

# EL PASO GOLF CLUB MINUTES

September 20, 2023

## CALL TO ORDER

The regular board meeting of the Board of Directors of the El Paso Golf Club, Inc. was held on the above date at the clubhouse. The meeting came to order at 6:00 pm. Present were directors: Koth, Marten, Mounce, North, Schulkins, Walker, Weldon and Young. Aaberg & Spachman were absent. Also present was employee: G. Weiser & R. Robbins. Ben & Becky Wilson were guests. Ben had requested permission to update the board regarding the By-law ad hoc committee.

## GENERAL MANAGER REPORT (Robbins)

- Still busy with outings, events & dining. Dark earlier so play is finished earlier.
- Walk in cooler continues to have issues all summer. Fixed again for now.
- The septic has backed up in the basement 2 times this summer. The Dishwasher & grease trap are possibly running into it. They ran a camera, and another pump will be scheduled. We probably need to look into a long-term fix for this.
- The Lake Bloomington event went over well. Very complimentary & happy. Staff is doing well. Schooners outing still to come. High School Conference went well. They had 126 players.
- Looking into new software & POS possibilities. Hope to schedule those in October.
- October 9 & 10 are green aeration. Fish kill in the pond is from copper sulfate from previous years. Nothing we have done to cause this, everything we've used is fish friendly.
- Created new tri-fold menus for events. Helpful to hand out or for staff & kitchen to know what we offer & costs.
- The booth at the Corn Festival went well. Thanks to all who volunteered. Promoted our restaurant. Gave out some 15% off coupons.
- Thank you to Ron Wilsey and the volunteers that have worked so hard to paint/stain the building. Ron did much of this himself, including power washing. Will have a contractor do the back that is too high to be safe.
- Emails for email chimp are ready to go.

## SECRETARY'S REPORT (North)

- Nothing new to report.
- The minutes were sent via email to everyone previously. Motion was made by Walker to approve and seconded by Weldon, approved by the board.

## TREASURER'S REPORT (Mounce)

- All reconciled through August. Dues transferred at the beginning of the year was combined & is now fixed.
- The cash long \$1244 is because of closing the cash drawer. Ongoing problem with the software. Have not been able to get answers on it.
- The accountants will do the taxes this year. Looking at taxes now to manage P&L profit for tax needs.

◦ All figures are YTD through August 2023 compared to 2022.

**GOLF:**

- Total dues (including dues, hole in one, handicap, shed rent & trail fees) down \$14,059
- Cart rentals (including card) up \$24,807
- Green fees up \$47,380

**F&B:**

- Food & snacks sales up \$35,101
- All beverage sales (pop, beer, wine & liquor) up \$25,534

**COGS F&B:**

- Total food COGS down \$9,149
- Total beverage COGS down \$5,134

**ADMIN:**

- Total Revenue up \$119,034
- Total Gross Profit up \$138,809
- Total Payroll up \$9,390
- Total Expenses up \$46,812
- Total Net Income up \$91,997
- Cash in the bank \$348,263 down \$50,856 since the end of July

**The Committee reports were given as follows:**

**GOLF COURSE - Grounds & Equipment** (Young / Weldon / Weiser)

**Grounds:** (Weiser / Young / Weldon)

- Overall great shape from rain & irrigation issues. Mower went down today, needs hydraulic work. Carts have ongoing front-end issues, have parts & keep fixing those.
- Bridges have been painted & are almost done. Hired Julie back for the flower beds. Lack of help halts some projects. Could use 2 more people for remainder of the year.
- Drag #5 pond, no overflow to help on this pond. New waterfall for #11 pond.
- Sand trap work to come after Gene assess them. Gene also replaced 42 heads, 6 left, on the course this year. Down to 3 satellite boxes, any more go down & we are done.

**Irrigation system:** (Weiser)

- Input system can be maintained at a cost, or we get a new system. Jim Keiser is our expert on input & suggestions. No more maintaining satellite boxes or pumphouse – need new software.
- Proposals (attached): Possibly not firm enough yet but will have soon. May need zoom or something to decide immediately when we get this since time is of the

essence, looking at an 8-10 week time to get the system & will then need time to install. A new system is just more efficient than the time & labor & chance of losing the course. Manual watering is not effective.

