Lake St. Louis Community Association

Golf Committee Meeting Minutes

April 10, 2017 5:45pm CT

Call to Order 5:45 pm CT Call to order at 5:45pm

1. Roll Call:

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| --- | --- | --- |
| Committee Members (Term Expires) | Present | Absent |
|  |  |  |
| Buddy Maupin, Chairman (2018) | X |  |
| Megan Wampler, Vice Chairman (2018) | X |  |
| Tammy Kaverman, Secretary (2018) | X |  |
| Joe Hochnadel (2016) |  | X (for work) |
| Mike Schell (2018) |  | X (for work) |
| Christine Diers (2019) | X |  |
| Bo Nieters (2019) | X |  |
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|  |  |  |
| LSLCA Staff |  |  |
|  |  |  |
| Brian DeVost, General Manager | X |  |
| Course Superintendent – Don Humphrey | X |  |
|  |  |  |
| LSLCA Board of Directors Liaison –  Sue Rufkar |  | X |
|  |  |  |

1. Approval of Agenda for April 10, 2017- Tammy 1st, Bo 2nd. All in favor.
2. Approval of Minutes- Tammy 1st, Bo 2nd. All in favor.
3. Course Report – Everything looks good at this point, still working on the course assessment. The bunkers have an issue and need to be addressed. Irrigation status, not perfect and there are a few issues. Was able to get irrigation system up and running, not seeing major problems at all. There’s room for improvement that will be resolved.
4. Old Business—

Liability form – The form is ready, Brian to send golf committee the liability form.

1. New Business—

Lake Forest Meeting

Mel Rector and Sue Rector from Lake Forest (on the board, long term members)

David Bellfeny (long range planning member for Lake Forest planning committee)

Richard and Sandy Harris (long time members of Lake Forest)

Down to 17 years on the lease, hard to go to finance institutions for money with short length left on lease.

Ideas from Lake Forest:

* Extend the lease to 30 years with mutual agreement by both parties (LSLCA and Lake Forest). An additional 13 years, making it 30 (not a total of 47).
* Management agreement where the CA owns the land but Lake Forest manages. Obstacle is paying real estate taxes on the land as a club. Issues with the taxes going up 700% two years ago. Having a management agreement would put it under the CA which will make it tax exempt.
* Extended benefits for CA members that are not currently Lake Forest members. Added 90 new members since January, most of which are CA members. Extended dining benefits if a CA member at market rates. CA to have no limit on rounds played (needs Lake Forest board approval). These are month to month memberships.
* Question from Brian regarding taxes. Response from Lake Forest: was $38,000 went up to over $70,000
* Question from Brian what type of membership? Response from Lake Forest: $50 for dining membership, $85 for social membership (access to tennis, golf and pool). No minimums. $375 a month now includes everything with a $50 a month charge for the household. It’s a program that has fixed rate for two years. It’s a month to month agreement now, no termination fees.
* Question from Megan: What is the total membership count now? Response from Lake Forest: 250 golf members (includes the new members that have recently been added), 100 social, and 50 dining
* Question from Bo: How many members would be ideal? Response from Lake Forest: 350 estimated
* Question from Buddy: What does it cost for a round? Response from Lake Forest: Guest is $78 on weekdays and $88 on weekends including a golf cart. 15% off for CA members currently.
* Brian stated any extension will require a full LSLCA membership vote to pass
* Question from Christine: Do you have a reserve account? Response from Lake Forest: Yes saving as much as possible, just started.
* Per Lake Forest, people are requesting to put capital to work, possibly re-doing the clubhouse for weddings and events. Can only accommodate 120 for events currently.
* Question from Buddy: What is the biggest factor in losing members? Response from Lake Forest: Assessments are a big reason, more competition. Special assessments have been put in place, which is a dissatisfier.
* Question from Buddy: How much are you looking to borrow? Response from Lake Forest: At this point unsure, they want access to lines of credit and ability to build.
* Question from Christine: Is the new lower level improvement paid off? Response from Lake Forest: Yes they are paid off. Raised $45K on beautification day which is a membership fundraising event.
* Question from Bo: What is the current structure? Response from Lake Forest: Each member is a part owner in the club, board members serve for three year terms. Board members carry out what the members want. One GM but 3 Managers for segments: golf, membership and F&B.
* Next steps:
  + Have a LSLCA golf committee on 4/24 at 5:45pm called Lake Forest Strategy Meeting
  + Buddy will work on getting financial information

9. Motion to adjourn. Adjourn 7:15pm, next meeting is on May 8th at 5:45pm. Ad hoc Lake Forest Strategy Meeting on 4/24 at 5:45pm.