



300 McGimpsey Road, Campbell River, British Columbia, V9H 1K8

October 23, 2023

Welcome - call to order:

Meeting called to order at 6:00 pm by Scott Oldale

Present:

Directors Scott Oldale – President
Cathy McCartney – Vice President
Gerry Gillis – Secretary
Liza Hadfield – Director
Chris Roper – Director
Gerry Jackson – Director
David Fitzsimmons – Director
Barry Rinehart – Director

Staff Steven MacPherson - Head Professional
Deb Olsen – Business Manager
Marty Smith – Food and Beverage Manager
Rob Watson – Course Superintendent/Operations Manager

Regrets: Shelly Boates - Treasurer

1. APPROVAL OF THE AGENDA:

Motion To approve the agenda.

M/S: Liza/Cathy carried

2. APPROVAL OF MINUTES

Motion To approve minutes of September 19, 2023

M/S: Liza/Barry carried

3. MANAGERS' REPORTS:

COURSE SUPERINTENDENT'S REPORT



Maintenance Report (September 15, 2023 to October 18, 2023)

Submitted by Rob Watson, Golf Course Superintendent: October 20, 2023

The nice long stretch of warm, dry weather we have been experiencing since mid April finally came to an end in mid September.

	<u>2022</u>	<u>2023</u>
September Rainfall	5 mm	58 mm
October 1 to 18 Rainfall	1.8 mm	95.4 mm
Combined Rainfall	6.8 mm	153.4 mm
September Mean Temperature	15.1 degrees	13.6 degrees
October 1 to 18 Mean Temperature	12.9 degrees	11.6 degrees

Despite the more challenging weather, it has been a busy past month down in the maintenance department made even more busy with the dramatic reduction in staff since the end of August. Compared to the end of August we are now operating with about 280 less man hours per week. All of that being said, I do feel that the maintenance team is doing a great job keeping the course in great fall weather condition. In addition, we have been busy plugging away at tasks and cultural practices aimed at helping the course recover from a long season of heavy play and also helping to keep it as playable as we can throughout the fall and winter golf season.

These tasks include the following:

- Approach aeration, overseeding and topdressing
- Fairway aeration, topdressing and overseeding of select fairways. Our goal each year is to aerate each fairway at least 1 time. Over the past few weeks, we have completed fairways 6, 12 and 18.
- With the exception of a few areas, the long grass areas have been cut down to a height of about 6 inches. Unfortunately, a pulley broke before we could finish. The part has now arrived and the remaining areas should be completed in the next week or so.
- Heights of cuts on all areas are slowly being brought up to our winter heights.

- Greens are currently at .135 of an inch and will be brought up to .145 within the next week or so. (summer height is .100)
 - Tees and Approaches are currently at .450 of an inch and will be brought up to .550 within the next week or so. (summer height is .350)
 - Fairways are currently at .500 of an inch and will be brought up to .600 within the next week or so. (summer height is .450)
- Greens were deep-tined with 3/8 tines to a depth of about 9 to 10 inches on October 16 and 17. This helps to relieve compaction below our typical aeration depth (5 to 6 inches) and also dramatically helps the greens to drain which is critical to plant health and playability throughout the fall and winter.
- We installed 4 drain lines (145 total linear feet) of drainage into the bottom of 6 green to assist with drainage and air exchange. 6 green has always been one of our greens that is heavily prone to getting hit with fusarium. Typically, disease pressure is fairly even throughout the entire green. Since we repaired the main drain outlet, disease pressure for the most part has been contained to the bottom third of the green. Because of this, I'm fairly certain that during construction they felt the main collector down the middle would be sufficient.

