

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

October 26, 2023

1. Call to Order: Vice- President Hutchison called the meeting to order at 6:25pm. In attendance were Vice President- Gina Hutchison, Secretary- Michelle Lewis. Directors in attendance: Debra Erdman(via phone), Ric Garrison, M.D. and Nick Godin. Absent: President Martinez and Director Rocky. Staff present: Mark Fragale – General Manager; Kirk Shoemaker – Director of Tennis.
2. Pledge of Allegiance
3. Receive and Approve Minutes of previous meeting
 - A. **Motion to approve the minutes of the July 27,2024 Board meeting**
 - a. Motion by Director Godin; Second by Vice-President Hutchison
4. Monthly Reports:
 - A. Women’s Golf Association: Vice-President Hutchison reported that the WGA had their Ladies Invitational -72 players. All went well. Oct 13-15’ 2024. Presidents Cup was cancelled due to low entrants. Next tournament is Nov 4th and the Schwabacher Couples tournament is being held this upcoming weekend. Halloween Mixer next Tuesday.
 - B. Men’s Golf Association: Director Godin reported that the Mens Club Championship was last weekend and the winner was Austin Copeland. Member/Member -24 teams was the first weekend of October. Ryder Cup tentatively scheduled for Nov. 10-12.
 - C. Tennis: Kirk Shoemaker reported August 10th – Pickleball Social – 16 players.
August 26th – Mens Member/Guest – 12 players
US Open Social – 24 players , Watch party on the day of the Finals had a big turnout. Last Wednesday was the 2nd annual Pickleball night social = 60 players. 3 ½ hours of play, DJ, snacks, drinks, constant games & neon glow everywhere. Many golf members joined in the fun! Member Jessica donated several games and added the decorations to make it a great event, plus broadcast it on social media pickleball sites. Big Thank you to Jessica!
Made \$1200.00 minus DJ & appetizers. Net profit = \$760. 35 non-members/25 members attended.

Upcoming Saturday is our 6th Annual Halloween Fundraising Tennis Tournament – 24 players expected.
Nov 18th – Ryder Cup tournament scheduled along with a food drive.

Tennis and pickleball leagues have all been extended due to weather issues.

USTA league, Captained by Royce Kaufman and Michelle Lewis are underway. Captain Eric Miller, also a member, captains the Park Team and currently we are tied 2-2.

The Tennis Fund has \$13,853.00

Previous meeting there was discussion of scheduling a USTA tournament and USTA involvement in some of our activities. Royce reported to Kirk \that while we are in the midst of a lawsuit, they will not participate in any activities.

Looking into doing a survey to poll the tennis/court members what they would like to see more of at the Club. No action on this at this time.

Lenton Construction has presented his proposal for the Tennis Pro Shop remodel. His total is \$25,939.00 with NO profit to his company. Member, Robert Lenton is donating his time & labor on the project. Currently working on fundraisers to grow the fund and working with one particular member to raise funds for the remodel. Jennifer Valdez is donating \$10,000 towards the tennis remodel. She will receive naming rights on one of the main courts for her company Heavenly Scent. Huge thank you to Jennifer for the generous donation.

- D. President's Report: President Martinez is on an excused absence.
- E. Secretary's Report: Director Lewis reported – We received the resignation from Michael Schaffer Jr. taking affect May 15, 2023. Thank you for your service. We also received the resignation of Chris Muriana on July 27.2023. Those positions are now vacant.
- F. Treasurer's Report: Mark Fragale reported that the Accounts payable is at \$381,000. Paying \$74,000 out tomorrow. We have received the property tax bills that are not added into this total. Final bill from Brightview was thru July and then there was a correction bill for \$8000 to finalize the account.
- G. Greens: Reported by Manager Fragale – Plant & Equipment – by April/May of 2024 we will be signing the new agreement with Yamaha for 65 new golf carts. \$1 buyout vs. leasing them over the 4 years. Lithium batteries versus Trojan batteries. The big difference is the Lithium batteries last 10-11 years vs 3-4 years. That's where the \$1 buyout comes in. If we maintain them well we can keep them for up to 7 years, we can turn them in for \$2-2500 toward our next fleet. We pay \$1.00 each and we will own them. 375 lb lighter than current carts so wear and tear on the grass will be less. GPS will be able to track the carts and put in dead zones on the course. There will be a light up board in the pro-shop that will locate the carts on the course. It will help pace of game. Lease includes the Omnitrack. 2 choices: \$16.00 for each cart for tracking & GPS, or the Cadillac version for beverage/food and advertising options = \$40 each. The difference would be \$1500 between the two types of options. Packets have breakdowns of costs for 50 carts and 15 carts. There will be 15 carts with tow bars. Mark wants tow bars on 15 carts because he doesn't know exactly where they will be stored. Need to make it more efficient to get them to storage each day. The

warranty on the carts battery is a 5 year warranty and the life of the batteries is 11 years. The cart has 4 year warranty. The battery lasts 38 miles/36 hours and has a gauge on board. Currently we have 50 carts, but not all are presentable. It will be great to have 65 carts to be used. Sheriff booster and Paraclete events always use all of the carts available and several members donate their carts, so this will make a great difference.

