

ROCKPORT COUNTRY CLUB MEMBERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

February 23, 2017

A regularly scheduled meeting of the Board of Directors of the Rockport Country Club Members Association was held at the RCC Clubhouse, 101 Champions Drive, Rockport, Texas.

PRESENT: Barbara Smyth-President, Stan Davis – Secretary/Treasurer, John Wheeler-First Vice President, Linda Bohn, Mike Couvillion, John Hitchcock, Jon Heffron and Ric Young.

Also in attendance were: Mike Johnson and the General Manager - Rick DeLoach. Not attending was Tiffanie Hoover.

The President convened the meeting at 8:00 AM.

GUESTS: There were no other guests attending the meeting.

APPROVAL OF MINUTES: January 2017 Board Minutes: Approved with no changes.

FINANCE REPORTS: Presented by Mike Johnson, Reports referenced.

- Balance Sheet and Income Statement
- Cash Flow
- Cash on Hand
- Projected Cash Balance
- Total cash projected for February 2018 is currently estimated to be \$267,385 based on no proposed capital expenditures and expected cash flow from operations.
- Mike advised the RCC audit was behind schedule but would be ready by the annual meeting.
- Mike advised the board that based on his projections there would be approximately \$115,000 available for capital expenditures during 2017, if the Club met its budget projections.
- The financial conditions affecting country clubs are similar in all areas of the world and the Board should take steps now to recognize that some significant changes may be required to continue operations in a financially sustainable manner.
- There was a discussion regarding the growth demographics occurring in the Portland area and that the possible benefits for Rockport and the RCC may still be quite a way down the road.
- There was a discussion that the RCC Homeowners Association should in some way be alerted and/or advised of the potential effects to home values in RCC Estates if the Club were for any reason required to close its doors.

GENERAL MANAGER'S REPORT: Rick DeLoach

- Delinquent Accounts: There was a discussion regarding the members on the past-due receivable's report. The GM has prepared letters to be sent to past-due accounts per the Club policy
- Rick provided some general information contained in the January Financial Review, the report is referenced in the Board documentation.
- Rick also brought the Board up to date on some of the initiatives being taken in the Marketing Area and that these efforts would be documented and presented to the Board for review. Allison has been attending Chamber of Commerce and other community meetings presenting RCC information and speaking about the Club. Allison will be pursuing the Portland businesses as well as individuals for membership possibilities.
- The American Cancer Society is considering using RCC for a golf tournament this year. There is also going to be a tennis social Friday which will include play and afterwards tacos and snacks will be provided.

SWIM/TENNIS/FITNESS COMMITTEE: Tiffanie Hoover

- Committee Meeting Report: There was no January committee meeting.
- John wheeler advised the Board that Allen Samuels may still be interested in pursuing some sort of expansion of the tennis facilities.

HOUSE AND ENTERTAINMENT COMMITTEE: Linda Bohn

- Committee Meeting Report: Report referenced.
- Linda suggested that more E-mail Blasts should be sent out regarding events at the Club in order to keep this information in front of the members.

MEMBERSHIP AND BY-LAWS COMMITTEE: Ric Young

- Committee Meeting Report: Report referenced.
- Ric advised that there was an increase in Regular members in December.
- Ric suggested that Ms. Anderson and Ms. Hicks might be able to help him with the Ambassador Program.

GOLF COMMITTEE: John Wheeler

- Committee Meeting Report: Report referenced.

- John mentioned the upcoming Member-Member tournament and that participation was light as far as sign ups to date. There was a discussion regarding the lack of participation and it was suggested that some analysis may be required to see if we could make the event more appealing.

GREEN COMMITTEE: Jon Heffron

- Committee Meeting Report: Report referenced.
- Tree trimming and removal is continuing on the golf course but that timing on the tree removal permit may expire before all of the identified trees can be removed. The GCM staff is moving into more seasonal work and there may not be sufficient labor available for additional trimming.
- Jon also advised the Board that the GCS was working on an equipment replacement list and that there would be a request for equipment going to the Greens committee and Finance Committee soon.

OLD BUSINESS:

- The Board recognized that the golf course is of the utmost importance in supporting all club activities and that the course still needs a lot of work. The Board will need to keep this in mind when prioritizing the financial needs of the Club.
- There was some discussion regarding the sale of the property adjacent to the tennis courts and whether a different approach should be taken such as re-platting the area and selling separate lots.
- There was a discussion regarding how the service charge should be presented to members. After a review of the analysis presented for consideration it was determined to leave the service charge as is and continue review of menu offerings and pricing.

NEW BUSINESS:

- Barbara conducted a review of the Annual Meeting agenda with the Board Members to determine the order of presentations and any special items to be included in the meeting.
- Jon Heffron presented information regarding the 16 acres near the driving range and possible development of this area. A developer suggested a joint-venture to develop the area with RCC, but the Board was not in favor of participating in a joint venture.
- Jon also advised that the Pearl Street Subdivision had completed feasibility studies and was proceeding with development plans for 6 phases of development of the area. The time line was not given, but development was still many months away.
- There was a suggestion that the monthly food minimum requirement should include alcohol sales. This matter was tabled until further analysis could be made on the effects of the change.

- It was also suggested that RCC should work with the Rockport Estates HOA to put into effect a mandatory requirement that new residents be required to join RCC. This was also tabled pending further analysis and feasibility study.

CAPITAL EXPENDITURES:

- A capital improvement request was presented for major repairs to the air-conditioning system in the fitness center. A motion was made and approved to repair the air conditioning system in the amount of \$4,048.55.

ADJOURN: Upon a motion made and seconded, the Meeting was adjourned at 10:35 AM.