

OGDEN GOLF AND COUNTRY CLUB
MINUTES OF BOARD OF DIRECTOR'S MEETING

March 19, 2024

A regular meeting of the Board of Director's of the Ogden Golf and Country Club was held at
5:30 p.m. Tuesday, March 19, 2024 at the Club.

The following were present:

CONDUCTING: President, CARTER RANDALL

PRESENT: Vice President, CORY NIELSON
Secretary, DAN BUCKWAY

DIRECTORS: CATHY BULLARD via zoom
JOHN REDD
JOHN OLIVER
TRISH CANNIZZO via zoom
CASEY BISHOFF
CASEY SCOTT

ALSO PRESENT: Club Manager, VICTORIA THOMSON via zoom
Superintendent, GREG GILMORE
Head Golf Pro, BOB WALLIS
Membership/ Event Director, APRIL ST. JOHN

EXCUSED: Treasurer, FRANK REDD

President Carter presided and Katherine Patten recorded the minutes.

APPROVAL OF THE MINUTES:

Upon motion duly made, seconded and unanimously adopted, the minutes of the January 23, 2024 meeting were adopted without opposition through e-mail voting.

Food and Beverage – Matt Trujillo

Mr. Trujillo says he made some changes to the menu and will make some more changes for the summer. Ms. Victoria Thomson will help implement some new changes. She has a lot of ideas. We are getting ready for the busy season. The new employees will be good and we have a good staff. Karen and I will have to focus on the snack shack hiring. We are getting ready for Easter and the upcoming tournaments. Mr. Durrant asks how business has been. Mr. Trujillo says it's been up and down and not consistent but there is some business. Mr. Trujillo feels good about his team. The board thanks Matt.

Pro Shop - Bob Wallis

Mr. Wallis introduces the lawsuit of the defendant, Cairo Davis Mcgee who broke into our property and damaged the course. They were charged and they were ordered to pay restitution. They didn't go to jail.

Mr. Wallis is hoping for the calendar to be approved tonight. Mr. Wallis is going through events for the year. We are trying to have more couples golf events this year. The ladies invitational needed to be moved to 4th and 5th because of some conflicts. On July 3rd it's the Utah State Amateur media day. They discuss the course and all about the Amateur. A handful of board members have played in the past on the media day. They pay us \$25,000 for this event. That's why green fees are up for that month. The Thompson Tough Tournament is scheduled on Thursday, August 29th because of the aeration on Monday. The aeration may be done after the season instead of on August 26th. Other clubs are waiting to aerify. Kyle Redd was good for either date. Our Labor Day Celebration is on the 31st of August. The USU Alumni Tournament moved to September 16th instead of 9th so we have time to work on the course. The Eide Bailly match play will end by September 7th so final matches will finish that morning. Mr. Randall asks if Mr. Gilmore is good on the Mondays to be able to finish his work and keep the course at the level it needs to be. Mr. Gilmore says May and September are tough because they need to top dress. He may be able to do this on a Sunday evening. Mr. Randall wants to make sure Greg will be able to get it all done. Mr. Gilmore says he and Bob will work that out and we will let people know.

Combo Tees-

Mr. Randall asks if we have printed score cards. Mr. Wallis says we have to get re-rated first. Mr. Wallis says the combo tees affected the stroke index when we got re-rated because of the yellow tee boxes. We had too many. We moved the white tees up. The concern is the one that makes the difference. One thing to consider if doing a combo tee is hole number 3 tee box. We would build the ladies tee forward and build a white tee where the red tee is now. That would give us the distance to change the stroke index. Moving the white tees forward will change everything. Mr. Wallis says we haven't had them for 110 years so why now. Mr. Scott says a few members have brought it up so if there's an audience out there to talk about it, we should entertain it. Ms. Cannizzo says it might speed up play on the course if we consider moving up

the white tees on certain holes. Ms. Cannizzo and Ms. Bullard suggests a red/ white tee combo. If you fix number 3, it will fix the problem. Mr. Randall says the combo tees change the golf course. He says it would be intriguing to switch it up and is open to discussion. The General, Pat Condon would like it. He wrote a proposal for the senior tee box. Mr. Scott will call him and ask what he thinks about changing number 3. It might help remedy his proposal. Mr. John Redd says we don't have the real estate to make the change. Mr. Nielson points out if this applies to 5 people or a larger audience. Ms. Cannizzo suggests changing the reds to gold. Mr. Gilmore says to consider changing number 3. It wouldn't be too hard to change. Mr. Randall says we will table this until the next meeting.

