices being sought for two coolers and ice machines. The aim is to lower our water costs and improve efficiency.

By-Laws – Rich Mierkowicz - The previous month’s discussion about how to respond to requests for “capital payments” was brought up again this month. A discussion was made how to handle. We have the legal opinion that was sought for. A motion was made to: “Have our attorney (Josh Castmore) contact the family by letter with the current rules and current procedures. Again, offering them to play off the equity”. (Motion passed unanimously). A review of some bylaws and rules is being conducted by several members of the board to address various issues and out datedness.

Special Projects – Brian Kromrei: The hazard markings on #16 and #17, along the south side of those holes, is being evaluated. The USGA definition was discussed, the board decided after hearing a lot of feedback, and a long discussion, that it is best to leave them red marked (hazard) for the rest of this season. A motion was made: “We keep the red stakes on those holes until the end of the golfing season. At that time a survey will be conducted of the membership to see what is preferable going forward.” (Motion passed unanimously)

Old Business:

-Land/Development - Mario Ferrante: Condo development: They are doing an environmental study. The investor is moving forward. Traffic study also for the neighborhood streets is being done. The board will form an advisory committee of members with the expertise in real estate dealings to take this deal further, working through all the details that will develop as this proceeds. A group of

names will be presented to the board next month of members suggested to serve the club with this. Board officers will be included on that committee.

An individual has inquired/ requested to purchase some property, a parcel of 1.4 acres along #17. There would be zero impact to the golf course. (Seventh parcel, from the Trenton Channel, zoned industrial.) A motion was made, "To move forward with the negotiations for the sale of the property predicated on the contingency of the membership vote as required by our bylaws. The parcel property line will be surveyed at West Shore expense to a cap of \$800.00." (Motion passed unanimously).

New Business:

Correspondences: No new resignations.

LETTER TO MEMBERS: The Board held a discussion about how to handle verbal (and physical) confrontations at West Shore. After another incident, it was decided that not only will all members receive a letter outlining expected conduct, but also they will be made aware that the Board has empowered our employees to take action to make sure everyone is safe and comfortable at West Shore. The Board will review each incident independently in regards to suspension and/or termination. Tom and Art will draft the letter, the board along with Joe and EK will preview letter before it is sent to membership.

GUESTS: John Armstrong: He thanked everyone for the success of the invite! He especially thanked Joe, Evan, EK for a great job. "The kid's activities were great Wednesday night." He asked for reports on the finances (profit/expense statement) be publicized to the club's membership from the Invitational. He also asked: "Why is 16 & 17 not out of bounds?" (The board appreciated the recognition of the Invitational's success, and the financial discloser will be available when complete. A discussion about the OB/Hazard is on the meeting agenda, summarized under "special projects".)

Vickie Kalisz: She asked the board about sponsorship forms and pricing questions for Invitationals, asking for them to be uniform across all Invites. She offered a big thank you for the women's nine hole league, "it is a big success", 16 players this season. The junior program was a recognized success also.

The meeting was adjourned at: 8:33pm

Next meeting is scheduled for: August 30, 2021 @ 6:00pm

-Art Wahl

Secretary