



El Paso Golf Club Inc.
2860 County Road 600 North
El Paso, IL 61738-1743
Telephone: 309-739-2013 Fax: 309-527-5010
Email: manager@elpasogc.com

2025 EPGC STOCKHOLDERS ANNUAL MEETING

**Wednesday, February 19, 2025
EPGC Clubhouse, 6:00 PM**

AGENDA

- I. Call to Order – Randy Marten
- II. Introduction & Vote on Board of Directors – Randy Marten

Good evening and welcome to the 2025 Stockholders meeting of the El Paso Golf Club

I am Randy Marten, Board President.

At the table with me are board members Brian Tria (VP), Sally North (secretary), Greg McCollough (treasurer), Jeff Aaberg, Branden Mounce, Trent Rarick, and Rick Weldon.

Board members, Paul Homan and Don Young, along with a number of Stockholders are joining via Zoom.

Tonight's agenda will begin with voting for board members. This will allow those counting the votes time to complete the task.

Therefore, we will begin with an Introduction of those running for the board. I would ask those candidates present to stand and be acknowledged.

There are 7 candidates for 4 board positions. The candidates are, in alphabetical order...Mike Haas, Brett Hendren, Randy Peterson, Tony Rice, Ryan Sharrow, Brett Tennison, and Rick Welden (incumbent).

Please take a moment to complete your ballots. Thank You

I would like to take this opportunity to welcome Jeff Yager to El Paso Golf Club as our General Manager.

We are excited for the background, skills, and passion that Jeff brings to this position.

Jeff – please take this opportunity to introduce yourself.

Thanks Jeff – we are pleased to have you onboard

During last year's meeting the board expressed the need for significant improvement in infrastructure both on the course and in the Clubhouse. The first priority was to upgrade the irrigation control system. This project was begun in the fall of 2023 and completed last spring. However, due to the age of the wiring a lot of sleuthing and tinkering was required to allow the system to apply water to the course in a precise manner as designed. The irrigation project came in on budget at \$300,000 which included \$270,000 for equipment and \$30,000 for accessories. A loan for \$300,000 was arranged with Heartland Bank. At this time the board would like to acknowledge Heartland Bank and our representative, Travis Cunningham. They are great partners and a friend of our club.

A year ago, Gene Weiser and his team performed maintenance on our existing golf course equipment. However, as that equipment began being used last season it became clear that it was past its useful life and, in addition to being expensive to repair, could not maintain the course to the standard desired. It was determined that replacement equipment was necessary.

After exploring the option to buy or lease, the board decided to lease the equipment. The leasing approach allows the club to preserve capital and yet have access to modern course maintenance equipment.

Regarding equipment and improvements to the clubhouse that will be addressed in both Greg McCullough's treasurer's report and Brian Tria's House committee update.

At last year's shareholder meeting it was mentioned that Woodford County was about to let contract for the resurfacing of the bridge in front of the clubhouse. The contract was let in March but, as many observed, progress appeared painfully slow. It was only after dogged and aggressive follow up with both the county and the contractor, that the project was finally completed on July 3, just in time for the holiday celebration.

We have no way of knowing the precise effect, but no doubt the bridge closure had some impact on golf rounds and restaurant business in 2024.

Our club has an incredible culture of volunteerism and desire to use their skills for the good of El Paso Golf Club. It is truly special and unique. To each of you that volunteer your time and energy. Thank You

Retiring from the board this year are Paul Homan, Don Young and Rick Weldon. Paul, Don and Rick – you have contributed so much over your many years of involvement. Gentleman – thank you for your years of contribution and dedication to the El Paso Golf Club.

And thanks to our board. This is a working board, and each member is involved in many ways. Jeff, Branden and Trent thank you for serving and leading committees and taking on special projects.

And a thank you to the Administrative Committee. Sally, Brian, and Greg for their role as officers and the many hours they dedicate to the club.

I would like to take this moment to wish Sandy Wills a speedy and complete recovery following her unfortunate accident. We miss Sandy and hope to see her back at the club very soon.

Next will call upon Sally North for the Secretary's report. But first wish to recognize and thank Sally for going above and beyond on behalf of El Paso Golf Club. Sally spent many weekends preparing invoices and updating records as a backup for Sandy. Thank you, Sally!

Following the committee reports there will be an opportunity for questions.