New golf carts-

Mr. Wallis says the new golf carts are here. We are waiting on the monitors and the problem is the old golf course layout. We need to get a new picture somehow. Eric Neilson at Willow Creek is working with visage to get a new image. Hopefully everything will be done by the mens opener.

Our staff is full and we will try to make things better. Couples golf is a big priority for us this year. Our goal is to introduce more ladies to golf.

Upon motion duly made, seconded and unanimously adopted, the 2024 golf calendar is approved as written.

Grounds - Greg Gilmore

Grounds Construction-

Mr. Gilmore says the collar dams are done. We just have a little sod work. Sod will soon become available and we will button things up on the 25th. He met with post asphalt and we want to get a cart path put in. We can as soon as we have good weather. This will cost a few thousand dollars to get it done. We are having a hard time getting enough staff to attend to the driving range. A new person quit and we have a few applications to look over and we can open it up next week. We are currently throwing balls off with the staff we have. The concrete pad got poured and we are close to opening up. We are down on the grass as soon as it starts to grow. Mr. Durrant emphasizes communication on the grounds' projects to members would be great. Mr. Gilmore says we have the green sand in and he will do a training with Bob's crew to mix it. Mr. Gilmore is requesting to vote on top dressing equipment that is needed. The two tractors he has are old. Mr. Gilmore is requesting a new one that is fast and he can get more work done with. He also is requesting a new compressor for his shop. The compressor is a 60 gallon tank. I need to schedule a new fence in the next few weeks and irrigation needs to be moved for that I would like to get approval on. Leif Handy gave me a bid to do that for \$2,000. I need approval to get that done. Also a valve in the pool is leaking badly and we need a new one. The next thing is \$3000 for a rolling gate on my maintenance privacy fence on number 12.

Mr. Gilmore is requesting \$8,000 plus \$3,000 for the compressor. Mr. Nielsen asks if the valve quote is still good. Mr. Gilmore replies that it's still good.

Upon motion duly made, seconded and unanimously adopted, approved for Greg to get top dressing equipment/ tractor, compressor, irrigation moved for fence, and pool valve totalling \$12,000.

Mr. Randalls says Greg's budget for top dressing and overseeding is impossible to do with 2 tractors, those are things we need. There is equipment required that he needs to be able to perform at the level we have asked of him.

Membership/ House - April St. John

Events-

Ms. St. John says we are working on Easter and Victoria is suggesting more ideas for events. We will have the easter egg hunt this year and it will be a great event. We are starting yoga on Tuesday nights. We may also do zumba or boot camp. You will see new stuff coming out. We will update the events. Mr. Scott says we as board members need to attend the events if we want more events.

The following memberships were submitted for consideration:

Bret Martin - Full Equity

Braden Rawlin - Junior

The junior membership for Braden Rawlin was unanimously approved by secret ballot. Bret Martin will be tabled until a membership becomes available.

Membership-

Ms. St. John says I know we are over full with 378 with a waiting list, but Kevin Kesler is going on a mission so we need to put his equity membership on hold. Ms. St. John suggests moving 3 qualified equity members to the lifetime legacy membership. Some of the memberships that are eligible are Lynn Peterson, Frank Redd, and I would contact one more to reduce our equity memberships to 375. There are a few above these members that want to stay equity, but are eligible to become lifetime members. Mr. Durrant says Frank isn't eligible if he is on the board. Mr. Randall says we would need 4 to move over. We currently have 3 members on the list to exit. Mr. Durrant asked who is on the exit list. Ms. St. John says Steve Hunter, Chase Hanchett, and one more. Someone asked how many lifetime members do we have. Ms. St. John says 26. They give up their equity when they go to lifetime. The lifetime members are generally older so they normally don't play as much. Mr. Johnny Redd points out that we are going to vote on a membership cap. We need to be compliant. The board directed Ms. St. John to reach out to these eligible members to see if they are interested to move over to lifetime members. We will table this until next time.

Department Heads excused.

