

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

July, 25, 2024

1. Call to Order: President Abraham Martinez called the meeting to order at 6:09 pm.
Officers In attendance were: Nick Godin, Michelle Lewis
Directors in attendance: Gina Hutchison
Absent: Debra Erdman, Justin Rockey, Ric Garrison
Staff present: Mark Fragale, Kirk Shoemaker
2. Pledge of Allegiance
3. Receive and Approve Minutes of previous meeting
 - A. **Motion to approve the minutes of the June 26,2024 , Board meeting**
 - a. Motion by Director Hutchison; Second by Director Godin
 - B. **Motion to approve the July 25,2024 Agenda**
 - a. Motion by Director Hutchison; Second by Director Lewis

OPEN SESSION

4. Monthly Reports:
 - A. Women's Golf Association: No Report. Director Hutchison commented the Club Championship is the end of August. Plans are under way for the Woman's Golf Invitational Oct 11-13, 2024. 20 Ladies have already signed up. 4 sponsors committed.
 - B. Men's Golf Association: No report. Director Godin commented the Club Championship results: Chris Muriana- Gross Club Champion, Bill Dean – Net Club Champion.
Member/Member Tournament will be August 17-18, 2024.
 - C. Tennis: Kirk Shoemaker reported – We had a successful Wimbledon Social last Saturday with 20 members playing, luncheon after with gift cards to the Bunker for the 2 winners. Mens Member/Guest Social will be held August 24 and Womens Member/Guest to be determined.
We currently have 50 members playing league matches til the end of the year.
Tennis Fund: We have raised \$33,631 minus bench costs \$3000 =\$30,631 plus Month of July \$400 = \$31,031. Lenton's Final numbers came in at \$33,999. We currently owe Robert Lenton \$2968. Once we collect the final funds pledged of \$5000 we will be a positive \$2,032 in the AVCC tennis fund account.

New business – We are planning our Grand Opening of the Pro Shop in September and we have pledge donations on our new TV and Refrigerator. I will purchase the Refrigerator and furniture upgrades and will be paid in time through our monthly

event earnings in the tennis fund. This will give us the “finished look” for the Grand Opening! AJ Martinez will be in touch with me on the patio resurfacing.

- D. President’s Report: President Martinez reported – Kirk you’ve done an amazing job! Thank you for all of your hard work to remodel the old pro shop. Golf course looks good despite the extreme heat. Sprinkler pressure is difficult.
 - E. Secretary’s Report: No report.
 - F. Treasurer’s Report: Director Godin reported. Questioned where the SCE bill was on the financial breakdown for the month. Mark commented that the bill hadn’t come in at the time of the reports, but the bill was \$20,000+. Year to date expenses are up over last year. Cost of good/merchandise expense is 74% which is right in line. Food & Beverage is approx. 33%.
Asked for an update on Beverage Cart. Mark responded that there is a cart in AZ that is designed for the refresher. The old cart is toast but we are keeping the bed off of the old one.
 - G. Manager’s Report: Manager Fragale reported. We have 2 new hires. The beverage cart is a work in progress.
Golf Course – many trees have gone down in the last 2 weeks (5). Several trees are top heavy and are falling with the water source and wind. The greens are in good shape. Last 3 pieces of equipment will be here next week. We have some dirt coming in to fill the areas of the cart paths that are in bad shape. This will help the carts.
Happy with the new carts. Yamaha will be sending 25 extra placards because they realize they will be breaking. Yamatrack cost is \$2000 per month = \$33.00 per cart. Our rates have gone up on the carts to \$20.00 to accommodate the new Yamatrack. \$150 per month for advertising on the screen.
\$4.00 per cart after we complete the buyout for the Yamatrack for their software.
Cart deposits were uncomfortable at first, now we’ve stopped asking for them. Now people are pulling carts up in front and bringing in key.
Staffing: M-Th only 1 person after 2:30pm., Fri-Sun 2 staff members until 5:00pm
Pro Shop increasing inventory. Fall wear will be in around 3 weeks from now.
Upcoming tournament – Paraclete expecting 110 people but there have been some cancellations looks like it will be around 100 entries. There were 108 last year.
Tournament Starts at 11:00am with a silent auction after.

Financials: Profitable this year, the numbers show promise in the future.
Fitness room has cable now and people can watch tv.
3rd week in August the glass air walls should be in. Saturday events are pretty loud currently.
 - H. Ways and Means: No report.
5. New Business: MGA Club Championship question – who runs the rules? It has been questioned that a non-member won the championship. Needs to be decided with MGA. MGA did not contribute any funding into the Club Championship. Discussion on rules of Club Championship. In the past it has been a Club event. The rules need to be very clear regarding who can play in the Club Championship. Director Martinez suggested in the future

- it should be specific that only Club Members can enter the Club Championship this would include the Senior Club Championship. This is the first year that a non club member has won the Club championship. The winner was a MGA member only.
6. Old Business: None
 7. Open Discussion: Board gave their agreement that they are good with Mark continuing forward with the Yamatrack agreement.

CLOSED SESSION

8. Move into Closed Session:
 - A. **Motion to go into Closed Session 6:56pm**
 - a. Motion by Director Godin; Second by Director Hutchison
9. Reconvene into Open Session
 - A. **Motion to reconvene to open session 8:25pm**
 - a. Motion by Director Hutchison; Second by Director Lewis
10. Next Meeting Date
 - A. August 22, 2024 at 6:00pm
11. Adjournment –
 - A. Motion to Adjourn the meeting
 - a. Motion by Director Hutchison; Second by Director Lewis
 - b. The meeting adjourned at 8:26pm

Michelle Lewis, Secretary