

**Minutes of the Meeting of the
Board of Directors of
Antelope Valley Country Club Improvement Company
39800 Country Club Dr.
Palmdale, CA 93551**

March 22, 2023

1. Call to Order: President Abraham Martinez called the meeting to order at 6:09pm. In attendance were Vice President- Gina Hutchison, Secretary- Michelle Lewis. Directors in attendance: Ric Garrison, M.D., Michael Schafer Jr., and Nick Godin. Absent: Justin Rocky Jr. and Chris Muriana. Staff present: Kirk Shoemaker – Director of Tennis. Beatriz Chavez Flores with Brightview present.
2. Pledge of Allegiance
3. Receive and Approve Minutes of previous meeting
 - A. **Motion to approve the minutes of the February 23rd, 2023, Board meeting**
 - a. Motion by Director Hutchison ; Second by Director Erdman
4. Monthly Reports:
 - A. Women’s Golf Association: Anne Caufield spoke. She thanked Trent for his work on the St Patty’s Day Tournament totaling 15 ladies and 15 men. Tournament was a success. Last Wednesday in Team Play AVCC tied with 7 Oaks. Today’s Team Play was cancelled due to rain. Upcoming matches are April 5th, 12th and May 5th. Asked about ladies that still have credit at the Pro Shop. Is it possible to use the credit toward dues instead of pro shop.
 - B. Men’s Golf Association: No one present. Visit Palmdale Tournament has been approved.
 - C. Tennis: Kirk Shoemaker reported. Added 6 new Court members in the last month. Total of 17 members have signed up for the 50/50 membership drive. Collected \$80 in guest fees in March, \$250 collected for USTA play. Watch party for BNP Paribas Indian Wells Tournament was a fun member event held in the Mens Lounge. Member Social being held this coming Saturday. Member, Justin Endicott, donated a 20lb Prime Rib to be prepared by Lemon Leaf for the luncheon after the social. Team AVCC has qualified for USTA Sectionals in Irvine, CA on April 21-23, 2023. New leagues being formed for the Pickleball league starting end of April. AVCC Fund = \$7767.00, Tennis=\$7290/Pickleball=\$477. Starting a Grand prix mens single challenge. Working with President Martinez on setting up a percentage of money coming from events will go into the general fund acct. Kirk will be making plans for Youth Summer Camps for Tennis and Pickleball.
 - D. Golf Pro Shop: No report.
 - E. The Lemon Leaf Café: Easter Brunch being planned for 4/9/23. \$39.95 plus tax & service fee per person. Times will most likely be 11:00am & 1:00pm.

F. Brightview: Beatriz reported. Weather has been difficult, but not too much frost. Bermuda is showing signs of life. Electric issue with irrigation. Working on issues now. Increase in weeds everywhere. Spraying weeds on fairways & rough. 4,5,10,12,13 have already been sprayed. Rough mower has been going out everyday. The yellowing is getting rid of Poah, Rye is being wiped out in May. Agronomus came out and worked on chemicals for the course. Fertilizing tees and fairways 4/17-4/19/23. Tree removal on 10 was tough. Beatriz asked for better communication on the tree removal projects so she can plan to work around it. She's focusing on the course, not just tree removal. President Martinez will discuss the tree removal plans with members that are assisting. Brightview is starting at 5:00am now. Would like to request that golfers start on the front 9. Aerification plan is to start on 4/16-4/19/23. Golfers can play on 4/16 prior to 10:00am. Beatriz asked when will the cart path only period end? President Martinez commented that the Board will approve it when the timing is right. Member Diane thanked Beatriz and appreciated all she is doing. The work is noticed and appreciated.

G. President's Report: President Martinez reported that the officers have been chosen:
President: Abraham "AJ" Martinez, Vice-President: Gina Hutchison, Treasurer: Chris Muriana, Secretary: Michelle Lewis

President Martinez will be working on a more day to day basis with the Front Office working on bringing down the debt. All tournaments will need to now help the Club. Need to put 2% of everything we make into a Savings account to begin to create a habit. We can borrow against it if needed in the future. Everything at the Club needs to pay into the House. This can be a small amount if necessary but need to start benefiting from all events. We will hold off on selling merchandise until we can manage the merchandise and provide great merchandise to the members. Need to focus on building a model for all areas of the Club to contribute money to the house. We need to make money! We might see some changes here & there, please feel free to ask questions.