General Manager Ms. Thomson-

Ms. Thomson is excited to be here at the OGCC. Ms. Thomson inquires about the hours of operation going into the busy season for the restaurant. She's not sure what we used to do, but suggests opening Tuesday through Thursday from 9 AM to 9 PM , Friday and Saturday 8 AM to 10 PM. Ms. Thomson asks why we are closed on Mondays. Mr. Randall likes that idea of opening up. Mr. Oliver thinks the first tee time should be able to get breakfast, but it has to be justifiable. You should be able to eat before you tee off. Breakfast makes the most sense on Saturday and Sunday. The earlier you open, the earlier staff needs to be here. It's generally 2 to 3 hours before opening. It would be less time if we opened with a limited grab in go menu. Mr. Scott says whatever we do, we need to be consistent. Mr. Johnny Redd says if they are ordering a full breakfast it makes sense, but if it's a diet coke and a piece of bread, it may not make sense. Ms. Thomson says the evening crew can prep for the morning crew that way they can open faster. Mr. Oliver believes you should be able to eat 30 minutes before the first tee time. Mr. Johnny Redd says it's a good discussion because he's never known the hours and it needs to be consistent. Ms. Thomson suggests we open at 8 AM Friday, Saturday, and Sunday for consistency and have grab in go's ready before the first tee time. Mr. Nielsen says this needs to be on a trial period to make sure it makes economic sense.

New Hours Suggestion:

Monday 11:00 AM - 9:00 PM Bar open with dining rooming seating as well as limited quick serve items available

Tuesday - Thursday 9:00 AM - 9:00 PM

Friday - Saturday 8:00 AM - 10:00 PM

Sunday 8:00 AM - 8:00 PM

*We will open 30 minutes prior to the first tee time for a grab in go item

The board gives their support to Ms. Thomson. With these suggested hours, Ms. Thomson may have to hire more staff, because most of the BOH (back of house) employees are already full time. Ms. Thomson says we are hiring another FOH (front of house) manager that will help for the busy season.

Ms. Thomson would like to look at the budget in more detail. There seems to be some holes that need to be plugged. She will revisit it in the next meeting.

Ms. Thomson asked what kind of club we want to be. She asked if we would like to be the best country club in Utah or one of the best country club's in the country. In a google search would we like to be at the top of the page? Do we want to be featured in magazines?

Committee Chair Members

Mr. Randall asks if everyone is good with the committee chair changes.

Grounds - Frank Redd

Pro Shop - Casey Bishoff/ Cathy Bullard

Men's Association - Johnny Redd

Invitational - Casey Scott

Handicap - Chris Durrant

House - Dan Buckway

Membership - Trish Cannizzo/ Johnny Redd

Finance - Cory Nielson/ Frank Redd

5 year planning - Executive Committee

Social - Trish Cannizzo/ Casey Scott

Tournament Committee - John Oliver

Rules - Dan Buckway

Old Business

Play Schedule-

April pay discussion.

Golf Course Renovation Update

Mr. Randall says there has been discussion to bury #18. Greg thought it was approved to start. We got our final bill from Leif and we will have about \$85,000 left. Mr. Oliver brings up number 18 and that we did every hole except for that one. Mr. Randall will have Eric redraw #18 for an A & B option. Number 18 hasn't been touched. Mr. Randall will work on that. He will have more answers next meeting.

New Business

Prepaying food minimums-

Ms. Cannizzo says we have several members in the boat of being away for the winter and they are unable to use their food minimum during that quarter. Ms. Cannizzo suggests paying a

lump sum upfront of \$1,200 and you can use it throughout the year. Mr. Johnny Redd says the revenue is coming in each quarter so it would throw off the revenue in the winter quarter. Mr. Randall says we will revisit this next month. We need to be consistent on how we go about it.

Pro shop books -

Ms. Bullard would like to look into Bob's pro shop merchandise books. Mr. Randall says Bob is happy to give some clarity on the accounting and break it down for us.

Kevin Kesler's Membership -

Kevin Kesler is going on a church mission. He would like to pause his membership while he's gone. He's a full equity member. He's been a great member. Mr. Scott asked if he could lease it, that way we don't lose the dues. Maybe a member on the waiting list can lease it while they're waiting to get in. If you lease your membership, there is an issue of equity. It's the board's discretion to decide if the membership is paused and the board can lease that membership. The board agrees to have 375 members paying. Kevin is responsible to pay assessments. We are giving him 1 year.

