

BOARD OF DIRECTORS MEETING MINUTES

Rockport Country Club Members Association

August 25, 2021

A Regular Meeting of the Board of Directors was held on August 25, 2021. Board members in attendance were: Craig Bohn, President, Arno Penshorn, Charles Marsh, Barbara Smyth, Jeanne Hooker, Red Hunt, Bruce Hood, and Jerry Foust.

Others in attendance were: Rick DeLoach, General Manager, James Creekmore of Johnson & Creekmore and Club member Dennis Parker

The Club's new Chef, Chris Beasley was introduced to the Board. The Chef expressed his desire to work with the Board in any way possible.

Craig Bohn called the meeting to order at 4:00 PM.

Craig next introduced Dennis Parker a current member of the Club and an officer within the Rockport Country Club Homeowner's Association. Dennis asked to speak to the Board regarding the drainage problems recently experienced by the Club as well as the community surrounding the Club. Dennis proposed that high volume pumps be utilized during rain events which exceed the capacity of the existing drainage system. Dennis stated that funding could be made available thru HOA but would need the support of the Club as well as the City. A discussion ensued regarding this approach to flood control. It was agreed that the HOA should work with the City to assess this approach since the area drainage system was the responsibility of the City.

Member Correspondence (Fred Kahn): Rick reported that the Fred had sent correspondence indicating Fred's dissatisfaction with the Club scheduling an outside tournament on a Saturday morning. Rick advised Fred that the tournament had been scheduled for several months and approved by the Golf Committee. Rick also advised Fred that golf play during August was historically a slow revenue month and that the tournament provided additional revenue for the Club. Rick also advised Fred that the number of outside tournaments had been reduced significantly due to Covid.

Approval of Prior Meeting Minutes: Craig asked if there were any changes or additions to the minutes of the regular meeting of the Board conducted on July 28, 2021, there being none, **A motion was made and seconded to approve the minutes from the last Board of Director's meeting conducted on July 28, 30, 2021. A voted was taken and the motion passed.**

July Financial Statements, Operating Results, Past Due Report:

- Financial Statement: James Creekmore provided a summary review of each item on the Balance Sheet. The following key figures were reported. Total Assets of \$10,337,600; Total Liabilities of \$1,681,212; and Total Equity of \$8,656,388. He also mentioned that the current portion of L/T debt stands at \$152,999. James noted that the Total Cash Accounts was \$700,537. James briefly went over each department's activities and reported the following key income figures: MTD Total Income of \$234,046 vs. a budget of \$232,750; Total Expenses of \$200,474 vs budget of \$188,452; Net Operating Income of \$(2991) vs budget of \$16,639; and Net Income after amortization and depreciation of \$(33,114) vs budget of \$(13,484). James noted that COGS had increased recently in the Food and Beverage area. Rick noted that staff was working on that issue with the new Chef attempting to get the Food portion back to the 45% range. James advised the Board that there was still no estimate as to when the Club would receive the Employee Retention Credit.
- Operating Results: Rick summarized the Financial Review Report which provides the highlights for each segment of the Club's business activities, including an over/under analysis of actual performance vs budget for all Club departments. Rick noted that the Club closure during recent flooding had a negative effect on July revenue. Rick advised that the new Chef was reviewing inventory procedures to determine if inventory can be reduced along with COGS.
- Past Due Report: Rick reviewed the Past Due Report with the Board members. The report remains relatively clean. Jessica Gall's account has been remains suspended. Rick is continuing to make contact to collect the balance. The Club received partial payment on the Winkles account; however, the account remains delinquent. Rick reported that the Club had received full payment for the Navy Army Credit Union account. Staff will meet with a Navy Army Credit Union executive to attempt to retain the membership.
- Committee Reports:
 - Finance Committee (Charles Marsh) – Charles reported that the Finance Committee met on August 17, 2021. Much of the Finance Committee meeting covered the financial information above. Charles noted that the Committee had reviewed the Capital Equipment Plan and that after repaying the operating fund, the Capital Equipment fund balance is \$12,386. Charles also noted that the Committee approved a chemical storage building which will be discussed later in the meeting.
 - Golf Committee (Red Hunt) – Red reported that the Golf Committee met on August 13, 2021. The Committee reviewed the schedule for the tournaments that are scheduled for the next several months. Red reported that outside tournament play continues to be slow. Red noted that the course had been re-rated and that the results had been reviewed by a group formed by the Golf Committee. Red advised that new score cards would be printed to reflect the revised ratings.

- Greens Committee (Bruce Hood)- Bruce reported that the Greens Committee met on August 5, 2021. Bruce reported that the drainage on hole #4 was being repaired. Bruce also stated that the rating sheets were being used to assist staff with course improvement.
- House Committee (Jerry Foust/Barbara Smyth) –Barbara reported that the House Committee met on August 10, 2021. Barbara noted that events are down for the year; however, the HOA is planning a Mystery Night later this year and plans are continuing for Ladies Night Out in September. Barbara noted that new staff had been hired in the kitchen as well as in the pro shop. Barbara also advised that the Committee had discussed Club “dress code” specifically as it relates to the dining room.
- Membership/Swim-Tennis-Fitness (Arno Penshorn) –Arno reported that membership remained at 567 for the month of July. Rick reviewed the membership data with the Board and noted that membership revenue continued to increase for the month of July.

Old Business:

- Pool Repair: Rick reported that repair of the Pool skimmers had been completed. This should stop the water leaking from the pool and will reduce chemical requirements. Rick noted that pool cleaning was on going with a significant buildup of algae. Rick also reported that pool chemicals were in short supply, hard to locate, and expensive. The repair was accomplished by American Leak Detection.
- Tennis Court Lighting/Resurface: Rick advised the Board that no additional information was available at this time regarding the tennis court light/resurface.
- #14 Bridge Repair: Jerry reported that he had no additional information on the #14 Bridge Repair. Jerry will continue to look for sources.

New Business:

- Jeanne Hooker-Update: Jeanne reported that she had been to the City Council meetings and there did not seem to be much effort being made to address the drainage problems which effect the Club. Jeanne also reported that she had met with a Brandy Reed contracted by the City to gather information on the drainage issues experience by the community. Jeanne noted that continued attention by the local HOA's as well as residents would be helpful to keep the drainage problem before the Council.

- Revised Capital Plan 2021: Rick provided a revised Capital Plan in the Board material. Rick noted that the Plan had a balance of \$12,385.
- Chemical Storage Building Maintenance: Rick advised the Board that the Finance Committee had approved the purchase and installation of a Chemical Storage building. This will allow for the existing covered space to be used for equipment storage. The building will be placed on a concrete slab for protection against the elements and pests. Total cost is \$8,400. **A motion was made and seconded to approve \$8,400 for a chemical storage building. A vote was taken, and the motion carried.**

New Membership Approval: Rick provided a list of membership requests requiring Board approval. **A motion was made and seconded to approve the membership list as presented. A vote was taken, and the motion carried.**

Adjourn: No further business coming before the Board, the meeting was adjourned at 5:45 PM.