



Lincolnshire Fields Country Club
Annual Membership Meeting Minutes
Monday, December 5th, 7:00pm

- 1) **Call to Order.** The meeting was called to order at 7:05pm by Board President Dave Jones. It was determined that more than 20% of the voting membership was present and a quorum was present.
- 2) **Approval of the Annual Meeting Minutes of December 6th, 2021.** A motion was made by Randy Green to waive the reading of the 2021 Annual Meeting minutes. The motion was seconded by Roger Peterson. The motion carried. A motion to approve the minutes as presented in the membership packet was made by Dennis Lewis and seconded by John Peterson. The motion carried.
- 3) **President's Comments** – Dave Jones introduced the members of the Board. Dave congratulated Kemper Sports for providing stability to the Club. He then introduced the Capital projects proposed in the meeting packets. The bunker drainage has been a long term issue. The Better Billy Bunker System will address the drainage and contamination issue, and the plan will be to shrink the total square footage of the bunkers, reducing maintenance, with relocations to increase strategic bunkers in relation to play. Ray Hearn, the original master plan architect has been re-engaged to update the bunker design, and bids will be procured for work to commence in fall of 2023.

Member Questions: Whether another bunker system is being considered. Dave replied that contractors may bid other options, but the Billy System has a guarantee, and fewer maintenance after rains than other systems. Regarding the restrooms noted behind 14 green, this is an example of an item that may be included in the plans but not executed due to budget constraints.

Dave then presented the Clubhouse renovation plan. The clubhouse is the least utilized part of the Club. It is hard to maintain service levels when there isn't enough business for workers to get hours. The membership survey indicates the need to update the space to make the dining areas more user-friendly, and casual to suit current trends. The renderings presented do not include final fixtures, furniture, and design elements. The project is intended to be started in January 2023 and available for use no later than May 14, 2023. The 19th hole and possible Stingrays will be available dining during construction.

Member Questions: Doesn't a project of this size requires approval from the membership? Dave replied that if the assessment is not approved, the project will not be approved. Will there be considerations for the sound? Yes, sound will be a consideration in the design. Will there be the opportunity for the membership to approve the final look of the project? The focus of the Ad Hoc Committee is to represent the membership for the project, a furniture designer will be engaged, and there will be communication to the membership as the project continues, but each element will not be up for membership vote. Concerns were brought up about where the flow is going to be for buffets for large events if the Garden Room is closed off. Another member asked if the membership could be offered two options for vote. There will be communication as the process continues, but each element will not be put to vote.

- 4) **Treasurer's Report** – Toney Tomaso presented the 5 required finance reports:
 - a) **2022 Operating results compared to budget and prior year.** Total revenues were up 3%, but expenses were up 6%. Dues revenue was up over \$70,000 from prior year, and F&B revenue was up over \$87,000, but Golf revenue was down \$62,000. Expenses, primarily in F&B were up significantly in 2022 versus prior year and budget, reducing the operating reserve for 2022 to \$49,000. No operating assessment is required.

- b) **2022 Year End Balance Sheet indicating the Assets and Liabilities of the club as of 10/31/2022:** 2022 Cash balance is up \$182,000 from prior year. Total liabilities decreased \$78,651.50 from prior year. The Line of Credit remains fully undrawn and approximately \$175,000 of long term debt was amortized.
 - c) **2022 Capital Fund balance forward indicating the sources and uses for the year:** \$574,347 dues income was collected. \$570,545 was disbursed. The ending capital fund balance as of 10/31/2022 was \$461,096, up slightly from the starting balance of \$457,629.
 - d) **2023 Operating Budget (with comparison to 2022 actual results):** Total revenue is projected to be \$3,156,863, which would be \$227,837 above 2022 actual. Expenses are projected at \$3,132,660, leaving a projected reserve of \$24,203. Operating expenses are estimated at 8% up from 2022. This is considered a balanced budget.
 - e) **2023 Capital Improvement and Purchases:** The 2023 Capital Fund is projected to increase by \$795,000 including \$140,000 of assessment for the bunker and clubhouse projects presented to the membership. Committed and new projects are expected to leave an ending balance of \$478,535.
- 5) **Kemper Sports Presentation** – Rob Walls presented highlights and challenges from 2022. It was a good year financially. There was a lot of staff turnover. Chef Shallenberger has been promoted to F&B Director with an expanded role, and Stephanie Carver has been promoted to Office Manager. There was a slowdown in golf rounds from prior year. There were fewer outings by half, but at a higher rate and with a F&B minimum. Stingrays was fully operational. There will be more additions to the Social Calendar in 2023. Staffing will continue to be a challenge into 2023. Service is a challenge due to the seasonality of the business, and will be a focus for 2023. In 2022, the club had 50 new memberships, 40 total resignations, which was 2 fewer than prior year. The 2023 Budget will see a net dues increase of 5.5%, allocated to operations, to offset the rise in wages and inflation. Initiation fees, which are non-recurring, will be split between the operating and the capital budget. There will be a new golf cart fleet in 2023, due to come in the first week in May. There will be a \$1 increase in the cart rental fee. The budget is balanced with a \$24,000 surplus. An administrative assistant was hired to assist Rob, Adam and Stephanie as well as some marketing duties. There will be work on our App and Mobile website to roll out in March 2023.
- 6) **Nominating Committee Report** – Election of up to 3 Directors. Dave thanked the outgoing board members for their service. Nominees for 2023 include Sue Peterson, Todd Mayfield and Ken Campbell. Dave encouraged anyone present to become involved in a committee.
- 7) **Collection of Ballots.** The nominees were all elected. The assessment passed.
- 8) **Old Business - none**
- 9) **New Business - none**
- 10) **Adjournment-** the meeting adjourned at 8.23pm