

BOARD OF DIRECTORS MEETING MINUTES

Rockport Country Club Members Association

September 30, 2020

A Regular Meeting of the Board of Directors was held on September 30, 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 August 26, 2020. A vote was taken and the motion carried.

Member Correspondence: Rick stated the Club had received two requests to purchase Club property since the last Board meeting. The requests are as follows:

- **206 Highlands Easement:** Rick reported that this request was for the purchase of the easement behind lot number 15. A discussion ensued which determined that the retention of the easement would allow access to Club property that would not be available should the property be sold. **A motion was made and seconded to retain the property easement near 206 Highlands. A vote was taken and the motion carried.**
- **315 Champions Dr.:** Rick reported that this request was for the purchase of the property between Lot 1 and the street near the 17th green. Rick stated that he and staff had reviewed the request and had looked at the property in question. They determined that there was no foreseeable use for this property. A discussion ensued which determined that the Club would agree to sell the property. **A motion was made and seconded to sell the property, at current market price, with the purchaser paying for all costs associated with the sell. A vote was taken and the motion carried.**

May 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 \$10,340,441 Total Liabilities of \$2,088,806 and Total Equity of \$8,251,634. He also mentioned that the current portion of L/T debt stands at \$168,787. James noted that the Total Cash Accounts was \$677,572. James briefly went

over each department's activities and reported the following key income figures: MTD Total Income of \$203,042 vs. a budget of \$226,254 Total Expenses of \$167,871 vs budget of \$192,878 Net Operating Income of \$12,451 vs budget of \$6,955 and Net Income after amortization and depreciation of (\$17,672) vs budget of (\$23,167).

- 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). Rick reported that 3 staff had been hired for the maintenance staff and there would be a corresponding increase in payroll costs.

Past Due Report: Rick reported that that the Past Due Report was almost clean. Rick stated that Andy Moore is deceased, and that payment would be based on settlement of his estate. Mr. Heller has committed to making payment.

Committee Reports:

- Finance Committee (Charles Marsh) – Charles reported that the Finance Committee had met (minutes attached) on September 23, 2020 and essentially covered the same financial information previously covered above.
- Golf Committee (Red Hunt) - Red reported that the Golf Committee had met (minutes attached) on September 11, 2020. He stated that the club had 1654 rounds of golf during August, 461 more than August 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 with the success of the recent Law Enforcement benefit tournament, the Committee had approved another tournament to be played on October 19 or 26 for the purpose of raising funds for the purchase of Club maintenance equipment.
- Greens Committee (Bruce Hood)- Bruce reported that the Greens Committee had met (minutes attached) on September 3, 2020. Bruce reported that the golf course maintenance costs are currently below budgeted amounts due to staff vacancies. Two additional staff have been hired. Bruce also noted that the Committee had discussed the sand traps on hole No. 2 and the effort needed to maintain in playable condition. A discussion ensued regarding the degree in which the sand traps had changed over the years. Rick noted that many of the traps required a significant amount of "hand labor" which could be better utilized. **A motion was made a seconded to maintain the sand traps on hold no. 2 as they were intended to be maintained. A vote was taken and the motion carried.**
- House Committee (Elyce Kahn) - Elyce reported that the House Committee had met on September 15, 2020 (minutes attached). Elyce stated that the Committee was looking at ways to promote take out entrees (take and bake). Elyce noted that the food specials were working

well, and that Chef Gordon enjoyed preparing the specials. The Committee is also working with Chef Gordon to improve the Bar Bites consistent with what the members want. Elyce noted that “carry out” is working well, and Beverly is doing an excellent job of keeping everything organized.

- Membership/Swim-Tennis-Fitness (Arno Peshorn) –Arno reported a Membership, By-Laws, Fitness, and Swim Committee had met on September 9, 2020 (minutes attached). Arno reported that 7 new members were added in July. Plans are being made to place rack cards to RV parks throughout the city. Chris has contacted new apartment management to invite them to the Club so that they might advise their occupants.

Old Business:

- PPP Forgiveness Documentation: Rick reported that all documentation to support PPP loan the forgiveness request had been submitted to Prosperity Bank for consideration. At this time, it is not known when the Club will be advised of the approval/disapproval.

New Business:

- 2021 Budget: Rick stated that he had begun working on the Budget for 2021 and that Banquet activities would be budgeted separately due to the unknown effects of Covid-19 on Banquet activities. Rick noted that the Budget for 2021 would be a difficult effort and would be highly dependent of direction received to deal with the virus.
- Golf Tournament Fundraiser-Tractor: Rick noted that the funding, received from the maintenance equipment fundraiser planned for October, would be best used to purchase a Tractor costing approximately \$40,000. Among other features the Tractor will have a power takeoff which will be very beneficial for course maintenance.
- Hog damage on course: Rick reported that at several locations’ hogs had damaged the course. A hog trap has been obtained and set, to date no hogs have been caught.
- Maintenance Accountability Meetings: Rick reported that he was conducting scheduled meetings with the golf course maintenance staff for the purpose of communicating maintenance requirements and receiving staff input. This process is working well and gives the staff an opportunity to be brought up to date on Club activities. Jerry recommended that the Club ensure that personal protective equipment (safety glasses, ear protection, gloves, ect.) is available to staff and that they be encouraged to use it.

- Chipping Green/Insurance: The chipping green at the driving range was damaged due to vandalism. Rick reported that an insurance claim was filed, and the Club will receive reimbursement for the damage incurred.
- #1 Fairway repairs: Rick stated that all drains on no. 1 fairway has been cleaned and are working. The black gumbo has been removed, the area aeriated, and fill dirt used to enhance drainage. A similar effort will soon start on hole no. 9. Sod stripped from other parts of the course will be used to facilitate the repair.

Adjourn: No further business coming before the Board, the meeting was adjourned at 5:25 PM.