

WESTBOROUGH COUNTRY CLUB OPERATING COMMITTEE
MEETING MINUTES

Date: August 12, 2015

Location: Meeting Room, WCC

Convened: 7:01 p.m.

Adjourned: 8:17 p.m.

Committee Members Present: John Arnold, Jim Willwerth, Dexter Blois, Dave Hall.

Other Attendees: Jack Negoshian, Mike Hightower, Jessica Thomas, Gibbs Mitchell.

Open Forum: There were no requests to address the Committee.

Minutes: Mr. Blois made a motion to approve the amended minutes of July 8, 2015 and Mr. Willwerth seconded. VOTED: 3-0-0 (Mr. Hall wasn't present for this vote).

Budget/Membership: FY15 year-end figures were reviewed from June, along with July's numbers. It was noted that greens fees were up for July but membership fees for the year are below last year's figures. There was a request from member, John Neale, to go on a medical freeze. Since monies collected this year cannot be carried over to next year, Mr. Blois made a motion to refund the prorated amount for Mr. Neale's membership dues for the remainder of this year. Mr. Willwerth seconded the motion. VOTED: 4-0-0.

Greens Superintendent: Mr. Blois provided an update on the rough mower, since it is not running well and couldn't be repaired after all. Mr. Blois, Mr. Arnold, and Mr. Hightower spoke and they are looking in to purchasing a new, but smaller, rough mower. Mr. Hightower informed the Committee that the lease-to-own financing for a 5 deck rough mower would cost approximately \$13,600/year. Mr. Blois pointed out that we have about two years worth of lease payments in an outstanding article dedicated to a new rough mower. It was noted that the lease has been sent to Town Counsel for review and it needs Town Manager, Jim Malloy's signature. They should have the lease back next week. Mr. Hightower was concerned that by the time they get the lease back, give the go ahead to the vendor to begin assembly, and then take delivery of the rough mower, he will be without a mower for a few weeks and it will affect maintenance of the course. Mr. Hightower asked if he could get a copy of the signed lease to fax over to the leasing company so they can start to assemble the mower. He said that the vendor has tagged a mower for us but it isn't official until they receive the lease paperwork back. Mr. Hightower also mentioned that he is going to be trading in two other mowers for a credit. Mr. Arnold asked about possibly having to purchase a new spray tank too. Mr. Hightower said the spray tank they have now has been problematic and will likely break down soon. Mr. Arnold pointed out that we should be done with updating the course for the most part since the drainage has been taken care of. He felt it was time to focus on taking care of equipment needs at this point. Mr. Arnold asked Mr. Hightower to make a list prioritizing his equipment requirements. Mr. Blois also asked Mr. Hightower to include the current condition of the equipment and to obtain prices for replacing it. Mr. Mitchell suggested including the age of the equipment as well in order to come up with a long term capital plan. Mr. Hightower said he will get quotes from all three major vendors that he uses. Mr. Hightower said his list will also include what's most essential for course maintenance. He noted that the rough mower is functioning far less than it was at the last meeting so we will receive less for it.

Mr. Hightower wanted to discuss expanding the first and seventh greens and provided a handout to Committee members. He felt expanding these two greens would increase cupping space and also cut down on traffic. Mr. Hightower said he could do most of the work in-house. Extra expenses would be for materials as he would need to remove sod and do some planting. He'd also like to remove the pine tree that encroaches on the back of the first green since it shades this area and adds to frost issues in colder weather. Mr. Hightower would like to try to get this work done by Labor Day. Mr. Blois asked what Mr. Hightower thought the total cost would be and Mr. Hightower estimated it at about \$1,500. Mr. Blois made a motion to let Mr. Hightower proceed with expanding the first and seventh greens and Mr. Hall seconded. VOTED: 4-0-0. Mr. Hightower said there was one additional expense. He would like to bring in design consultant, Mark Mungeon, to get his thoughts on expanding the first and seventh greens since he's tying these greens in to the bunkers. Mr. Hightower noted that we used Mr. Mungeon when work was done on the second and third greens and he had good ideas that we implemented. Mr. Blois asked what we were looking at for a cost to bring in Mr. Mungeon. Mr. Hightower estimated about \$400 since it should only involve about an hour of his time. Mr. Blois made a motion to authorize Mr. Hightower to spend no more than \$400 on the architect/master plan for this project and Mr. Hall seconded. VOTED 4-0-0.

Mr. Blois and Mr. Arnold mentioned branches down on 8 that should be trucked away. Mr. Blois also pointed out that there's a poison ivy vine on 8 that needs to be removed, and noted that the sand traps need to be loosened up more. Mr. Hightower felt the sand traps were a result of the heavy rain we received recently. He mentioned that our traps were designed the old fashioned way, without proper drainage, so it is difficult to rake them out and make the sand fluffy when it's wet. Mr. Blois said that the grass needs to be mowed around the distance markers and they need to be painted. He also asked what happened to the padlock on the gate off of Mill Road. Mr. Hightower said he had to cut it since he couldn't find the key. He will replace the lock.

Golf Professional: Mr. Negoshian reported on upcoming tournaments. He has the Knights of Columbus on Monday, the junior club championships after that, and then the senior club championships. High school tryouts are coming up at the end of the month. Mr. Negoshian noted the fundraiser occurring at the course on August 29th and then he has a couple's tournament on the 30th. Regarding greens fees, he mentioned that these have been up and he's recorded 150 rounds to date. He felt the weather has had a lot to do with it. He noted that the \$12 fee for playing after 6 p.m. has been popular and he sometimes gets 15-20 players. Mr. Negoshian mentioned that his assistant, Jon Gremo, is back. He also spoke about his recent health issues. Mr. Blois asked about the battery in the defibrillator. Mr. Negoshian said he would take it to the Fire Station for verification but he checked it and the battery is still showing as working.

Old Business: Mr. Arnold informed the Committee that the next CCOC meeting will be Wednesday, September 9, 2015.

New Business: There was no new business brought before the Committee.

Adjournment: Having no further business, Mr. Blois made a motion to adjourn the meeting at 8:17 p.m. and Mr. Hall seconded. VOTED: 4-0-0.

Respectfully submitted,

Approved:

Jessica Thomas, Administrative Assistant

John Arnold, Chairman