- Will have the pumpstation install quote by Thursday (control panel & the physical pumps). Control panel is the brains of the system. Gene was there this week early, nothing on & it was sparking & arcing across. Absolute fire waiting to happen, 440volts with the door open & a fan to cool it. Also, every 2-3 days pumps shut off, never know when it's going to water. Wire hanging, total safety hazard for staff.
- Rainbird & Toro: Both systems have 8 satellites each. Install estimated around \$100,000, add to both quotes. Both systems have Satellite controller, pumphouse panels, pumps, (computer in the clubhouse). Neither system will fit thru door of pump house so may need to modify the door or new pumphouse. A lot of efficiencies in both systems to save labor, water, electric. Technology far advanced with alarms, sensors, water use controls, etc. Pipes & heads that we have are good. Pressure now is hard on the pipes & the new system will alleviate that. Gene & Rick will get a plan together and have a special meeting if needed with the board to get this finalized & ordered.
- Money: 2-3 months ago, Marten, Robbins & Mounce met with Heartland Bank & they are ready to lean the money if that is the route we go. Will need to decide if paying cash, other projects, loan, etc.

In closing

### **HOUSE – Restaurant, Pro-Shop & Social** (Spachman)

- Spachman was absent this week. He has been working with Robbins & the staff on upcoming recommendations. Will visit this at an upcoming meeting.

### **PLANNING, PERSONNEL & MEMBERSHIP** (Koth / Schulkins)

- Schulkins & Koth are looking into the membership categories with a possibility of changing to names that are more “user friendly” in the manual along with other updates they will present at a later meeting.
- This relates to a proposal the ad hoc committee for the by-laws worked on. They suggested new wording for the memberships categories.

### **OLD BUSINESS** (Marten)

- Ben Wilson addressed the Board regarding the Ad-hoc By-law committee. Reminder to make voters aware of the end of January.

### **Ad hoc Committee – By-laws** (Wilson)

- Proposal #1 is being addressed by the Planning, Personnel & Membership committee.

- Proposal #2 – Trying not to overlap the number of directors elected by changing terms was again discussed. Does this need changed or is it self-correcting over time? More discussion needed.
- Proposal #3 – Keep the same terms or change so a person can only serve for a limited number of years, or only serve on the admin committee a limited term? More discussion needed.
- Proposal #4 – Change the wording so that a meeting can be Zoom not physically at the clubhouse. This was board approved.

## **NEW BUSINESS & GENERAL COMMENTS** (Marten)

### **Bridge Repair:** (Marten / Robbins)

- The bridge on the main road just west of our entrance is going to have repairs & the road closed next year. The engineer for this is Conrad Moore. Marten & Robbins will try to get more information regarding when, how long & detour information. They have heard this could be for 2 months. Will ask for spring or fall but with asphalt they will need warm weather. More will be reported after meetings.

### **Parking Lot Repair:** (Robbins)

- Robbins was in contact with Road Dr to get quote for 2-inch overlay asphalt over the entire lot, repair cracks & seal at a price of \$200,000. Quote to repair and seal was \$30,000, this would probably last 2-3 years. At some point repairs of the lot need addressed. Robbins will get quote from another company also.

### **Overview of Gaming:** (Mounce)

- Mounce has been in contact with Midwest Electronics (also Excel Entertainment) & has listened to their proposal and asked many questions on this issue. The most important question is what is the estimated income the club could expect? They answered using some comparisons of other smaller clubs & locations and think approximately \$60,000/year. The revenue is broken down with 1/3 us, 1/3 Midwest Electronics & 1/3 to the state. We would also receive ½ of each ATM fee of \$3/transaction, so \$1.50 each. They would like 6 machines, with a minimum of 4. Hours are set to liquor license or our discretion. No people under 21 where the machines are. Open to the public, as is our restaurant. The location could not be the basement, would need to find an area on the main floor. They would furnish a wall or partition if needed. They offer support 24/7. No additional insurance on our part. We can adjust volume. We can be closed in the winter, our choice. They would pay any additional electric needed. We would sign a 3 year contract but can take the machines out any time we want, we just can't use another company in those 3 years. The application takes 3-5 months. Only additional cost is \$100/annually and the individuals on the liquor license need fingerprints submitted at \$65/each. Further discussion needed with members and vote at next meeting. We can begin the process and pull out at any time, no obligation.
- Budget schedule: Submit preliminary at October board meeting

## **NEXT BOARD MEETING**

- **Next Meeting: Wednesday, October 18, 2023 at 6:00 pm at the Clubhouse and via Zoom.**

The board went into executive session at 7:50pm

The board meeting adjourned at 8:00pm on motion by Schulkins and seconded by Weldon, board approved.

Respectfully submitted,

*Sally North*

Sally North, Secretary