

## JUNE BOARD MINUTES

Notice: Next meeting of the Board of Directors will be held Thursday, July 20, 2017 at 6:00 p.m. in the Clubhouse

Meeting called to order by President Carr

Roll call was taken.

Board members present: President Carr, Directors Dorman; Gordon; Ripic; Roof; and Chernosky; Director Lee was absent. Managers Brad Vasey and Bryn Duffield were present.

### **Approval of the minutes from meetings on May 25, 2017**

The motion was made to approve by Director Gordon and seconded by Director Dorman; motion passed.

### **Visitors Comments**

Linda Messner spoke regarding the Brown Jug which is held at TCC once every four years. Linda stated she was speaking on behalf of the Towanda group how displeased they were with the disrespect from some of the Senior League Members towards the Brown Jug tournament. Linda stated this tournament should be given the same respect as the Invitational or any other tournament held at the club. Henry Dunn stated the members who were disrespectful to this group should be ashamed. The club members need to be accommodating to the Brown Jug tournament and all tournaments in the future. Linda stated the groups didn't give up and worked around the Senior League members who were playing. Director Gordon stated it was unfortunate the Brown Jug group encountered this disrespect and the matches should be moved in the future. Val Morningstar stated some of the Senior League members she spoke to weren't aware the Brown Jug Tournament was taking place that day. Tim Adams stated it was posted on the board as well emails and newsletter were sent with the information.

Dave Packard spoke to the BOD regarding the cost of the membership and what an actual member gets for his/her membership dues. President Carr stated one of the benefits to members versus nonmembers is the discount received in the Clubhouse and ProShop and the Cart Pass discount which was offered earlier in the year. Dave also mentioned the availability of the course to the membership. President Carr explained without the tournaments supporting the club the dues for the membership would be much higher to support the club. Dave mentioned the three time rule for nonmembers; which President Carr stated that rule has been gone for approximately ten years. Dave suggested the ProShop match up nonmembers to play with members to create a meaningful relationship with Towanda Country Club. Director Gordon reported he and the ProShop staff have been discussing ideas to encourage membership, with one idea teaming up with a local gym to offer the members a discount to add value to the memberships. Tim Adams suggested some additional specials to encourage the nonmembers to golf at the club. Tim also questioned the pricing on the Restricted Play Card. Jeff Aeppli stated one of the current issues is that corporate memberships are no longer available in many businesses. President Carr stated the RPC wasn't created to increase membership but to save members to keep the members from leaving completely. Tim told the BOD of three members he was aware of would use the same RPC. The BOD explained the primary card holder could share the card if they were a playing with the shared group. Henry Dunn stated the club needs to do cost accounting for each tournament to insure the profitability of each tournament.

### **Mangers Reports**

#### **Clubhouse**

Brad Vasey presented the Clubhouse report. Brad stated the past month and previous weeks of June were very good. He stated the staff did an excellent job with the tournaments. Brad expressed opening the Clubhouse early on Thursday mornings are pushing the cost of labor out and wondering if it's worth the extra labor the club is incurring. Director Gordon thanked the staff on behalf of the Williams Group, the staff did a good job. .

#### **Greens**

Bryn Duffield presented the Greens report he stated the mower will need repairs as it appears the cam is shot. He also explained the BOD need to be looking at replacing equipment such as the Gator. He stated the course in good condition and wishes it would stop raining. He stated he is waiting for someone to take the trees he has a lot of interest but no one seems to return to complete the job. Director Ripic questioned how to get rid of the large stumps. Visitor Linda Messner suggested pushing the stumps back into the ground. Bryn stated he knows they are an eyesore and wants to get it cleaned up. Director Ripic asked how the stump grinding is going with Dave Heyer. Bryn stated he will meet with Dave to discuss completing the stump grinding. Director Ripic stated there is some confusion to what the agreement is between Dave and BOD. The BOD general discussion is that they agreed to 20 stumps being the trade for the membership. Bryn stated he will work with Dave and discuss the agreement. President Carr stated the course is in great shape. Visitor Linda Messner thanked Bryn and his staff for keeping the course in great shape.

### **ProShop**

Director Gordon read Matt Rice's letter of resignation which Director Gordon received at 5:10 pm 6/22/17. Director Roof stated Matt is no longer employed at TCC by his own decision. Visitor Henry Dunn stated the lack of notice is disrespectful to the BOD and membership. President Carr explained this is a personnel issue which will not be discussed any further in the open meeting.

### **Membership Reports**

#### **New Membership**

Evan Barnes Social  
Tammy Farley Social  
John Kirkowski Social  
Matt McGuire Scholastic  
Devon Adams Scholastic  
Jessica Heyer Social  
John Secor Individual

Motion to approve made by Director Dorman and seconded by Director Roof– Motion passed

### **Membership changes**

None

### **Royalty Update**

The income for May was \$1776.58 which continues to drop each month but still increased from the prior year's royalty income.

### **Financial Report**

Sue updated the BOD on the current finances, which continue to be very tight. The Accounts Payable - General Vendors \$72,381.54; Property taxes which includes 2016 \$51,696.53; Insurance \$2837.00; Leases \$2045.81; Utilities \$1985.41 these figures are as of June 21, 2017.

