

MARIN BOARD OF DIRECTORS MEETING
June 28, 2022

Present: Charles Dresow (Secretary), Joel Jutovsky (President), Sara Moseley (Vice President), David Nesperalla, Devan Nielsen, Bruce Smith, George Veh (Treasurer)
Staff: Gregory French (General Manager) Chelsey Parker (Admin)
Excused: Terry Noyer, Greg Shooter
Call to Order: 5:12

Motion: Nesperalla/Moseley to approve May 25, 2022 Meeting Minutes. No discussion. Motion Approved.

President's Report – Jutovsky

Facilities Maintenance Center (FMC) - Jutovsky reviewed and discussed the drawings the architectural firm Johnson Lyman sent recently through Terra Nova. Ron Taylor, the president of Terra Nova Industries (contracting firm) is planning to make full report on these drawings in the next 60 days. By sometime in August or September, we should have a baseline cost estimate for design and construction of the FMC and a sense of how the renovated and improved facility might operate.

Initial Cell Tower Proposal – Jutovsky discussed the idea of a cell phone tower to be built on Club property to improve service for members. We received a proposed letter of intent to go forward with the planning of such a tower, evaluation of its efficacy, and establishment of interest among cell providers.

Motion: Smith/Nielsen to engage Epic Wireless (via a Letter of Intent as provided by Epic) for purposes of investigating a cell tower to be built at MCC, providing service to members and the entire Club community as well as providing modest monthly income to the Club. Motion Approved.

Troon Management Contract – There likely will be raises to the management fees from Troon commencing this winter. Our contract expires in 2024. Troon has agreed to allow us to continue at our current rates for 3 additional years. Jutovsky encourages such extension until Sept 30, 2027. All same terms. Base management fee will not move. By extending, the Club will save approximately \$30k annually for 3 years. Troon's motivation behind this is to retain a relationship with us as we were the 9th private club they managed. They now manage over 600 clubs and facilities collectively.

Motion: Moseley/Smith to approve amendment and extension of our Troon Contract for 3 years, through September 2027. Motion Approved.

Mechanics Bank Relationship – Nicholas Mellon, our contact with Mechanics Bank, reached out to Jutovsky. He would like to discuss the future options for Marin Country Club to borrow funds from the bank. Mellon discussed financing the FMC project. He anticipates visiting the Club within the next 60 days. Jutovsky plans to organize a time for GM French and Finance Chair George Veh to meet with Mellon on site.

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General Manager's Report – French

POOL: The pool area is fully open. 1200 towels are scheduled to be on site regularly. A service has been hired to visit the club twice a week to clean and deliver. Already we've had a problem with towel service due to that outside firm's staffing issues. The club plans to buy more towels to keep on site to help with the towel shortage. 7 lifeguards currently employed at pool, and most of them will be returning to school in August. We are in the process of hiring 2 more.

TENNIS: Construction on the expanded and renovated Tennis Pavilion is complete with the exception of and water/ice machine to be installed next week. Total cost will be \$60-70,000. Tennis pros having an exhibition on May 30th. "Next Level" tennis camps are sold out all 8 weeks.

GOLF: The US Open Women's Local Qualifier will return to MCC in May 2023. Justin Peck Golf Pro Assistant transitioning nicely into new role. Year over year, for the twelve-month period preceding this week, golf rounds are down from 51,000 (2021) to 45,000 (2022).

Golf Maintenance will resurface practice green Sept 19th & 20th. The putting green will be closed for several weeks thereafter. The staffing agency The Crew retained 2 more employees for golf course maintenance.

WATERWAY Projects – In a reversal from last month’s expectation, the club’s chief Water Consultant, Bill Vandivere advises that bridge, dam and erosion work planned along hole 15 and near 16 tee will not be completed this summer. This is due to new regulators working at water department demanding a further review of some of Vandivere’s plans. Work will be completed elsewhere along 15, but the spending we’d planned (well over \$1.4mm) for this fiscal year will be reduced by over 70%. French will revise capital budgets accordingly.

BAR, DINING ROOM, PATIO – Work continues apace on the enhanced renovated spaces. There remain supply chain/delivery issues. The project may not be open for members’ use until sometime in late August. We’re disappointed in that timing but need to be realistic. We will communicate updated information to the membership next week.

Finance Report – Veh

Veh reported that the Finance Committee work focused around capital. Troon is still working on finishing the “auto generating” report on which French and Gregson, along with our accounting contacts at Troon, have been working for some time. Finance and management believe that reports of this nature (which will monitor and provide automatic, continuous updates to capital plans, forecasts and budgets) are a requirement of our relationship with Troon, and ultimately that firm’s responsibility to prepare from basic information provided by MCC staff. Monthly preliminary budget meetings continue with Brad Gibbons (Troon accounting) to study and finalize this budgeting and reporting tool.

Pool Tennis Fitness Report – Dresow

Dresow noted positive feedback on the Tennis Pavilion improvement. Tennis parents are utilizing this facility often. The furniture may be slightly overcrowded. Plans include moving some furniture to the opposite side of the courts next year should the club choose to build another viewing area on the golf course side of the courts.

“Lots of usage” at the pool. The choke point continues to be the snack bar area. The Committee is beginning to prepare a long-range plan to improve the pool food and beverage service function.

Dresow will work directly with French to help move along a budget and operations plan for an improved kitchen area.

Removal of 2 to 3 palm trees that are diseased likely will be happening in March of next year.

Replacement of these is being discussed by French, the vendor and the Committee.

Membership Report – Moseley

Moseley presented a new report titled “By The Numbers” that reflects all membership activity and counts of current numbers and Wait List status. This dynamic report will be generated by her Committee and Staff, particularly Laura Schifrin, Membership Director who organized the information and format of the report with Moseley.

Forensics of the Wait List were discussed by Moseley, and she will see how the summer plays out before an evaluation and recommendation from her Committee to the Board regarding any changes to caps.

There are continuing discussions of caps, and revisiting the “what if” scenarios should we change them.

There is some concern by some committee members that waiting to do an evaluation could affect people joining or staying on the Wait List short term in the event of a general economic downturn.

Further discussion with management to ensue on this matter. The Committee also will look at the idea of an increased Initiation Fee.

Greens Report – Shooter

Shooter reported there are still issues with recycled water, and fungal problems related to it, but they are being addressed on a regular basis by Superintendent Pryseski. Bunker raking and sand distribution an ongoing discussion.

Golf Report – Smith

Golf Committee to meet in July.

New Business: Next month's meeting postponed to Wednesday August 3rd as several Board Members will be on a Club golf outing to Ireland the last ten days of July.

Motion Shooter/Neseralla to adjourn. Motion Approved
Meeting adjourns at 6:57.

Charles Dresow, Secretary