

**KINGSWOOD GOLF CLUB
BOARD OF DIRECTORS MEETING
October 17, 2022**

The monthly meeting of the Kingswood Board of Directors met on September 19, 2022 in the Kingswood Club House. Present at the meeting were Dave Lynch, Lorri Tappan, Laura Spellman, Jeremy Fuller, Woody Peirce and Bill Barton. Member John Thurston was also present. Absent from the meeting were board members Tom Cayon, Tom Goodwin and Rick Ward.

The meeting was called to order at 5:00 pm.

MOTION: A motion was brought forth by Dave Lynch to accept the minutes from the September 2022 BOD meeting. Woody Peirce seconded the motion. All were in favor and the motion passed unanimously.

TREASURERS REPORT

- Financials available through September 30, 2022
- Revenue exceeds budget by \$171,471, due primarily to member dues, greens fees, cart rentals, range income and course use fees
- Expenses were overbudget by \$12,114
 - o Admin expenses are Overbudget by \$6,458 due to employee costs, insurance costs and credit card fees
 - o Course expenses are Underbudget by \$8,011 mostly due to understaffing and overruns on fuel and fertilizer supplies
 - o Cart expenses are Underbudget \$6,145 due to lower depreciation and maintenance costs
 - o Pro Shop expenses are Overbudget by \$16,457 due to higher employee costs
 - o Lounge expenses are Overbudget by \$3,355 due to maintenance and equipment
- Overall net income from operations is \$251,049 YTD which is \$159,326 above budget forecasts

MOTION: Motion was brought forth by Lorri Tappan to accept the written Treasurers Report from Tom Goodwin submitted 10/13/22. Motion was seconded by Bill Barton. All were in favor and the motion passed unanimously.

COMMITTEE REPORTS

FINANCE: Rick Ward

The Finance Committee met on October 12, 2022, to begin the budgeting process for the next fiscal year.

Grounds: Bill Barton

Grounds: Aeration is complete and went well, the putting is improving with the warm weather needed to grow in those holes. I met with Alex about the cart paths, he told me if we have a deluge, which happened 2 days ago, (not as often this summer, thank goodness) it can take all staff an entire day to fix the paths, thats a lot of labor and takes away from other projects in progress. Alex was saying if we pave 5 of the worse areas, not the entire hole, that wash out every time, it would help and would pay for itself over time, let us discuss it. Many more trees to talk about, based on finances, my impression right now is to take the dead trees and leave the living trees for another time. Cold Storage building progressing, pouring the floor Tuesday weather permitting.

Member John Thurston also expressed his concern about aerating the greens earlier in the season. His concern was that the membership was going to be playing on greens that have been aerated, during a busy and a popular time of year. He would like to have a survey done from the membership about this concern. Since the membership has not yet been exposed to aerated greens earlier (September), we will wait until next year to consider this survey. The earlier aeration of the greens is done in September so that the warmer weather speeds the repair process. Typically the golf course waits until well into October to aerate and the colder temperatures make the recovery slower. During the 2023 season, we will be aerating the green in September to see if the recovery process is quicker.

John Thurston also expressed concerns for the cart paths. He explained the process of the shedding of water during a heavy rain. John, Bill and Alex will explore the cart path areas of greatest concern (9,14 and 17) during the next year.

GOLF: Jeremy Fuller

Play continues to be steady into October. One of our new fall outings, the Steve Durgan outing, was a success and they are looking to return for next year, increasing the event from 9 holes to 18 holes for a field of 72 players. The Golf Committee will be meeting to formalize the golf calendar for next year on October 20th.

John Thurston asked about the inventory of the range balls. Although Kristy has an approximate count of balls we are not sure of exactly how many have been lost through out the years. We do know however that every years hundreds are collected in the woods. We are in the process of trying to complete netting across the back of the range. We are also looking into replacing the range balls when needed with practice balls which do not travel the full distance thus helping with lost balls in the woods.

HOUSE: Tom Cayon

Tom and Dave have continued to meet with JP and Melissa to resolve the issues that have occurred over the summer. More on this in the coming months.

MEMBERSHIP: Laura Spellman

No report

MARKETING: Woody Peirce

No Report

MOTION: A motion was brought forth by Woody Peirce to accept the committee reports as presented. Motion was seconded by Bill Barton. All were in favor and motion passed unanimously.

OLD BUSINESS

The Cold Storage Unit- The floor of the building has been poured and the walls and roof should be done by the end of November. Things has been delayed due to inclement weather.

Pro-shop- Construction on the Proshop should begin in November. New windows have been ordered. The schedule for construction is on schedule.

NEW BUSINESS

Dave Lynch has been attending the NH DOT PAC meetings with discussion on improvement plans for Route 28. He presented the future possible plan for changes effecting the golf course. It included minimal changes to the road crossing. This plan is scheduled to take effect possibly in 2027. He will keep the Golf Club updated.

The next meeting of the BOD will be on November 28 at 5:00 via Zoom Teleconference.

Meeting was adjourned at 6:55

Respectfully Submitted,

Lorri Tappan
Secretary