The current carts may have some penalties due to their condition when the company takes the old ones and they will do inventory and bill us for the damages. The cart paths are in tough condition and they cause damage to the carts. There are many areas on the course that are in need of repair.

Other equipment needed : the water machine needs one more repair to the mother board. We're into the machine \$2300 so far. A new one is \$11,000 so we need to try to get this one operable.

The next large item is the 2024 Budgeting process – we need new maintenance equipment. Greens mower is beyond its life, the sand pro is breaking down every other week. The fairway mower is beyond its life. The equipment is in poor condition.

We purchased a sprayer from Brightview for \$500. Bought a Procore for aerifying twice a year, April and September. Last needle tyne last Friday that really helped. The irrigation system is in the worst condition. Toro was here all day today trying to navigate our system. A lot of work has to be done on the system to make it efficient. It's a work in process. Hoping in the next two weeks valve boxes will be labeled and repaired to be manageable. Arturo is in our prayers for medical procedures and he wants to continue on with the Club but time will tell. Mark & Arturo have known each other for 25 years. He's a great man and trying to get healthy.

H. Ways & Means: no report.

Manager Fragale reported: Pressure test was done on all of the irrigation. Now they need to clean the well and figure out the condition of the well. We don't have the money right now to do that. President Martinez is looking into the well repairs with Roadrunner Pump Service. Big Thanks to AVEK for doing the pressure test to see what type of pump we need. AVEK saved us a lot of money by testing this for us.

June/July/ August we did approx. 2000 rounds of golf. It will drop during the winter months.

Course hours will change for the Winter.

Membership is 355. This number doesn't report spouses and families. Court/Sport members 111 in July it was 83 members.

Swimming pool inspection: everything passed except there is no hot water for the restrooms. This will be required in order to pass the County inspection. There has never been hot water to the restrooms.

I. Membership: Old Debt started at \$70,000. It is now \$18,291. \$17,000 is still retrievable. Working on cleaning it up.

- J. Golf: Daylight savings time starts Nov. 5th. First tee time will be 6:03am and closing at 4:00pm. Last tee time at 3:00pm. Mark will open til 10:00 and then another employee from 10-3, another from 2-6pm. Today was Drew's last day. He is playing golf at the College and ready to move out. Dave Dane has been hired in the pro shop. Winter merchandise is coming in.
- K. Tennis: Referring back to Kirk's report. Looking forward to the fundraiser this coming weekend. Manager Fragale asked what the biggest item was on the remodel list. He understood that Director Rockey was donating drywall replacement and ceiling repairs.

- 5. New Business: New golf cart discussion
- 6. Old Business:Liquor license. Greg Cich reported that they just needed 2 more documents and he provided them immediately. He learned that the supervisor had approved the license. It is just waiting on the final approval. We're going for the 47 License. General liquor license.
- 7. Open Discussion: Fundraising Committee – Director Erdman is working on it and brainstorming on an event. Now with the liquor license is close to being approved, it will be closer to time to have the event. Looking toward Feb/March for event. Possible Casino night with dinner, with raffle/auction event.

Maria Elena Grado wanted to see if the staff member Phee had mentioned to the manager about the homeless man that entered into the mens locker room. Manager Fragale was aware of the incident and discussed protocol with staff for safety procedures.

- 8. Move into Closed Session:
 - A. **Motion to go into Closed Session**
 - a. Motion by Director Hutchison ; Second by Director Garrison
- 9. Reconvene into Open Session
 - A. **Motion to reconvene to open session at**
 - a. Motion by Director Garrison ; Second by Director Lewis
- 10. Action Item: Motion taken during Closed Session to approve New Yamaha Golf cart contract beginning April 2024. Motion by Director Hutchison; Second by Director Garrison. All in favor.
- 11. Next Meeting Date
 - A. November 16, 2023, at 6:00pm
- 12. Adjournment
 - A. Motion to Adjourn the meeting
 - a. Motion by Director Godin ; Second by Director Hutchison
 - b. The meeting adjourned at 8:30pm

Michelle Lewis, Secretary