III. Secretary Report – Sally North

The minutes from last year's meeting have been sent to all board members via email for approval tonight. I do want to thank Adrian Lane from our waitstaff. She has been helping me in the office to get all the billings in the system & bills mailed, she has been working part time helping since Sandy has been out. Also, Chuck Feeney Jr for doing the absentee ballots this year & thanks to those tonight who helped count votes.

A motion was made to approve the minutes by Mounce, seconded by Weldon, motion carried.

IV. Treasurer Report – Greg McCullough

Good evening, I am Greg McCullough. I am the acting Treasurer. I accepted this role temporarily starting in September of 2024. I would like to take a moment to thank the current Board of Directors for the tireless hours that they have spent this past year. I would like to send a special note of gratitude to Sally North, the Board Secretary, who for the most part has taken over the role of office manager for the last several months. Our prayers and thoughts go out to Sandy in her recovery efforts after her accident. We look forward to the day that Sandy can rejoin us at the club. I also want to make note on how Rick Weldon has stepped up many times to help with payroll and other important tasks in Sandy's

absence. I think that everyone on the board would agree that Sandy is one of those irreplaceable employees.

The year 2024 saw many challenges throughout the year. We were able to accomplish several projects that were on the agenda. As of today, our irrigation system is up and running, however it will still require tweaks to ensure its effectiveness in the coming golf season. We spent approximately \$234,000 dollars on irrigation in 2024.

We also took on several projects and repairs in and around the clubhouse. Several freezers, coolers and other kitchen equipment were replaced. Water heaters in the basement were replaced. Front doors on the clubhouse were replaced. Our salad bar caught fire and was replaced. We also purchased a utility cart. The total for these projects was about \$47,000 dollars in 2024. I would like to go over some of the highs and lows of the Profit and Loss Statement comparing 2024 to 2023. Keep in mind that 2023 was one of our most profitable years ever in the history of the club.

F&B

- Food Gross Sales up \$19,672 dollars
- Alcohol Sales Down \$67,863 dollars
- Soft Drink Sales Down \$2,112 dollars
- F&B COGS Approx. 52%

Golf

- Public Green Fees Down \$25,459 dollars
- Total Member Rounds Down 1,417
- Total Public Rounds Down 1,305
- Total Lost Golf Round Revenue in 2024 +/- \$79,904 dollars (projected)
- Golf Cart Rental Fee Down \$22,090 dollars
- Membership Dues up \$39,557 dollars
- Maintenance Equipment Lease up \$40,958 dollars

Admin

- Full-time Salaries down \$10,817 dollars

- F&B, Pro-Shop, and Maintenance Part-time Payroll up \$105,343 dollars
- Total 2024-year end income before expenses Up \$5,105 dollars
- Club Net Income was minus \$99,387 dollars

Needless to say, we are disappointed to see this loss on our balance sheet. We look back over 2024 and see some of the expenses that we have incurred to be necessary, like the improvements to the facility. However, some of the expenses that stick out like a sore thumb are part-time labor, alcohol sales, and the downturn in rounds played.

Looking back through the last several years, many of the years were profitable and many of the years were not. For example, in 2019 the club lost \$57,485 dollars. In 2018 the club lost \$51,368 dollars. In 2018 the club had to take an equity loan and restructure the mortgage to generate enough money to pay the bills in the latter part of the year. I guess what I am saying is that we have weathered tough years before. We always find a way to come out stronger. I believe some of our strengths will come from Jeff Yager, our new general manager. Jeff went through a very heavy vetting process, including a final meeting with the Board and some of our members. Jeff will work closely with the Board and help solve some of the problems that we had in 2024. After working hard this year the board has made several positive changes, and I believe that the year 2025 will be one of our most profitable years ever. Thank you.

V. Committee Reports:

a. Golf Course – Don Young (read by Rick Weldon)

First of all, I would like to thank those on the committee, Gene Weiser, Rick Weldon, and Trent Rarick. Second, I would like to thank the entire grounds crew, Gene Weiser, Russ Starkey, Dan Kincaid, Leo Kepner, Al Lockvits, Juan, and Garrison Meyer. Garrison will be starting an internship next year. How Exciting! We

thank them all for there hard work, and dedication to maintaining our course.

