

Approved

ANNUAL MEETING
TIPTON COUNTRY CLUB
JANUARY 14, 2019

The meeting was called to order @ 6:32 pm by President Jeff Curry. Board members present were Jill Chambliss,, Dave Hill, Marilee Oldorf, Denise Ahrens & Matt Jackson. Mason Doughy was absent. Chris Steffen, Superintendent, and Kim Regennitter, Secretary/Treasurer were also present. 37 voting members present meeting a quorum.

Pam Spear moved to approve the agenda with the correction to the date of the February meeting, second by Jen Ahrens. Motion carried. Dale Kunde and Marcia Murphy have been asked to serve on the board. Bob Cummins moved nominations cease and to cast a unanimous vote for approval, second by Art Ahrens. Motion carried. Minutes of the 2018 annual meeting were reviewed and approved by a motion from Craig Regennitter, second by Larry Gadelmann. Motion carried. 2018 Profit and Loss Statement and Balance Sheet were reviewed, motion by Dave Trippe to accept, second by Kevin Anderson, Motion carried. Jeff reviewed membership drive results. We had 169 members in 2015, 187 in 2016, 211 in 2017 and 208 in 2018, including 9 new family, 15 new singles and 7 students. Membership has increased by 39 members since 2015. All current members will be paying full rate in 2019.

2019 Proposed Budget – The current dues and fees will not be raised. Jeff explained how dues income was calculated. Budget questions: Bob Cummins – what happens if we don't receive the lease payment? This would be covered by the contingency. Is Chris' salary adequate? Chris stated he was happy with the proposed salary for 2019. Tim Ryan – Is \$6,500 adequate for repairs? Jeff explained the sewer issues and how they were corrected. He also discussed options for replacing boilers, since the estimate to replace is approximately \$50,000. Bev Tripp – questioned why professional fees were over budget. Kim stated it was due to the survey completed for the new clubhouse. Jeff explained the survey costs. Marcia Murphy moved to accept the 2019 proposed budget, second by Larry Gadelmann. Motion carried.

Director of Golf Chris Steffen: Fairways improved. It was a rough year weather wise for the greens. Chris thanked the Monday morning group, who work on the edges of the golf course Chris can't get to. He also thanked Lynn Phelps and Marcia Murphy for their help. Tournament participation was down in 2018. There are calendar issues in 2019, due to holidays. Junior program – 67 kids. He plans to expand to an elite program on Monday afternoon. He thanked Matt Jackson for the nomination for the Iowa Golf Association award he received.

Clubhouse Bar & Restaurant was affected by the road closure and sewer issues. These both caused lost revenue for Chris. He was still able to give back \$10,000 towards the

new clubhouse funds through fund raising, since the campaign began. Marilee thanked Chris for his efforts and is very proud of him.

Jeff addressed the efforts taken by the board to fill the clubhouse manager vacancy. Mark Peterson expressed an interest and Jeff has met with him. Mark would prefer to be an employee, rather than lease the facility. Dale Kunde stated we need to get the restaurant open and running. Steve Agne stated having an employee as a manager does not work. Jeff stated no one on the board has the time to manage the manager. Doug Hoffman asked if it is a viable option to run the business with problems with the building. Tim Ryan asked if the clubhouse would be closed to non-members. Dale Kunde asked what needs to be done to have someone manage it. Matt Jackson explained there are lots of unknowns. Dave Tripp asked what was the difference between updating the existing clubhouse building vs building a new clubhouse. Jeff explained the committee presented an option to build a new clubhouse, with an estimated cost of \$2 million. The board chose not to proceed with this plan, due to the costs. Donations made to the new clubhouse fund were to be used to build a new clubhouse. If we chose to renovate the existing clubhouse, we would have to go back to each donor. Larry Geadelmann asked what the cost was to build the Monticello clubhouse. A majority of the building was done with member contributions. Jeff would like to keep building costs to around \$650,000.00 and explained the options. Doug Hoffman asked if the building could be rented in the current state. Jeff stated he is not aware of anything keeping us from renting the building. Tim Ryan – When we do get to the point we decide how to proceed, could we buy a separate system to use here and move to the new building? Further discussion was held on the condition of the building, new clubhouse and finding a new manager.

Jeff – Bob Crawford has resigned from the new clubhouse committee. He thought community donations would come in to support the costs. Matt explained the banquet facility would have brought in \$100,000/year from outside events.

Doug Hoffman recommended going back to Mark Peterson and making a deal. Possibly give him free rent for a few months to get started. Tim Ryan asked if a small monthly minimum would help. Jeff relayed Mark's concern, regarding start up costs of approximately \$20,000.00. Jeff will talk to Mark and report back to the board. Bob Cummins suggested having someone who is currently on the board be involved also. It could take a month to get a liquor license. Chris has an estimated inventory of \$3,400. In the past, the board has encouraged the new lessee to purchase the inventory.

The discussion regarding the new clubhouse is on hold until the management issue is resolved. Bob Rickard stated the new clubhouse committee needs to become active again. Marilee said interest dwindled. Doug Hoffman – could we contact Rob Bohnsack for a drawing. Dale Kunde – Follow-up with former committee members to see if they are still interested. Matt and Chris plan to have the committee become active.

Committee Reports: Cart Sheds, Grounds & Rules, House Committee and Membership Committee – No further comments.

There was no further old business or new business to discuss. Craig Regennitter thanked the Board and Secretary for their work.

Jill Chambliss moved the meeting be adjourned, second by Denise Ahrens – motion carried. The meeting was adjourned at approximately 8:27 PM.

Respectfully submitted,

Attest by,