

ROLLING HILLS COUNTRY CLUB, INC.

BOARD MEETING – MONDAY, DECEMBER 11, 2023

BOARD MEMBERS PRESENT: Don Moon, Jim Francis, Mary Garrison, Earl Reuter, Cherlyn Eppenauer, Dylan Earnest and Keith Loethen

BOARD MEMBERS ABSENT: Bill Holstein and Bob Harger

OTHERS PRESENT: Steve Nolawski, Connie Goetze and Pam Huschle

Don Moon, President, presided over the meeting.

Cherlyn Eppenauer made the motion to approve the minutes of the November 13, 2023 meeting and Mary Garrison seconded the motion. The vote was a unanimous yes.

TREASURES REPORT: Cheryl Eppenauer gave the following report.

Citizen's Bank \$4930.36

Central Bank \$2286.40

Project Account \$3889.19

Line of Credit \$6934.45 Available

Jim Francis made the motion to approve the treasures report and Keith Loethen seconded the motion. The vote was a unanimous yes.

MANAGER'S REPORTS: Steve Nolawski gave the following report.


FINANCIAL: November and Year to Date:

Financials: November was a good winter month. Quite active with very few days that were zeros.

Dues: We finished the month about \$4,000 short of budget. This is mainly due to not getting bills out until later than last year. We are still more than \$8,000 ahead of budget for the year.

Carts & Fees: Exceeded budget even though we did not make it with dues. This is amazing because a good portion of our budgeted carts in November comes from people paying the next years cart leases. In all we finished with over \$8,600 in revenue, about \$1800 over budget.

We did have one more school pay us and we know that we have a check coming from MCR2 after next week's board meeting.




Range: Short of budget, of course this is due to the afore mentioned lack of 2024 annual payments.

Food & Liquor: This is where you see the number of people coming through our doors and playing. This is over \$2,400 in revenue, exceeding budget by almost \$1,500.

Expenses and summary: Normal month of November, making payments and clearing invoices as bank balance allows. Well better than normal in fact. While it is not in the November financials, I can say that we have already paid our note payment in full as is our real estate taxes for 2023. These are usually both a struggle to clear in December and we have them taken care of already.

Budget: I have a copy of our total income for December of 22 through November of 23. This is the last twelve months of complete income and expenses. I also have a copy of my 2nd draft of the 2024 budget. I always prefer that we officially approve the final budget in January because it allows us to account for what gets paid or not paid in December. Also, we can more accurately see where our dues payments will be.

As it stands now, this is our first balanced budget since the year we knocked down the clubhouse and operated out of a trailer.



The thinking of this budget on the income side is that I believe we will continue to grow, but I also believe the weather cannot be as good. So, every number is slightly lower. As for dues, I took what we did the last 12 months and increased it by a little less than what our dues increase would total. Since, our food and beverage numbers are largely based on weather and playable days, I kept them well above 2022, but just below 2023.

On the expense side I took actual expenses on lines that we know what they will be, example cart lease and trash. I took other lines that were fairly steady and projected slight increases.


In general, this is a conservative budget that assumes we will keep our momentum and not have any horrible problems. I will also preface that with the fact that we always have special things that happen and we usually take care of them through fundraisers or similar.

MEMBERSHIP:

We have a net gain of three members.

We have no drops.

We have three adds: Seth Emery – Associate Platinum (joined at open house)



Mike Bissell – Single Platinum

William Holtz – Single Platinum

MANAGER:

Coming up: December 20 VHS Coaches Christmas

January 11 Life Line Screening Rental

Open House: Jen and I had our Open House last week and it went great. There were quite a few new faces. It seemed like people enjoyed our tortellini soup and a bunch of people used up their proshop credit.

Employees: Jen and I also had a dinner for our “year-round” employees. We provided them with a seafood boil, a couple drink tickets and a couple other gifts. I think everyone had a good time and we enjoyed getting to know each other a little better.

Golf Course: A quite couple of weeks. Worked on some leaves and mowed greens a couple times.

We ordered parts for irrigation repairs and renovation. Dustin is going to try and re-do number 7 green, since it has some issues and we know where that valve is located. If it works like we hope then we will search to find the valve allocated. If it works like we hope then we will search to find the valve location on hole 7 and do that green. This would give us about 6 good heads that we could use on other greens and we would replace them with 9 new heads that would cost about the same as 1 of the current heads.

If all goes well and we could also work on 13 and 14 this winter that would be amazing. I think that could spell the end of those greens struggling if we were to get that accomplished.

We also ordered parts to make winter repairs to the big rough mower.

The irrigation system was blown out and Dexter pump came and winterized the system.

PNC: Don't know if everyone has seen but we did a little fundraiser for painting the bathrooms on the course. I am selling \$20 teams for the tournament. This will raise about \$200. It will go to purchase paint. Myself or someone on staff will paint them on a day that is warm enough. This is a neat kind of fundraiser that I stole from another PGA professional that shared the idea at the PGA meeting last week. I may do a similar style fundraiser for the four majors. Each with a twist to make it different and make it fun raising a few extra dollars for projects.

Bathrooms: We have been taking donations to have the bathrooms repaired. The thought is having higher toilets put in the clubhouse and then take the current toilets and put them out in

the 4 bathrooms on the course. This would cost about \$2,000. Hopefully we can raise that money and improve the clubhouse bathrooms and golf course bathrooms.

Paint: Most winters I do some painting. This winter I would like to paint the ceiling in the basement (cart storage) and the 4 bathrooms in the clubhouse. Would the board make a motion to use \$1,000 out of the capital account to buy paint? I will be painting, so there will be no labor expenses.

Keith Loethen made the motion to use \$1,000 out of the capital account to buy paint. Earl Reuter seconded the motion. The vote was a unanimous yes.

Last Month: At the November meeting it was decided that we would post minutes and recent newsletters on the website. The website now has a tab that says Board Minutes and Newsletters and both documents were put on the site.

Close: This has been a great year for Rolling Hills. I have enjoyed working behind the counter and speaking with literally hundreds of new faces. I am excited about 2024 and I wish all of you Merry Christmas and a Happy New Year.

Cherlyn Eppenauer made the motion to approve the manager's reports and Keith Loethen seconded the motion. The vote was a unanimous yes.

Old Business:

There was much discussion about the maintenance building, care of the equipment and the jet skis.

Several of the board members were going to look into the heating system, the doors and the roof.

Keith Loethen made the motion that the jet skis be removed from RHCC by December 31, 2023 and Earl Reuter seconded the motion. The vote was 6 yes and 1 abstain.

New Business:

Budget for 2024: Steve handed out a draft of the 2024 budget.

Keith Loethen made the motion to approve the 2024 budget in the January 2024 meeting and Cherlyn Eppenauer seconded the motion. The vote was a unanimous yes.

Keith Loethen made the motion to adjourn and Cherlyn Eppenauer seconded the motion. The vote was a unanimous yes.

Connie Goetze - Secretary