

KenWo Golf Club
Board of Directors Meeting
Minutes
May 2nd, 2023 Meeting

Present: Rene MacKay, David Fagan, David Bolton, Beth Lloyd, Betty Mattson, David Brien, John Lawrence, Gary Johnson, Vernon Snair, Peter Simmons and Holly Comstock.

Regrets: None

- 1) Call to Order: The meeting was called to order by Peter Simmons, President at 6:30 PM.
- 2) Additions to Agenda: Deletion 7 h)
- 3) Approval of Previous Meeting Minutes: A motion made to approve the March 2023 minutes; 2nd; CARRIED.
- 4) Business arising from Minutes: None
- 5) Discussion regarding Committees:
 - a. Director of Golf: Rene MacKay reported that all Statutory Remittances are paid in full. The Course is open, and staffing is going well.
 - b. Finance Report: Dave Fagan reported the March financials are overstated as a huge portion of expenses are reported in April, especially the annual spring bill from BPG Buying Group for Pro Shop inventory. The club has now invested \$400k in a cashable GIC at a rate of 4.35%. Capital expenditures for 2023 are the bunkers and several smaller items covered under new business, totalling approximately \$150k. There will be no new debt for 2023 bearing any surprises.
 - c. Greens Committee: Gary Johnson reported to the Board the highlights of the Greens Committee meeting that covered grub damage, #18 ditch, tree replacement, sand storage, and bridges.
- 6) Unfinished Business: There is a drainage issue adjacent to #5 tee deck and Rick continues to investigate this concern. The Gazebo will be completed when contractor has the time.
- 7) New Business:
 - a. Membership Update: Rene MacKay reported the total membership revenue as of April 30th along with the initiation fees, comes in at \$860k. There were 43 new adult members for 2023 following the resignation or departure of 43 past members. We also welcomed 40 new junior members replacing 40 junior members who did not return. In total we have 625 Adult Members, 160 Junior Members and 70 Swing Start Jr Members. We have 20 members on a Leave of Absence and still 60 plus on a Wait List.
 - b. Bridges: The time has come to replace the bridge on the right of #6. The cost will be approximately \$10k for this 20-foot bridge. The bridge to the left of #4 will continue to be monitored and will need replacement in the coming years.

- c. Grub Damage: The affected areas on the course from grub damage have been treated, or will be treated, between now and the middle of May. The treatment of these areas will have an impact on the bottom line as the cost to treat will run the club upwards of \$20k. A specialist will be meeting with Rick and Rene regarding a more pro-active plan for grub control. Discussion continued regarding turf management for the Fairways.
- d. Bunker Renovation Project: Ian Andrew will be on site either May 12th or 13th with Andy from Turf Masters. Two 44"x64" posters of the Bunker Reno Map will be posted within the clubhouse.
- e. Power Cart Fleet: It currently takes carts 6-8 months from ordering to arrival date. If purchased today, a new cart would cost between \$9.5 -10K. Our current carts have an approximate trade-in value today of \$3-\$4K. We would be looking at about 50 plus carts for a new fleet. Rene MacKay will be collecting proposals/quotes over the coming months for a possible 2024 or 2025 purchase.
- f. Long Range Planning Committee: The Chair, Peter Simmons, reported that the committee will be populated, and a meeting will be held in the coming month. The two top items for the committee to address will be the Clubhouse Expansion Project and the potential sale of excess KenWo Lands.
- g. Capital Expenditure Updates: Rene MacKay reported that outside of the upcoming major projects such as Bunkers and Power Carts, there are several items that have been or will be completed this season including a new zero turn trim mower, a John Deere Gator, irrigation upgrades, paving, bridges, gazebo, new heat pump for bar, and some other clubhouse reno/repairs. These projects and purchases will total approximately \$150k.

8) Next Meeting: June 5th @ 6:30PM

9) Adjournment: The meeting was adjourned at 7:33PM by Peter Simmons.

Minutes: Brandy Martin