

## BOARD OF DIRECTORS MEETING MINUTES

Rockport Country Club Members Association

November 20, 2020

A Regular Meeting of the Board of Directors was held on November 20, 2020. Board members in attendance were: Craig Bohn, Arno Peshorn, Glenn Kliebert, Charles Marsh, Elyce Kahn, Bruce Hood, Jeff Hulse, Red Hunt and Jerry Foust.

Others in attendance were: Rick DeLoach, General Manager and James Creekmore of Johnson & Creekmore.

Craig Bohn called the meeting to order at 3:55 PM.

### **Approval of Prior Meeting Minutes:**

**A motion was made and seconded to approve the minutes from the last Regular meeting held on October 28, 2020. A vote was taken and the motion carried.**

**Member Correspondence:** Rick stated the Club had received a proposal from Dr. Valerie Sperry to purchase Club golf course property located to the back of their home at 415 Champions (see attached). A discussion ensued regarding the sale. It was decided to table the sale until additional information was made available.

Rick informed the Board that he had met with various groups using Club facilities to determine appropriate pricing for food and facility use. This is an effort to capture all costs associated with hosting these functions.

### **October 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 \$10,382,829 Total Liabilities of \$2,152,662 and Total Equity of \$8,230,167. He also mentioned that the current portion of L/T debt stands at \$168,200. James noted that the Total Cash Accounts was \$714,137. James briefly went over each department's activities and reported the following key income figures: MTD Total Income of \$234,291 vs. a budget of \$237,875 Total Expenses of \$188,214 vs budget of \$193,256 Net Operating Income of \$18,630 vs budget of \$18,835 and Net Income after amortization and depreciation of (\$11,492) vs budget of (\$11,287). Rick and James reviewed the status of the Club's PPP loan with the Board and reported that the Club had received notice of forgiveness for all except the EDIL portion totaling \$10,069. **A motion was made and seconded to pay the \$10,069 in one payment. A vote was taken and the motion carried.** Craig acknowledged the effort made by Rick and James to provide the required information to obtain the loan and the follow-on data needed to receive loan forgiveness.

- 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 (see attached).
- Past Due Report: Rick reported that the Past Due Report (see attached) was almost clean.

### **Committee Reports:**

- Finance Committee (Charles Marsh) – Charles reported that the Finance Committee had met (minutes attached) on November 17, 2020 and covered the same financial information previously covered above. Charles also noted that the Finance Committee had approved the draft 2021 budget.
- Golf Committee (Red Hunt) - Red reported that the Golf Committee had met (minutes attached) on November 18, 2020. He stated that the club had 2,042 rounds of golf during October, which exceeds the number of golf rounds for all of 2019. He then went on to go over some of the tournaments that had been rescheduled for the next several months. Red noted that the maintenance tournament date has been set for December 7. Red reported that a Divot Day would be held on December 4.
- Greens Committee (Bruce Hood)- Bruce reported that the Greens Committee had met (minutes attached) on November 7, 2020. Bruce confirmed that the irrigation pumps, the tractor, and the utility carts had been leased/purchased. Bruce stated that security cameras had been installed in the maintenance building. Maintenance staff are using new white boards for project identification and status. Bruce stated that the tees have been over seeded along with the chipping green.
- House Committee (Elyce Kahn) - Elyce reported that the House Committee had met on November 10, 2020 (minutes attached). Elyce stated that the Committee continues to review food pricing. The Committee suggested that the Ladies and Men's locker rooms be bussed on a regular basis. The RCC Christmas party has been scheduled for December 19. Elyce reported that the Club had received a \$5,000 donation to be used for the firepit project.
- Membership/Swim-Tennis-Fitness (Arno Penshorn) –Arno reported a Membership, By-Laws, Fitness, and Swim Committee had not been conducted. Arno reported that member count was 531 at the end of October 2020.

### **Old Business:**

- Hog damage on course: The Club has not experienced additional damage to the facility due to hogs. A trap has been set, but no hogs have been caught at this time. Staff will continue to monitor for additional damage.
- Cows: The golf course experienced minor damage caused by cattle walking on the course. Damage was limited to the greens.
- #1 #6 #9 Fairway Repair: Rick reported that staff continues to work on these fairways and replace soil where needed.

### New Business:

- PPP Forgiveness: See above.
- 2021 Budget: Rick reviewed the 2021 budget (see attached) which includes 1.5% dues increase along with a graduated capital/maintenance fee depending on membership type. **A motion was made and seconded to approve the 2021 budget to include the dues increase and the capital/maintenance fee. A vote was taken and the motion carried.**
- 2021 Capital Member Capital Plan: Rick provided copies of the Capital Equipment/Maintenance Plan to identify needs/expenditures thru 2023 (see attached). Rick emphasized that this Plan represented a snapshot of the Club's current needs and that the Plan would likely change based on future needs. Membership will be kept informed of the Plan and its execution.
- Letter to Membership (Capital Plan): Rick provided a copy of the letter to be sent to Club membership explaining the need for the dues increase and the Capital Equipment fee. The letter indicates the Capital Equipment fee for each membership type. It also includes the membership benefits to be provided without cost.
- 2021 Provisional Member Dues: Rick provided a handout which indicates the dues increase for the various membership types.
- Texas Small Business Relief Program: The Club was determined to not be eligible to receive funding under this program.
- Maintenance Security Cameras: See above.

- New Member Approval: Rick provided a list of new members for the Board's consideration (see attached). **A motion was made and seconded to approve all applications for membership. A vote was taken and the motion carried.**
- Covid-19: A discussion was held regarding the Club's responsibility when a member contracts the virus. Craig suggested that the membership be advised of CDC guidance of what action should be taken. Rick will send an email out to all members.

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