

WESTBOROUGH COUNTRY CLUB OPERATING COMMITTEE  
MEETING MINUTES

Date: August 9, 2016

Location: Meeting Room, WCC

Convened: 7:00 p.m.

Adjourned: 8:19 p.m.

Committee Members Present: John Arnold, Jim Willwerth, Katie Welch, Dexter Blois.

Other Attendees: Jack Negoshian, Don Bouffard, Tom Oliveri, Brad Flint, Jessica Thomas.

Open Forum: Brad Flint approached the Committee with a request from Sarah Chambers about placing a bench on the golf course in memory of her late husband and former member, Dale Chambers. Mr. Flint provided a picture of what the bench would look like and wanted to find out the next steps. Mr. Blois asked if they had a location in mind for the bench and Mr. Flint said they did not. There was a discussion about where other memorials on the course are located. It was noted that there is currently nothing on the 2<sup>nd</sup> tee. The Committee also suggested the 8<sup>th</sup> tee. Mr. Flint pointed out that the bench would be metal with a concrete base. Mr. Arnold approved of the painted metal bench since it wouldn't require maintenance. He also suggested that a baked enamel finish would be preferred. Mr. Blois asked Mr. Flint to find out what the finish is on the bench and the Committee would add this topic to next month's CCOC agenda for further discussion.

Tom Oliveri, owner of the Civic Kitchen restaurant located at the Country Club, was in attendance to discuss providing food and beverage items for purchase in the clubhouse. Mr. Oliveri mentioned that he had a meeting with Mr. Negoshian, Mr. Hightower, and Ms. Welch where it was brought to his attention that there's been a conversation about converting the meeting room in to something more conducive for bringing golfers together. He has an appointment scheduled with Town Manager, Jim Malloy, where he plans on discussing these ideas and to find out what would be allowed. Mr. Blois asked if the Civic Kitchen had some type of enticement that is offered to the golfers to have them come to the restaurant. Mr. Oliveri mentioned their menu and "Ten for \$10" special, where they have ten different food offerings at the bar for \$10 each. There was a discussion about craft beers and domestic lagers. Mr. Oliveri explained that the concept at Civic Kitchen is "farm to table" and he felt that people looking for that type of food option preferred the craft beers. Mr. Blois inquired about seating on the deck and the availability. Mr. Oliveri noted that customers should check with the hostess first regarding seating since they do take reservations. Mr. Oliveri asked the Committee what they envisioned him serving in the clubhouse. Mr. Blois suggested something simpler and at a lower cost such as sandwiches, burgers, and domestic beer. Mr. Oliveri mentioned that they have burgers and sandwiches available in the restaurant and again pointed out the "Ten for \$10" special. He said that they could offer domestic beer in the meeting room. Mr. Oliveri noted that the kitchen is small so they cannot offer too many different items for food choices. Mr. Blois asked how it would work with the door open between the meeting room and bar area and if there would be specific hours. He suggested 12 – 7 pm as an opening and closing time for the meeting room. Mr. Oliveri asked if the clubhouse was ever closed while golfers were still on the course. Mr. Negoshian mentioned that can happen and said that they are mostly looking for something for the golfers on weekends between 11 am and 3 pm. There was a discussion about

accommodating both the men and women golfers. Mr. Willwerth pointed out that the Committee has spoken about this topic in prior years and it comes down to making sure the golfers feel welcome at the restaurant. He felt that the meeting room already provided the golfers with a place to enjoy a sandwich that they could bring from home. Mr. Bouffard suggested sending out a golfer's satisfaction survey to find out whether members would be interested in having food and drink offered in the clubhouse versus the restaurant. Mr. Negoshian added that the meeting room could provide an overflow area with televisions available for members in the event the bar is crowded. He mentioned that the golfers would like it if the liquor license could be extended down to the meeting room and if Mr. Oliveri could offer choices for domestic beer. Mr. Blois felt that the next steps would be to discuss with Mr. Malloy, who will defer to the Committee for their thoughts. Mr. Blois mentioned that he feels the same as Mr. Willwerth in that the meeting room is a place where golfers can bring in a sandwich, and if they want more they should visit the restaurant. Ms. Welch agreed with Mr. Bouffard about getting input from the golfers since the goal was to create more comradery. It was determined that the next steps would be for Mr. Oliveri to meet with Mr. Malloy to see what is allowed and if the liquor license can be extended to the meeting room since the survey of the golfers might take some time. Mr. Blois pointed out another issue with the staff at the restaurant washing off the grease mats in the parking lot. Mr. Oliveri noted that isn't supposed to be happening and will address with his staff. There was additional discussion about the member's feelings on extending the liquor license down in to the meeting room and offering domestic beer and lower cost food items. In addition, the rigidity on outdoor seating on the deck was mentioned.