Upon motion duly made, seconded and unanimously adopted, to allow 2 members to go to lifetime status and Kevin Kesler's membership is on hold to make our membership 375 equity members. Kevin's membership will resume when he gets back from his mission. Kevin will not have to repay an initiation fee.

Membership CAP-

Upon motion duly made, seconded and unanimously adopted, to cap our equity membership to 375. This will be added to the bylaws.

Dues increase-

Upon motion duly made, seconded and unanimously adopted, to raise dues by every membership type, excluding social members by a \$40 flat rate. We capped our membership at 375 and in order to do that we have to raise the dues by \$40.

Repeated Past Due Account-

Ms. Thomson says Scott Henry has been a member since 2019. Within the past year, he has been 90 days past due on his payment's multiple times. He has been sent 3 certified letters in the past, January 2022, January 2023, and September 2023. He is past due once again, the last attempt to reach him was through an email Hannah sent on February 19, 2024, she received no response. Scott's last payment was on September 28, 2023 after the last certified letter was sent, his current balance is 4,790.72.

Upon motion duly made, seconded and unanimously adopted, to expel Scott Henry and forfeit any rights to equity. We will send a certified letter stating the Board has voted to expel him, turn him over to collections if his balance isn't paid within 10 days, and include Article XV with the letter.

Article XV of the bylaws:

We need 2/3 response for a quorum and a majority yes or no in order to move forward in either direction. He would have 30 days to submit a written request for a hearing with the board. If he doesn't, his membership would become the property of the Club.

Article XV. DISCIPLINE

Any member or any family member or guest of such member whose conduct shall be deemed by the Board to be improper or likely to endanger the welfare, safety, harmony or good reputation of the Club or its members, may be reprimanded, fined, suspended or expelled from the Club by action of the Board. The Board shall be the sole judge of what constitutes improper conduct. Reasons for expulsion or suspension may include, but not be limited to:

- a) submission of false information on the application for membership;
- b) submission of false information regarding the use privileges for a guest of the member;
- c) unsatisfactory behavior, deportment or appearance;
- d) failure to accompany a guest when required in using facilities of the Club;
- e) failure to pay dues, fees, charges or Club accounts in a proper and timely manner;
- f) failure to abide by the rules and regulations as set forth for use of the facilities of the Club;
- g) and
- h) treatment of the personnel or employees of the Club in an unacceptable manner.

1. Board Action

A member shall be notified of any proposed disciplinary action and shall be given an opportunity to be heard by the Board to show cause why such member should not be disciplined in accordance with the provisions stated. If the member desires

to be heard, the member must provide a written request for a hearing to the Board within thirty (30) days of the date of the Club's notice to the member of the proposed action. Upon the Board's receipt of the written request for a hearing, the Board shall set a time and date not less than ten (10) days thereafter for such hearing. While the Board is considering such complaint, unless otherwise stated by the Board, the member shall enjoy all privileges of the Club to which the member was entitled prior to such complaint.

2. Suspension

The Board may suspend a member or any family member or guest of such member from some or all of the privileges of the Club for a period of up to one (1) year. Dues and other obligations shall accrue during such suspension and must be paid in full when due.

3. Resignation Request by Board

The Board may, by a two-thirds (2/3) vote of the Directors, request the resignation of any member of the Club for cause deemed sufficient by the Board.

4. Expulsion

A member may be expelled or suspended by the Club if the Board determines that the member's conduct was improper or likely to endanger the welfare, safety, harmony or good reputation of the Club or its members. Any member of the Club who has been expelled shall not again be eligible for membership nor admitted to the Club's property under any circumstances. A member who has been expelled from the Club may forfeit his membership in the Club, and, at the sole discretion of the Board, may not be entitled to the return of any portion of the Equity Payment or other dues and fees previously paid to the Club. An expelled member shall be notified by registered mail and shall have the obligation to surrender the membership and, at the option of the Club, shall forfeit all rights and privileges of membership.

There being no further business, the meeting was adjourned at 8:10 p.m. APPROVED BY:

DATE: _____