Additional and upcoming tasks over the next few weeks include the following:

- Low drain lines on fairways 4, 6 and 16 were topdressed. Weather permitting, this will be done every couple of weeks to try and level them off with the surrounding turf.
- Temporary greens have been prepped.
- Cart path work between holes 2 & 17 as well as into the cart bridge on hole 16. Like last winter and weather permitting, we will be doing extensive cart path work throughout the winter.
- We have prepped the burn sites at holes 4, 6 and 13. We tried to burn on October 18 and 19 however the venting index did not allow burning on either day.
- The irrigation system was blown out on October 17 and 18.
- We will be installing 2 to 3 drain lines into the left side of 12 green. A few years ago, when we installed the smile drain at the bottom left corner of the green we discovered that there is no drainage in the bottom quarter of the green.
- If the weather cooperates, we are hoping to aerate and top-dress fairways 1, 4, 14 and 16 over the next 2 to 3 weeks.
- Verna Mumby will be on site in the next couple of weeks to assist us with our hazard tree assessments.
- We will be renting a boom lift to repair holes in the driving range netting ahead of winter storms.
- Vancouver Island Powerlines will be in to check and tighten all of the anchor wires for the range poles.

Manager's report accepted as presented.

HEAD PROFESSIONAL'S REPORT

Pro Shop Report

October 2023

Rounds of Golf September

September rounds were slightly down on last year.

Year	Total Rounds	Member Rounds	Public Rounds
2023	4785	2342	2443
2022	4993	2443	2550
2021	4797	2184	2613

Membership

No new Members in September

Type	Age Category	Amount
Super Senior	80	10
Senior	65-79	157
Adult	40-64	120
Young Adult	30-39	38
Young Adult	19-29	45
Twilight	All	43
	Total	413

Game Packs

Good feedback from customers for this season's Game Packs. We plan to continue selling them through 2024.

Type	Amount	Revenue
5 Pack (9 hole rounds)	0	0
5 Pack	3	\$1,200
10 Pack	31	\$22,300
20 Pack	40	\$54,400
30 Pack	17	\$29,250
Total	91	\$106,150

Revenue Streams

Everything a little below 2022 figures for September, but close to our budget, which is closely related to our three year average. I would suspect the incredible weather of Autumn 2022 was largely responsible for the great figures we saw a year ago. Overall, as you can see, we're still sitting at around \$500,000 ahead of this years budget.

Type	YTD 2023	YTD Budget	YTD 2022	Sept 23	Sept Budget	Sept 22
Green Fees	\$1,115,907	\$873,500	\$922,000	\$139,180	\$135,000	\$142,000
Power Carts	\$250,566	\$202,000	\$213,000	\$30,062	\$30,000	\$32,000
Driving Range	\$115,857	\$105,750	\$108,000	\$7,350	\$8,750	\$9,700
Pro Shop	\$556,675	\$457,125	\$523,000	\$59,375	\$59,500	\$76,000
Membership	\$923,090	\$813,000	\$813,000	N/A	N/A	N/A
Total	\$2,962,096	\$2,451,375	\$2,579,000	\$235,967	\$233,250	\$259,700

September Green Fee History

Year	Sep Green Fee Revenue
2023	\$139,000
2022	\$142,000
2021	\$139,000
2020	\$127,000
2019	\$90,000
2018	\$78,000

Labour

Through eight months, the Labour spend for Golf Operations is sitting below budgeted figures. It is difficult to give an exact reference because the pay periods don't always fall neatly within the month boundaries.

Year Anniversary 1989-2024

Last month we chatted about setting the Membership up with a 35 Year Anniversary memento. I have attached several ideas on a different document for you to view.

Events

Our 2024 event calendar has been firmed up with all events scheduled and our tee sheet created for the season ahead. We will begin to solicit Sponsor dollars for the events over the winter months.

Retail

Buying for Spring/Summer 2024 has concluded and Purchase Orders will now be entered into Lightspeed ahead of the Spring. In chatting with each of the reps, the general consensus from across the region is that rounds of golf were up due to the incredible weather, while retail was a little softer. The interior took a hammering with the wildfires raging and causing closures.

