

WEST SHORE GOLF & COUNTRY CLUB

Board of Directors Meeting Minutes

Wednesday, December 3, 2025 – 5:30 PM

Location: Clubhouse

1. Call to Order

President Art Wahl called the meeting to order at 5:32 PM.

2. Attendance

Board Members Present:

Art Wahl, John Gaynier, Brad Scott, Keith Anderson, Mike Purcell, Laura Bavaird, Jeremy Dulimba

Staff Present:

Joey Wilson, EK Kammerad, Evan Herman

Guests:

No guests were present.

3. Approval of Previous Meeting Minutes

The minutes from the previous meeting were presented.

Motion: To approve the previous meeting minutes.

Motion by: John Gaynier **Second:** Brad Scott

Outcome: Motion carried.

4. Committee Reports

Finance – Brad Scott

Brad provided an update on the club's financial status and discussed early considerations for next year's budget.

Grounds & Greens – Jeremy Dulimba

Evan reported progress on ongoing grounds projects, including:

- Hole No. 1 bridge over the ditch will be reconstructed, not removed.
- Tree removal work-5 trees total.
- Clearing dead tree areas left of green on hole 12.
- Clearing land around the maintenance shop in anticipation of sold land development.

The rakes and the new wood flag sticks will be stained and sealed over the winter.

Pro Shop – Laura Bavaird

Laura discussed off-season operations, Pro Shop inventory work, and attic cleanout plans.

Tournaments & Leagues – John Gaynier

John reported no major tournament or league items for immediate action, but the board discussed potential tee usage for tournament play as part of the broader handicap and tee allocation discussion.

Membership – Brad Scott

Brad reported stable membership numbers and provided background on past assessment funding from members, noting that some members have paid into long-term projects without yet seeing the results.

House & Social – Jeremy Dulimba

Brief update provided, no motions.

Technology – Mike Purcell

Mike will prepare tentative rules updates for discussion next month and will upload draft materials to the shared folder ahead of the January meeting.

Handicap – Laura Bavaird

Laura reviewed the Handicap Committee meeting and presented the committee's recommendation to adopt a **single stroke allocation system** beginning with the **2026 season**. The presentation included review of the tee-by-tee analysis and the committee's rationale.

Motion – Adopt Handicap Committee Recommendation

Motion: To adopt the Handicap Committee's recommendation for a single stroke allocation as proposed, effective in 2026.

Motion by: Mike Purcell

Second: Keith Anderson

Discussion: Clarification that moving the No. 9 tee would require a separate motion.

Outcome: Motion passed unanimously.

Motion – Change White tee on hole #9

Motion: To move white tee on hole nine forward to blue tee area to create hybrid tee.

Motion by: Mike Purcell

Second: None

Outcome: Motion failed due to lack of support.

House Maintenance – Keith Anderson

Keith provided updates on ongoing maintenance tasks, including emergency exit signage work.

Bylaws/Rules – Mike Purcell

No formal action: Mike will continue refining rule updates for January review.

5. Old Business

Cart Barn Update

The board reviewed updated information regarding engineering timelines, construction plans, costs, and potential scheduling for groundbreaking in April 2026, pending city approval, bid results, and engineering completion (estimated 6–8 weeks).

Significant discussion centered on financing options, member assessment history, borrowing capacity, and the need to avoid placing unnecessary burden on future members while ensuring adequate funding for the project. The board reviewed monthly payment impacts for various potential loan amounts and emphasized the importance of not underfunding the project.

Motion – Approve Assessment Option #5

Motion: To approve **Assessment Option #5** for the cart barn project.

Motion by: John Gaynier

Second: Brad Scott

Outcome: Motion passed 5 to 2.

The board also agreed to schedule a **membership informational meeting** for **Monday, January 12, 2026, at 6:00 PM** to review project details and answer questions.

6. New Business

No additional new business.

7. Adjournment

Motion: To adjourn the meeting.

Motion by: Laura Bavaird

Second: John Gaynier

Outcome: Motion carried.

Meeting adjourned at: 7:20 pm

Next Meeting

Monday, January 12, 2026 – Regular Board Meeting at 5:00 pm

Membership Informational Meeting to follow at 6:00 pm