

SUGAR CREEK ADMINISTRATIVE BOARD MINUTES

SEPTEMBER 28, 2021

Mr. Gola called the meeting at 6:00 P.M.

PRESENT: Joe Colmone, Kevin Kost, Greg Gola, Brian McDermott, Meghan Scarsella, and
Gary Schiefer

ALSO PRESENT: Dave Anderson, Manager, Kevin Goss, Superintendent with Jean
Paprocki, the Recording Secretary

ABSENT: Charlie Van Slyke

APPROVAL OF MINUTES FOR AUGUST 24, 2021

A motion to approve the minutes was made by **Gary Schiefer** and seconded by
Meghan Scarsella. All were in favor and the motion was passed.

PUBLIC PARTICIPATION:

None

OLD BUSINESS

None

MONTHLY MANAGER'S REPORT:

September was very typical with 23 ½ playable days out of 26 days although year-to-date we are still 20 ½ playable days ahead of 2020 due to a better than average April and the course being closed all last April due to the pandemic and ahead 16 playable days versus the 5- year average due to the good weather in the spring. September rounds plus greens fee and cart revenue were up slightly compared to the same time period last year but year-to-date greens fee and cart revenue are up \$95,214 versus the same time period in 2020 mostly due to the course being closed during portions of the spring season because of Covid. Comparing year-to-date greens fee and cart revenue to the 5-year average shows a growth of 25% with an increase of \$123,171 and the spike is also present with driving range revenues up 20% over the 5- year average with an increase of \$17,902. These record revenues being the result of the pandemic limiting inside activities bringing more traffic to the course and increases in greens fees and cart rental. September has been busy with 9 outings and 2 banquets. Also, both Willowbrook Boys and York Girls high school golf teams have held numerous matches including two 18-hole invitational events hosted by the Willowbrook Boys on two Saturdays. Rounds are booked and counted but greens fees will be collected at the end of the season which is usually October.

SUPERINTENDENT'S REPORT:

September continues our dry streak although August's heavy rainfall on the 25th brought that month to average precipitation. Sporadic showers and cooler temperatures have lead soil moisture levels to trend higher at the surface level but having no rain from August 30th to September 17th, we had to rely on the well pump which was replaced last December. Projects this month included seeding bare areas in rough on 1st and 2nd holes, repairing equipment and

routine mowing and course set-up. The challenge this month was keeping up with mowing the rough due to numerous repairs required on our 3 rough mowers. Kevin spent around 110 hours working on these 3 mowers with an additional 24 hours of preventative maintenance performed by the maintenance crew. It is difficult to find parts for these mowers since they are 11, 18, and 20 years old and getting a demo is impossible since none are available with the supply shortages. The underground storage tanks project is continuing at this time with work beginning today on the ground water study. After receiving the reimbursement from the IEPA, we anticipated we could wait until 2022 to complete this project, but on August 31st the IEPA notified us we had 90 days to complete the ground water study. Most of the cost of this study will be reimbursed by the IEPA Leaky Underground Storage Tank fund in 2022. The project would then move forward with a topographical survey and the design and creation of new tanks.

2022 BUDGET PRESENTATION

Dave introduced the 2022 budget using several graphs and charts to illustrate the past years trends in the different revenue areas emphasizing how the pandemic has impacted the golf course's revenues. Adapting to the pandemic and post-pandemic environment, operations for 2022 will focus on four primary revenue sources: greens fees, riding cart rental, driving range usage and instruction programs. Because the only constant throughout this pandemic regardless of the mandates and safety guidelines has been golf participation, all revenue from other sources will be budgeted very modestly with only 11% in the 2022 budget being derived from banquets and outings. Contributing to this modest approach is the challenges in supply chain inventory and deliveries. Dave emphasized several significant budget considerations for 2022 which includes the final payment of a twenty-year debt obligation of \$225,472 which is the largest fixed expense in the budget, the elimination of \$22,800 in consulting fees associated with the creek restoration project, and the upcoming sale of the rental property at 440 E. Vam Buren with an estimated projected sale price of \$200,000. The capital purchase expense of \$230,000 was also discussed which is contingent on the sale of the house. He then included a list of all items. The 2022 budget bottom line is Total Revenues- \$1,335,164 (includes estimated \$200,000 property sale) and Total Expenses-\$1,276,027 (includes all capital projects to be completed contingent upon property sale). Net surplus-\$59,137

2022 BUDGET APPROVAL

The motion to approve the 2022 Proposed Sugar Creek Budget was made by **Joe Colmone** and seconded by **Meghan Scarsella**. All were in favor and the motion was approved. Next the Proposed Budget will be presented to the Parent Bodies for their approval.

APPROVAL OF BUDGET COMPARISON REPORT:

The Board considered the Budget Comparison Report through Period 8. **Brian McDermott** reviewed both the revenues and expenditures. The revenues are on track to make our target budget at 100%. At this time, revenues are 1 ½% above our goal of projected revenue and expenses are .8% under projected expenses. The motion to accept the August Income Statement was made by **Kevin Kost** and seconded by **Joe Colmone**. All were in favor and the motion was passed.

NEXT MEETING

The next meeting will be scheduled for Tuesday, October 26 at 6:00 p.m.

ADJOURNMENT

A motion to adjourn was made by **Meghan Scarsella** and seconded by **Kevin Kost**. All were in favor. The meeting was adjourned at 7:10 p.m.

Respectfully submitted,