Finance Committee

Documents are near conclusion for budget talks with the finance committee. Included are discussion points on:

- Marshall Program
- Power Cart Acquisition
- Green Fee

Newsletter

In our forthcoming newsletter, we'll talk about:

- The Indoor Training Bay
- The Personal Winter Strike Mats
- Golf Canada Handicap Procedures and Lift, Clean and Place (on Personal Strike Mats)
- 35 Year Anniversary
- November-February Shotgun Starts

Manager's report accepted as presented.

FOOD AND BEVERAGE MANAGER'S REPORT

October 19, 2023

F&B Report to the Board, September 2023

September was a solid month; revenue was 20% over budget and almost the same as 2022 which was a September record.

Some revenue figures for review:

	<u>September 2023 Actual</u>	<u>September 2022 Actual</u>	<u>September 2023 Budget</u>
Sales	\$88,220	\$88,800	\$73,900

I am in the process of winding up Creekside operations for the season. I will provide a detailed season overview for the Creekside at the November meeting. Labour costs for the month were under budget but over the same month last year. I will be budgeting for higher labour costs for all of 2024. Margins for the month were much lower due to a seasonal correction in inventory counts. Revenue and net income are over budget.

With daily shotgun starts just around the corner, F&B service will be limited to take out beverages and snacks. The pro shop staff will be handling take out service for the winter.

As always, your questions or comments are welcome.

Regards,

Marty Smith

Food & Beverage Manager

Manager's report accepted as presented.

BUSINESS MANAGER'S REPORT



Financial Report – August 2023

Attached is the Income Statement and Balance Sheet for September 2023.

Balance Sheet: - Food inventory - 40% food cost estimate was calculated due inventory not being done till Oct 8th.

Income Statement:

- Proshop and FB on Budget
- 40% food cost estimate for Sept. This will be corrected in October FB revenue once final season end inventory is completed.
- Expense overages from budget due to timing of invoices.
- Suspense Account – prior month adjustment
- No credit card fees this month. Timing item.

Items of Note:

1. Permissive Tax Exemption application – David and Steven did a great job presenting our case to City Council on September 28th, 2023 and Council approved in principle the amendment to the PTE Policy for Storey Creek to receive a 50% exemption for the year 2024. On October 12th, 2023, the 3rd reading of the PTE policy was approved. Waiting on confirmation notification from Alan Ha at the City of Campbell River, that we will be in receipt of this exemption for 2024.
2. Freedom Tower – Documents signed by Cathy/Deb for another 5-year term effective April 15, 2024. Waiting to receive fully executed documents.
3. Property Insurance – working on the yearly renewal. Expires Nov 17th, 2023.
4. Budget work 2024 – working on new budget. Management to have their department info to Deb by Oct 31, with presentation to the Finance Committee set for Nov 10th, 2023.

Manager's report accepted as presented.

4. OLD BUSINESS

a. Clubhouse update

Chris presented the latest information from the Club House Committee regarding a potential new clubhouse. Following presentation the Board recommended a separate meeting to specifically address the proposal for a new build clubhouse. The meeting will be November 6 at 6:00 pm at the Maintenance Shop.

5. NEW BUSINESS

a. Board newsletter articles – Nov Newsletter – The Board against submitting an article for the November newsletter.

b. “In Camera “Minutes – Gerry G.

In Camera minutes will be recorded by the president and will be stored on a password secure site on the Storey Creek website.

c. Meeting – decision to set the next meeting for Nov 27 th – 4:30 pm.

d. Serve it Right – Director (David, Gerry J or Scott) needed for term 3.
Scott will take the training.

e. Women’s Club - Donation re: Judith McFarlane – Cathy

The \$3,500 proceeds will in part be spent on a bench to commemorate Judith and the remainder to be spent on a welcome and information sign at #1 tee.

Adjournment 7:25 pm

Next Meeting: November 27, 2023 4:30 pm at the Maintenance Shop.