

**Kingswood Golf Club  
Board of Directors Meeting  
May 16, 2022**

The Kingswood Board of Directors meeting was called to order at 5:00 in the Kingswood Clubhouse.

Present were Dave Lynch, Tom Goodwin, Lorri Tappan, Woody Peirce, Tom Cayon, Laura Spellman, Bill Barton, Rick Ward and Jeremy Fuller.

**MOTION:** Motion was made by Tom Cayon to accept the minutes from the April BOD meeting. Motion was seconded by Dave Lynch. All were in favor and motion passed unanimously.

**Treasurers Report:** Tom Goodwin

- Financials available through March 31, 2022
- Revenue exceeds budget by \$171,806, due primarily to member dues, greens fees, cart rentals and range income
- Expenses were over-budget by \$46,784
  - o Admin expenses are over-budget by \$11,065 due mostly to higher-than-expected real estate taxes and credit card fees
  - o Course is now Over-budget by \$10,369
  - o Carts were over-budget by \$800 due to repair & maintenance
  - o Pro Shop is over-budget by \$6,741 due to repair & maintenance employee costs
  - o Lounge expenses were over-budget by \$17,675 due to renovations

**MOTION:** Motion was made by Lorri Tappan to accept the treasurers report as presented by Tom Goodwin. Motion was seconded by Dave Lynch. All were in favor, motion passed unanimously.

**Committee Reports**

**Finance:** Rick Ward

While I have not had time to examine the fine detail of the financials produced over the weekend, I did have a chance to glance at the bottom line of all budget categories. I am able to confirm that the budget approved by the Board for this fiscal year (April 2022-March 2023), is based on sound estimates of what our actual income and expenses has turned out to be for the fiscal year ending March 2022. I also reviewed the Treasure's report and can confirm that those expense items that were over budgeted last year are more than covered in most instances for this fiscal year's budget, even with a conservative income projection for this fiscal year. That is, we budgeted projected income for this fiscal year at \$84,500 under our actual

income from the last fiscal year, while covering expenses estimated to be above actual expenses incurred last fiscal year. We will know more as the season unfolds whether we have adequately addressed the concerns presented with the hyper-inflationary environment in which we find ourselves. I have heard nothing from any department as to any budget concerns so far, which is good news.

**Membership:** Laura Spellman  
No report this month

**Marketing:** Woody Peirce  
Woody and Nora spent a day at the Alton Home Show manning a booth for Kingswood Golf Course. Although they did not see as many people as they would have liked, they did have the opportunity to speak with a few people about the course and what we offer.

**Grounds:** Bill Barton  
First and foremost, the course is in great shape, thanks to Alex and his team. I am getting all positive feedback on the tree work, people love the 16th hole and the 17th tee. For me, that signals a go ahead for the rest of the work. When Roy is done with his part of the work on our new building, will start to go after the dead or failing Ash trees. The beauty of having 19 holes is that we can close one for a day or two and work on the closed hole. Also I will talk to Roy about selling the hardwood, logistics and pricing. I will be the first customer, and with the price of heating oil, we will have no problem selling cord wood. Woody and I have started discussions of the cart policy, more to come about that. Once the full outside staff is in place, will discuss care of the carts. I believe we are off to a great start!!

**Golf:** Jeremy Fuller  
The golf season is fully underway! Thanks to the Twi Guy, Men's Twi began the year with a fantastic Pink Ball night. Thank you to the members who attended the first annual 9-hole Member-Member event. It was great to have a gathering of members from many different groups to come together for an afternoon of golf and a nice dinner. The Damsel Scramble is set to premiere next Sunday. This should be a nice addition to the golf calendar. William See, our new PGA professional, has arrived to Kingswood and Kristy has been training him on all aspects of the pro-shop. He is excited to be here and is a wonderful addition to the team. After consultation with Kristy it has been decided to go with the USGA recommended % handicaps for all net events rather than just choose specific handicaps. The stumps that have been cut this winter and ground will be played as ground under repair while the chips are being removed and new turf grown in their place. This decision was made after Kristy reached out to the USGA for a recommendation.

**House:** Tom Cayon  
The Bistro 19 restaurant has had ongoing staffing problems and have not been able to be opened for seven days a week. They are continuing to try to resolve the staffing problem but will be closed for those two days until it is resolved. The scheduled tournaments that fall on a Monday or Tuesday will be offered the open restaurant to accommodate the contract.  
The restaurant has begun to use the beverage cart on a limited schedule. The vending machines in the snack shack are full and operating.  
We will have to replace two ovens in the kitchen. One oven has completely failed and another is expected to not last much longer. Both ovens are many years old. A motion below has been passed to purchase ovens as soon as we establish the proper ones for the space in the kitchen.

**MOTION: A motion was made by Woody Pearce to accept the committee reports as presented. Laura Spellman seconded the motion. All were in favor, motion passed unanimously.**

**Old Business:**

We have 9 new golf carts on order and should be arriving sometime in August.

A special thank you to Joy Sweeney for her generous donations of the new white fencing around the campus as well as the new flooring that has been put down in the Butler Room. Joys support of Kingswood has allowed us to improve many aspects around the clubhouse and pro-shop.

**New Business:**

**MOTION: Motion was brought forth by Dave Lynch to allow Nora Pilar to work one more day a week on a temporary basis to catch up on various outstanding jobs. Tom Goodwin seconded the motion. All were in favor and motion passed unanimously.**

**MOTION: Motion was brought forth by Jeremy Fuller to expense no more than \$1200 for new gutters on the clubhouse to help mitigate the water collecting in the basement. Motion was seconded by Tom Goodwin. All were in favor and motion passed unanimously.**

**MOTION: Motion was brought forth by Dave Lynch to expense no more than \$10,000 to replace two ovens in the clubhouse kitchen which have failed in the last weeks. Motion was seconded by Lorri Tappan. All were in favor and motion passed unanimously.**

**MOTION: Motion was brought forth by Dave Lynch to allow children 16 years of age and below to pay their age to play a round of golf all day Monday thru Thursday and Friday thru Sunday after 2:00 when playing with a paying adult. Motion was seconded by Tom Cayon. All were in favor, motion passed unanimously.**

**MOTION: Motion was brought forth by Dave Lynch to extend the buy back membership option to include the ability to use it toward a dual membership. Motion was seconded by Woody Peirce. All were in favor and motion passed unanimously.**

The next BOD monthly meeting will be held at the Kingswood Clubhouse at 5:00 on June 20, 2022.

Meeting was adjourned at 6:57pm

Respectively Submitted,

Lorri Tappan