Minutes: Ms. Welch made a motion to approve the minutes of July 12, 2016 and Mr. Willwerth seconded. VOTED: 3-0-1 (abstention: Blois).

Budget/Membership: The financials as of fiscal year end (6/30/16) were reviewed. Mr. Negoshian mentioned that greens fees are currently over \$100,800 for 2016 versus \$96,500 at this time last year. Mr. Blois pointed out that purchase orders need to be closed out. He inquired as to why professional dues came in slightly higher than what was budgeted and it was noted that Mr. Hightower and a couple of his employees were given approval to attend a conference in Rhode Island on golf course maintenance. Mr. Blois mentioned that the golf course shouldn't be paying a tax on off road fuel. He will verify that we aren't paying a fuel tax and seek reimbursement of any tax charged for off road fuel if applicable.

Regarding membership, there was one request for a medical leave of absence and refund by Robert Skog. Mr. Blois made a motion to approve a refund of prorated membership dues as of August 1, 2016 for Mr. Skog due to a medical condition and Ms. Welch seconded. VOTED: 4-0-0.

Golf Professional: Mr. Negoshian informed the Committee that he has the Mixed Scotch Championship coming up on Sunday, August 14<sup>th</sup>. Following that is the Knights of Columbus tournament on Monday, August 15<sup>th</sup>. For the second half of August, he has a Junior Club Championship, a Seniors Club Championship, and a 9-Hole Mixed Couples Tournament. Mr. Negoshian mentioned that he is interviewing for an Assistant Golf Pro. He noted that he has had inquiries about membership and asked if we will be running the special where new members can join in September and get the rest of this year plus next year. Mr. Blois said that he will start working on membership pricing for 2017.

Greens Superintendent: Mr. Arnold mentioned that he has had one complaint about low hanging tree branches on the 9<sup>th</sup> hole that need to come down. Mr. Arnold will speak with Mr. Hightower

about getting the branches trimmed back. Mr. Blois asked about the second set of coolers and how that system is working out. Mr. Negoshian mentioned that it is going well and he's noticed that the coolers are out on the course earlier too. Mr. Arnold mentioned that Mr. Fryer from Fryer Excavating met with him and Mr. Negoshian about completing the cart path work that was started last year on 1 and 9. Mr. Fryer may be down this week to finish that project. Mr. Arnold also reported that Mr. Hightower received two quotes from Mike Johnson for removing and replacing the existing pavement and gravel on the cart paths at 4 and 5. The pricing for Alternative #1 would include bringing in screened loam and raking for a cost of \$3,900 dollars. Alternative #2 would include work outlined in Alternative #1, plus the application of an asphalt mix, for a cost of \$4,000. Mr. Bouffard asked if there is a signed contract that would itemize what was included. Mr. Blois said there would be a contract and a Purchase Order will be issued based on the approved quote. Mr. Blois made a motion to approve the proposal received from Mike Johnson to remove and replace the cart paths at holes 4 and 5 as outlined in Alternative #2 for a cost of \$4,000 and Ms. Welch seconded. VOTED: 4-0-0.

New Business: Mr. Arnold mentioned that Don Bouffard's approval as a non-voting member of the CCOC is on the agenda for the Board of Selectmen meeting taking place on August 23<sup>rd</sup>. Mr. Arnold also noted that the budget for FY18 is due in October/November. Mr. Blois said that he will start working on membership rates and the budget for next year. There was a discussion about the Golf Pro and Greens Superintendent's contracts coming up for renewal.

Old Business: There was no old business brought before the Committee.

Adjournment: Having no further business, Mr. Blois made a motion to adjourn the meeting at 8:19 p.m. and Ms. Welch seconded. It was noted that the next CCOC meeting is scheduled for Tuesday, September 13, 2016.

Respectfully submitted,

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Jessica Thomas, Administrative Assistant

Approved:

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John Arnold, Chairman