Visitor Dave Packard questioned if the Towanda Golf team pays for the usage of the course for practice and matches. General BOD discussion regarding this matter.

### **New Business**

Hiring Clubhouse employee Maria Cummings and Grounds Luke Horning Director Roof made a motion to approve. Director Dorman seconded the motion. The motion passed.

### **Roll Call**

Director Chernosky	yes
Director Dorman	yes
Director Roof	yes
Director Gordon	yes
Director Ripic	yes

Motion passed.

### **Old Business**

President Carr updated the BOD on the status of the sale of the property. Currently no sale has been agreed upon. There is discussion of the selling price. Curt Hicks had the perk test done, which passed and he paid for this. The survey has been pushed back to Tuesday, June 27, 2017 due to no agreement. President Carr stated again the ROW must have enough property not disturbing #11. Director Gordon expressed his concerns regarding the sale and the price. He believes a lot going on, discussion back and forth not all BOD informed. Director Gordon stated Curtis Hicks hasn't come to any meeting to make a formal meeting. Director Ripic discussed the ROW, which the club will retain the access and the proposed driveway.

President Carr spoke about the meeting with all the BOD and the Solicitor, Ray DePaola regarding the proposed sale of the land. The first formal written proposal was an offer of \$220,000. It was determined the stakes which Director Gordon was speaking about are not part of this proposed agreement. President Carr stated previously the agreement appeared to be off the table due to lack of Right of Way. One month ago Curtis Hicks came back to the club with

\$195,000.00 with the club agreeing to a Right of Way. The club will retain the ownership of the Right of Way property. The buyer would pay for and maintain the maintenance upkeep of the driveway. General BOD and visitor discussion regarding the proposed property offer. Visitor Henry Dunn suggested to create a map with the survey. Solicitor DePaola did contact the neighboring property owned by the Haggerty's to purchase the property. Henry stated the offer is fair value for the property. The club will retain the Royalties and rights. Director Roof spoke to the BOD and visitors regarding the process that has taken place up to current. Director Ripic spoke to the BOD and visitors regarding the financial situation and the reason to consider the property sale proposal. The BOD did not seek the sale the offer was presented to the BOD. Visitor Tim Adams suggested the BOD consider selling the mineral rights to a company. President Carr spoke about the long range plans what was done in 1999, the only possibility was a driving range which was voted down and wasn't approved by Penelec due to the overhead lines. Approximately 49 ½ acres of the 126 acres is a swamp and side hill, which is worthless. Visitor Henry Dunn stated the club has done their due diligence in preparing for the potential sale. He stated the property which would be included in this sale is worthless to the club. Visitor Linda Messner questioned if the members have a voting right to approve or disapprove the sale of the property. President Carr noted the By Laws give the BOD to make the decision on behalf of the membership. Visitor Henry Dunn stated the full disclosure to the membership and it is the best deal for the club. Visitor Tim Adams suggested a PowerPoint presentation to inform the membership and hopefully the members will attend this meeting. Visitor Jeff Aeppli spoke about the property and the underdeveloped acreage and understands the need to bring cash into the club. Visitor Jim Brown said he came to listen and thanked the BOD for the good job and no one envies the BOD. He has concerns prior to the meeting. He had 6 major concerns before the meeting. 1. The right to sell and assets. 2. Disruption of #11 or the course. 3. Right of Way – transfer of property which isn't the case. 3. Roadway who would pay which is the buyer. 5. Restrictions and development. 6. Frustrated what was happening and discussion going on within the membership. Jim Brown felt he received the positive answers he needed during this meeting. Director Roof feels the BOD has been as transparent as they could have been, he wished there may have been a better way to keep the membership informed. President Carr explained why the BOD hasn't been quite as forthcoming as they could or should have been. He explained many times since the first offer the BOD believed the sale was off the table and could fall apart at any time. Visitor Henry Dunn stated the negotiations should be presented to the membership via a member meeting. Director Ripic suggested the meeting be put in place as soon as possible. The meeting date will be notified via the Newsletter once the date is set.

President Carr asked Visitor Jeff Aeppli to speak to everyone regarding the Clubhouse roof repair.

Visitor Jeff Aeppli stated the Clubhouse and roof, which materials will be \$7800, plywood and shingles. Tentative time will be after the Invitational by approximately 20 guys. President Carr stated the insurance will require one certified contractor.

Visitor John Morningstar will the BOD keep the members informed on how the money will be spent if the sale goes through. President Carr said there will be a listing in the future, the pay down of the debt to the bank and vendors. Pay the taxes and put some of the funds in the capital fund for future expenses. All of the final decisions will be made at a future date.

Visitor Val Morningstar Thanked the BOD for all their work, discussion and answers. Director Roof thanked the visitors for coming to the meeting.

The BOD went into Executive Session to discuss Personnel matters.

The BOD reconvened. The motion made by Director Gordon to employ Dylan Bartholomew as Interim Director of Golf effective June 25, 2017. The motion was seconded by Director Chernosky.

### **Roll Call**

Director Chernosky	yes
Director Dorman	yes
Director Roof	yes
Director Gordon	yes
Director Ripic	yes

Motion passed.

Director Ripic made a motion to adjourn the meeting. Director Dorman seconded the motion.