



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

November 27, 2023

Welcome - call to order:

Meeting called to order at 4:30 pm by Scott Oldale

Present:

Directors Scott Oldale – President
Cathy McCartney – Vice President
Gerry Gillis – Secretary
Shelly Boates – Treasurer (via zoom)
Liza Hadfield – Director
Chris Roper – Director
Gerry Jackson – Director
David Fitzsimmons – Director
Barry Rhinehart – Director

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

Regrets:

1. APPROVAL OF THE AGENDA:

Motion To approve the agenda.

M/S: Liza/David carried

2. APPROVAL OF MINUTES

Motion To approve minutes of October, 2023

M/S: Liza/David carried

3. MANAGERS' REPORTS:

COURSE SUPERINTENDENT'S REPORT

Maintenance Report (October 19, 2023 to November 23, 2023)

Submitted by Rob Watson, Golf Course Superintendent: November 24, 2023

Although we are now in the wet and cold season, the grounds crew has been busy keeping the course in great shape for winter play as well as completing course improvement projects. Below is a summary of the weather from October 19 to November 22.

	<u>2022</u>	<u>2023</u>
Oct 19 to 31 Rainfall	23.6 mm	21.6 mm
Nov 1 to 23 Rainfall	101.5 mm	129.6 mm
Combined Rainfall	6.8 mm	153.4 mm
Oct 19 to 31 Mean Temperature	8.5 degrees	4.9 degrees
Nov 1 to 23 Mean Temperature	1.9 degrees	6.2 degrees

9 Bunker Renovation

This bunker was renovated in order to help familiarize our staff with bunker rebuilding before tackling larger more technically challenging bunkers. The goal was to try and get the bunker closer to the original size and shape which was lost due to years of bunker edging. Additionally, we wanted to flatten out the bunker base to allow for easier maintenance, less sand washouts during rain events and to be slightly easier to play out of.



9 Bunker Before



9 Bunker Renovated

Once completed the bunker went from 950 ft² down to 775ft². The bunker drainage was replaced and the outlet was excavated about 10 feet out of the bunker to ensure downward flow. Once the sod is firmly rooted in it will be sprayed with roundup, scalped down and have sand added (this will likely happen around mid March).

14 Fairway Drainage

The right side of 14 fairway from about 90 yards up to the approach has been an area that we have noticed over the last few seasons to be getting wetter and wetter. On Monday November 20 while doing my course inspection I felt it had gotten even worse. I planned out drainage for this area that afternoon and we began trenching the following day. The entire linear feet of drainage being installed is 645 linear feet of which 460 linear feet is directly in the fairway. Due to how much water was locked into the rootzone (likely because the pond which is 50 to 75 feet away is only about 6 to 12 inches lower than this section of the fairway) it has taken longer than normal to prep the trenches. We are hoping to have the bulk of this project completed by November 28 or 29.



14 Fairway Drainage

Fungicide Applications

With the current cold snap we are experiencing and looking at the long-range forecast, I feel that there is a good chance the rain that is forecast starting on Thursday November 30 may come as snow. Because of this we sprayed greens with fungicide starting at about 1:00 pm on Thursday November 22. Although spraying greens when some were partially frozen is not ideal, I would much prefer some frost damage over significant turf loss to snow mold. Over the next 4 or 5 days and as long as the frost clears by 1:00 each day we are going to try and spray 3 to 4 fairways and tees each day.

Additional tasks are as follows:

- Greens were sprayed with a foliar fertilizer / contact fungicide combination on November 3.
- Tees were sprayed with a contact fungicide on October 19.
- Just over 1000 linear feet of cart path was graveled and compacted. The bulk of this work was on holes 3 and 6 along with some patch work on 18.
- We were able to get through about half of the burn piles but have been stalled for the past couple of weeks due to the venting index not allowing for burning.
- Verna Mumby was on site to assist with our fall hazard tree assessment on October 26. Verna identified 7 trees for removal along with several others for selective pruning.
- The septic field end of lines on hole 8 were located and marked to allow for camera inspection.
- Ball washers were brought in for the winter on November 20. This is done to prevent freezing and cracking.

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

- 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.
- 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.
- Hazard tree removal and tree maintenance.
- Re-decking select bridges.
- Weather permitting additional bunker re-builds.
- Weather permitting tee leveling and enlarging.
- Weather permitting, we are hoping to get new irrigation installed into hole 10 ahead of the fairway renovation along with rough irrigation on the left side of hole 9 and surrounds irrigation at greens 10 and 11.

