

Minutes of the Annual Meeting of Lincolnshire Fields Country Club

DRAFT

Monday, December 6th, 2021

7:00 PM in the Clubhouse

President Toney Tomaso called to order at 7:00 pm- it was determined a quorum was present

A motion made by Steve Wanzek and 2nd by Lindy Edmund to waive the reading of the 2020 Annual meeting minutes was approved. A motion to approve the 2020 Annual Meeting Minutes was made by Jay Zanecki and 2nd by Steve Wanzek. The minutes were approved.

President T. Tomaso proceeded with introductions and welcoming of all attendees to the meeting. A special thank you to the BOD along with Morgan Gonzalez(Kemper Sports). Thank you to Rob, Lauren and Justin for their help with tonight's Annual meeting.

President Toney Tomaso thanked everyone for their continued support of the club over the past year. We have continued to navigate through covid protocols and limitations, and even with all the uncertainty that remains, our membership and staff and BOD worked and supported LFCC making it a home away from home and a safe haven over the past year.

The board has not made any final decisions nor had a vote in regards to the final plans for our facilities. We are continuing to compile data from the most recent survey requesting more feedback from our membership. 200+ members participated in our latest survey. With such great participation, it is taking longer to gather all of the data. Once the data has been compiled the summarized information will be made available to the membership. At the next board meeting, we will review all input and feedback from our latest survey. Based on that info, we will move forward tweaking and adjusting our facilities plans until we reach an informed and sound plan. All elements of how we proceed will be shared with membership and we will be very communicative as we move forward finalizing a plan for the future of our facilities. Our bunkers have been an area that has been loudly noted and commented on throughout our surveys. The BOD is mindful and will be taking all feed back into account as we move ahead.

Treasurers Report by Dave Jones: 5 required finance reports

- 1) 2021 Operating results showing last year's results compared to budget and the previous year
- 2) 2021 Capital Fund roll forward showing the sources and uses for last year
- 3) 2021 Year End Balance sheet showing the Assets and Liabilities of the club as of 10/31/21
- 4) 2022 Operating budget (with comparison to 2021 actual results)
- 5) 2022 Capital Improvements and Purchases breakdown

2021 Operating Results

- 1) \$115,000 of net operations revenue. Created mostly by initiation fees. Initiation fees are non-recurring revenue items and as such, are appropriately treated as an increase in our operating reserve- in effect, we are required to transfer this net gain to our capital reserves
- 2) Note the cumulative impact of the prior 3 years losses- this was offset by the operating assessment we approved last year, that was collected this year.

2021 Balance Sheet

- 1) Our ending cash position is up, while our line of credit was completely undrawn versus last year's outstanding \$169,000. Long term debt continues to amortize via principal payments and last year's net reduction totaled \$84k

Capital Fund 2021 Results

- 1) We noted our insurance proceeds were not included and that has been corrected.
- 2) Started 2021 with \$361,117 in the fund
- 3) We collected a total of \$541k during the year, plus \$115k in insurance proceeds
- 4) We disbursed about \$561k during the year for financed assets and other capital improvements. Mainly for pool loan payments, g. equipment leases and new roof
- 5) ENDING BALANCE: \$457,629

2022 Budget (compared to 2021 actual)

- 1) The board is presenting a balanced budget as is required by the bylaws. The 2022 budget projects just under \$3MM in revenue and comparable expenses as shown.

2022 Capital Improvements and Purchases Fund Summary

- 1) Along with the operating budget, we are presenting a capital improvements budget for 2022 that is also balanced. There will be no need to assess for additional funds, as we are ending with a positive balance.
- 2) The subsequent years figures are shown for planning purposes - they are not committed or even priced, but placeholders used to recognize that we will likely need to address those types of items in the future. This helps us plan beyond "one year at a time"
- 3) In addition, you will see some line items listed as "reserves". This is important because we want to reflect that we are setting aside funds today for costs that will be spent in subsequent years. This should increase the transparency around why we are building up a balance in the capital fund - it is for a specific purpose.
- 4) Things like the HVAC system which was also reserved last year, must be carried forward in the current year as a reserve as well. This would be done until the funds are actually spent.
- 5) Besides the new grounds equipment, the next largest item we are planning and reserving for are some form of clubhouse improvements.

Member Question: In regards to resurfacing of the parking lot, are the reserve money set aside cover the full cost?

Answer: There is an initial portion of the anticipated expense set aside for improvements to the parking lot. However, this is not a quote obtained yet and the amount is not enough to cover the entire project. It is a recognition and initial allocation for a future repair/replacement.

Kemper Sports Presentation by GM Justin Waffle:

Justin thanked the staff for continuing to carry the load as we struggle with open positions: Mechanic, Membership & Communication Director, Comptroller

Golf:

- 1) 17,000 rounds played up 1500 from prior year.
- 2) Golf genius software was introduced in 2021, this has been a great addition to our events and significantly improved the tallying of results following large golf events.

Staffing:

- 1) Lauren and Torry continue to work on staff training
- 2) Biggest challenge was staffing at the line level- grounds, line cooks, etc. Also, procuring goods from food to apparel.

Other:

- 1) Capital projects completed: roof, pool furniture, new infrastructure on security and internet systems
- 2) There will be a 13% increase in wages starting in Jan/2022; 1.2% dues increase implemented to offset the expense
- 3) Membership / 69 total new members
- 4) Projected to collect 127,000 in dues fees this coming year
- 5) LFCC's Referral program- A few of our members are leading the way- Bryan Banks, Becca Guyette, Adam Estergard and Mark Wisniewski.

Nominating Committee Report by President Toney Tomaso: Election of (3) directors

Special thank you to Jim Burgener and Rebecca Guyette for their service this past year on the board.

Results of the voting for election to the board in 2022 were reported:

Toney Tomaso
Laurel Tucker
Kyle Edmund

Old Business:

There was no Old Business to come before the membership

New Business:

There was no new business to come before the membership

Member Comments:

There was discussion and questions by the membership regarding how changes to the facilities will be decided. The board does have the authority to approve action provided it remains within the presented budget. Action should be taken based on feedback from membership. Surveys are an important part of gathering member feedback. Two expressed desire for more than one option to consider in the survey.

There was additional discussion about an eventual bunker renovation in accordance with the master plan. The membership was reminded that the original purpose of the master plan was to address the significant tree loss replacement from the Dupont settlement. It was not intended to be a capital project that was pursued. Rather, if we made changes to the course, they be made in accordance with the plan. The BOD is planning to review the bunkers for the purpose of recommending a plan for the bunkers, following our final determination of our proposed facilities needs/renovations.

Members noted that as we go into the 2022 golf season, LFCC will be competing with all the other courses in the area which have already improved or completely renovated their course bunkers.

Adjournment

The meeting was adjourned at 8 pm by Toney T