H. Secretary's Report: Director Lewis reported that we held the Annual Shareholders Meeting and all votes were tallied. Abraham Martinez, Gina Hutchison and Debra Erdman were all confirmed on the Board.

I. Treasurer's Report: No report.

J. Ways and Means: Director Godin reported. Ongoing negotiations with AVEK trying to work thru the details of now being on Exhibit 4. Annual report for the well meter reading is due in March. The form needs to be submitted. We won't feel the impact for the Return Flow Credits until others purchase the credits. Director Erdman asked how many Acre feet do we pump? Beatriz response - we pump near zero in the

Winter and 3-10 Acre feet in the Spring and peak Summer period is approx. 20 Acre feet per month. Currently paying for treated water which is \$699 per Acre Foot. The AVCC pump broke in August 2021. The estimate to repair the well was \$125,000. Well is approx. 1000' deep. Eagle was the company that worked on the well last year and took many of the parts of the well that were not working off property. We are in negotiations with AVEK to try to fix the well. Electricity cost is a factor once the well is repaired. Director Godin will look into prior year reports. Looking into getting estimates from other well companies.

- K. Plant & Equipment: No report.
- L. Greens: No report.
- M. House: No report.

- N. Membership: Director Schafer reported. Passed out a proposal on New rates for 50/50 Membership Drive for discussion. Votes came in from members regarding the Hole In One process. If someone gets a Hole In One it charges the WGA & MGA members \$3.00 that will be added to their bill. Charge Hole In One insurance on April 1 to fund the account. Motion was made to pass this plan by Michael Schafer Jr. and Seconded by Gina Hutchison. All in Favor. Member report was given by Director Hutchison on Member count from 1/22-2/23 – distributed spreadsheet.

- O. Golf: Director Erdman reported. This is my first Board meeting. The Good news is Rain, The Bad news is Rain. It has made the month a bit tough. 3/1-3/19/23 = 288 outside play and 680 members played. 37 Social round. 437 Hot Deals from Nov-March. Pro Shop = \$22,800 Gross Revenue, point of sale buttons are now being used. Positive feedback being received in the Pro Shop. Trent is getting good Yelp Reviews.
17 Cart stickers don't have insurance.
New member Michael Hawkes made a new rake for the Range.
Recommendation for the Gazette: Recommend people maintain their carts.
Script concerns: Use it or lose it by April 30th. Please donate back to the Club.
Balance is currently \$6,000. AJ donated his back to the Club. Board does not feel it should be credited to the member dues.

- P. Tennis: Director Lewis reported. The tennis committee met last Tuesday and put together a priority wish list for the Court area:
 - 1-Clean Light Boxes/Replace Old Bulbs for brighter night play – need lift and approx. \$600 in bulbs. Hasn't been done since 2017.
 - 2- Build a permanent Pickleball area (4 courts)AJ & Justin have discussed area
 - 3-Remodel Pro Shop – AVCC Tennis fund to contribute
 - 4- Resurface Tennis patio area
 - 5-Upgrade Tennis Patio benches/landscaping/pots/plants
 - 6-Cut wind screens for improved viewing on Courts 2 & 5 for USTA and Club Tournaments
 - 7- Extra Pickleball benches/ Paddle holder stands – Pickleball fundraiser will contribute.

5. New Business: None
6. Old Business: None
7. Open Discussion: None
8. Move into Closed Session:
 - A. **Motion to go into Closed Session**
 - a. Motion by Director Hutchison ; Second by Director Godin
9. Reconvene into Open Session
 - A. **Motion to reconvene to open session at**
 - a Motion by Director Lewis ; Second by Director Godin
10. Next Meeting Date
 - A. April 27, 2023, at 6:00pm
11. Adjournment
 - A. Motion to Adjourn the meeting
 - a. Motion by Director Lewis ; Second by Director Godin
 - b. The meeting adjourned at 9:52pm

Michelle Lewis, Secretary