Golf Course:

We started the year in March with Rainbird installing a new irrigation system, pump house, satellite boxes, and computers. This took a few weeks for the installation by Rainbird. A big thank you to Jim (Bags) Bagnell for helping many hours with the electrical at pump house and other areas. At times, throughout the year, there were issues with satellites connecting to some of the sprinkler heads. This caused drying issues on some areas of the course including greens. We also had many leaks that popped up that was caused by old connections and were replaced with newer better connections. With these issues early in the year it was difficult for crew to maintain some areas of the course as they would have liked to, bunkers etc. Later they were able to start on bunker filling and reshaping. They filled in one of the fairway bunkers on 14 with sod and reshaped the other one. They were also worked on the draining issues of many of the bunkers. Earlier in the year the roundabout was removed by 10 Green and was well received by the members. Looks great! They received many compliments during the year on the course condition, especially the greens. The grounds team truly appreciated the members who supported them with positive comments and encouragement throughout the year.

Equipment:

Mid-year we leased 2 New Greens Mowers, 1 Trap Rake, Green Roller and trailer, Rough Mower and 2 Fairway mowers with low hours. This is a 5-year lease. If there are any major issues they will fix with no charge, plus provide a loaner while ours is being repaired. We handle any normal upkeep in house. This newer leasing equipment greatly assisted our ability to maintain the greens, fairways, roughs, and traps. Our rental carts overall are in good condition with our daily upkeep. Thanks to all who take care of them.

Future Projects:

This fall and winter the crew has thoroughly cleaned out both maintenance sheds. They have installed new shelving and a

closet to store our chemicals. They also have been sharpening reels, as well as other maintenance on our equipment, as needed. Gene has a plan to make our fountain on # 9 into a waterfall. The crew has already cleaned up the hill by the fountain. They also will be continuing to fill in potholes with dirt and sod along the cart paths, caused by golf carts. There will be continued work on the bunkers. There are drainage issues by 10,14, and 15 greens that will be addressed. There also will be continued trimming of trees and have already started on hill below 16 tee. We will be purchasing new tee markers. We have discussed also and having a new forward tee for families, seniors and those who wish to use. Wolf Creek and other area golf course have done this. Gene sent out his yearend grounds report in October. In it he detailed his mowing, spraying, fertilizer, cup setting, and rolling of greens days. He also stated the cart paths will need selective repairs. He will put this in his revised 5-year plan.

I would also like to thank Julie Jarmer for all her work on our flower beds for the beautification of El Paso Golf Course.

In closing I have been truly humbled and honored to have served on the board for many years. Thank you, to the current board for your dedication, many hours of serving, and dedication to this board, employees, and the members. I am so thankful to the many members who have supported myself and the grounds crew with concerns, suggestions, compliments, and positive feedback throughout the years. I wish Jeff Yager, Dustin Martin, Mike Philips, Gene Weiser, and the new board a great 2025.

b. House – Brian Tria

The following projects were recently completed:

Mike Adams refinished/painted the walls in the dining room and painted behind the bar.

Large TV that was not working replaced with another 75inch TV.

Kitchen has been thoroughly cleaned.

Projects in progress:

Cleaning carpets and tile through the clubhouse.

Organizing and cleaning rooms in the basement and the room upstairs across from the office.

Finish painting the steps on the deck (weather permitting).

Future Projects:

Gutters/downspouts need attention.

Organize maintenance binder for HVAC system.

Repurpose non-used space in the basement men's/women's locker rooms – restrooms.

Research new speaker system for restaurant and bar.

Re-key interior locks so we have one master. Several locks need separate keys and some keys are missing.

Will need a new freezer for the kitchen at some point.

- c. Planning, Personnel and Membership – Greg McCullough filled in since Trent Rarick was sick)

McCullough began the year on this committee, then when Mounce resigned his post of Treasurer, McCullough moved into that position.

McCullough reported that some area courses had been surveyed to find out our competition's green & cart fees & that was how we determined the fees for this year for 18 holes at \$58.00

This committee also updated the member handbook & added a code of conduct for the membership & guests. Also looked over & refreshed the employee handbook.

VI. General Business

Addressed in Introduction & opening comments from Randy Marten

VII. Announcement of Board of Directors

The four new directors on the board are as follows in alphabetical order:

Michel Haas

Brett Hendren

Randy Petersen

Brett Tennison

VIII. Meeting was adjourned at 6:36 by a motion from North, seconded by Tria, meeting adjourned.

Respectfully submitted,

Sally North

Sally North, Secretary
EPGC Board of Directors