Manager’s report accepted as presented.

HEAD PROFESSIONAL’S REPORT

Pro Shop November Board Report

November 20 2023

Apologies, a short report this month based on the Budget work.

October weather delivered it’s usual mixture of the good, bad and ugly with course closures on six of the thirty one days. You’ll notice last years fabulous numbers alongside this years. Please remember that three weeks into last October we were still enjoying 20*+ temperatures. The budgeted figures are smaller for October because there was a possibility that the clubhouse building would be closing for the planned construction work too.

	2023	2022	Budgeted
Green Fees	\$43,612	\$66k	\$35,000
Power Carts	\$9,453	\$17k	\$9,000
Driving Range	\$5,935	\$5k	\$4,000
Pro Shop	\$31,564	\$35k	\$15,500
YTD	Feb-Oct 2023		Budgeted 2023-2024 Feb ‘23 - Jan ‘24
Member Dues	\$931,000		\$813,000 +\$118,000

Green Fees	\$1,137,205	\$908,000	+\$229,205
Power Carts	\$253,899	\$209,000	+\$44,899
Driving Range	\$117,819	\$108,000	+\$9,819
Pro Shop	\$517,860	\$459,000	+\$58,860
			+\$460,783

Manager's report accepted as presented.

FOOD AND BEVERAGE MANAGER'S REPORT

Manager's report accepted as presented.

BUSINESS MANAGER'S REPORT



Financial Report - October 2023

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

Income Statement:

- Annual Subscription - Class A share transferred and moved to a Class C non-redeemable share. Revenue from this transfer recognized this month.
- Green fee, cart revenue - great weather, continued traffic to the course. No frost delays.
- Proshop Revenue - little to no revenue was budgeted for remainder of the year as we had hoped to be under renovations 😞.
- Proshop Expense - purchase of net for the indoor hitting cage.
- Irrigation - 3rd quarter water bill.

3rd Quarter:

- Continue to see revenues increase from budget.
- GIC maturity in August saw \$45,000 in interest deposited into contingency account.
- Food Beverage cost of goods - final season numbers determined.

Items of Note:

1. Freedom Tower - Waiting to receive fully executed documents on 5-yr renewal.

2. Property Insurance – has been renewed for another year.
3. Budget work 2024 – Presented to the Finance Committee Nov 10th, 2023. A few minor recommendations were made and Draft #2 submitted. Worked on lease vs purchase options for maintenance equipment and cart fleet.
4. Working on Canada Summer Job grant application for 2024.

Manager's report accepted as presented.

4. OLD BUSINESS

- a. Clubhouse newsletter – after some discussion regarding the format and content of the newsletter, David and Scott were asked to make the suggested revisions and send the newsletter out to the membership.

5. NEW BUSINESS

- a. 2024/25 Annual Dues Rate Sheet Discussion/Approval – the dues rate sheet was approved as presented.
- b. 2024/25 Long Range Plan Discussion/Approval – The Long Range Plan was approved as presented.

Motion to approve the purchase of maintenance equipment in the amount of \$217,792 with funds from cash on hand.

M/S: David/Barry carried

- c. Budget 2024/25 – Discussion and Approval
Motion to “approve the 2024/25 operating budget as presented and on the recommendation of the Finance Committee. Budget expenditures not to exceed \$3,612,409.00.”

M/S: Shelly/Chris carried

- d. Subscription Redemption
Motion to “approve the redemption of subscription units from the waitlist, not to exceed \$61,000” as recommended by the Finance Committee.

M/S: David/Liza carried

- e. Power Cart Replacement Program – Discussion/Approval
Motion to purchase 10 gas powered carts from Isle Golf Carts in the amount of \$94,850.00 to be paid out of cash reserves.

M/S: Liza/Barry carried

- f. Minutes – Gerry Gillis
Draft minutes will be posted by Steven following each meeting with minutes being approved by the Board at the subsequent Board meeting.

g. Christmas Holiday Closure (3:00 pm Dec 24/23 – 9:00 am Dec 28/23)

Adjournment 7:30 pm

Next Meeting February 12 th 4:30 2024 - Maintenance Shop

In Camera