

# Mount Pleasant Golf Club

141 Staples Street  
Lowell, Massachusetts 01851  
www.mpgc.net

*Established 1910*

*(978)452-8228*

**Jason Frediani**  
*President*

**Andrea Dutile**  
*Vice-President*

**Bob McLeod**  
*Secretary*

**Brad Daly**  
*Treasurer*

## Board of Directors Meeting

Minutes of December 18, 2019

President Jason Frediani called the meeting to order at 7:03 p.m. with all nine (9) board members present.

### SECRETARY

The Secretary presented the minutes of the 12/2/2019 regular meeting.

**Motion** by Dave DuCharme, seconded by Donna McMahon to accept the minutes of the 12/2/2019 regular meeting. Vote unanimous - Motion passed.

### Correspondence

- From Lowell General Hospital Auxiliary, thank you for your continued support - accepted;
- From Home Health & Hospice Care, request for donation – placed on file;
- From St. Anne’s Home & School of Methuen, request for donation – placed on file;
- From Middlesex Community College Fund, request for donation – placed on file;
- From Lion’s Club of Lowell, request to waive the hall fee for their annual Super Bowl Raffle scheduled for Wednesday, January 15, 2020 - agreed;
- From 50 Legs Charity, request to waive the hall fee for their annual fundraiser on Friday, February 28, 2020, from Donna McMahon - agreed;
- From the MP Ladies Division, request to host the WGAM Spring event at Mount Pleasant and cover the \$250 entry fee as done in previous years, from Celeste Tremblay – agreed, referred to Tournament Committee;
- From Senior Invitational Golf Committee, request for dates for this coming year’s schedule, from Dan Brennan, et al – agreed, referred to Tournament Committee;
- From Connie LeClair (#298) resigning Senior Limited membership - accepted;

- From Tony Coit (#810) request to change from Regular AB to Regular A - accepted;
- From Kevin McLeod (#80) request to change from Regular AB to Regular A - accepted;
- From Bob Vines (# 521) requesting reinstatement from an LOA as a Regular A member;
- From Tom McKiernan (# 262) requesting reinstatement from an LOA as a Regular AB member;
- From Ed Weza, III (693) requesting reinstatement from an LOA as a Regular A member;
- From Elizabeth Connors, application for Social membership;
- From John Mahoney, application for Social membership;
- From Kyle Gillis, application for Regular membership – placed on file;
- From Peter Walworth (# 632) resigning Social membership - accepted.

**Motion** by Andrea Dutile, seconded by Pat Donovan to waive the hall fee for the Lion’s Club and 50 Legs Charity, as per the above. Vote unanimous - Motion passed.

**Motion** by Dave DuCharme, seconded by Ray Costello to accept the two tournament requests, and cover the WGAM \$250 fee, as per the above. Vote unanimous - Motion passed.

**Motion** by Donna McMahon, seconded by Andrea Dutile to accept the two (2) resignations, two (2) changes, and three (3) reinstatements, as requested above. Vote unanimous - Motion passed.

## Membership

The following were presented for Social membership:

Elizabeth Connors,  
John Mahoney

The following changes were presented:

Mike Burns (# 006)	Senior A to Senior + A
Bob Healy, Jr. (# 208)	Senior A to Senior + A
Barry Egan (# 196)	Senior AB to Senior + AB
Jack Deeney (# 189)	Senior Limited to Senior + Limited
Bob Gennell (# 269)	Senior Limited to Senior + Limited
Bill Kiriakakos (# 077)	Regular A to Senior A
Bill Lindquist (# 083)	Regular A to Senior A
Glenn Mello (# 096)	Regular A to Senior A
Jim Moriarty (# 98)	Regular AB to Senior AB

**Motion** by Brad Daly, seconded by Donna McMahon to accept the two (2) Social members and the nine (9) changes as presented above. Vote unanimous - Motion passed.

**Motion** by Pat Donovan, seconded by Ray Costello to accept the Secretary's report. Vote unanimous - Motion passed.

At 7:15 p.m. Kevin Murphy and Gerry Foley entered the meeting

OLD BUSINESS – NGRID Status (Taken Out of Order)

Kevin began by thanking Gerry Foley and Dennis Conners for all their hard work to date and assistance in determining costs; he went on to state that his due diligence is essentially complete, and that he and NGRID remain very far apart on numbers - areas of disagreement include the value of the permanent easement (post-pipe installation), the value of the temporary easement (rented work area), the value of trees to be removed (63 total: 5 in easement, 24 on MP property, 34 off our property), and 'mitigation' costs (to make MP whole after work is complete). They have expressed no interest in negotiating, and have asked to meet directly with the board.

**Motion** by Ray Costello, seconded by Andrea Dutile to affirm that the Mount Pleasant board of directors has no intention of meeting with representatives of NGRID, that Kevin Murphy serves as our attorney and spokesperson on issues related to this project, and we stand by his figures and documentation. Vote unanimous - Motion passed.

At 7:57 p.m. Kevin Murphy and Gerry Foley left the meeting.

At 7:59 p.m. Jay Heelon entered the meeting.

TREASURER & Jay Heelon

Jay reported November numbers were consistent with last November; current Cash of Hand at \$97K (report attached). There was a discussion of issues for the upcoming year including staffing (House, Shop, and Barn) and possible increases; bar expenses and revenue; cart and greens fees; and preliminary capital expenses.

**Motion** by Pat Donovan, seconded by Dave DuCharme to continue the \$150 Assessment for 2020 season. Vote unanimous - Motion passed.

**Motion** by Dave DuCharme, seconded by Andrea Dutile to accept the preliminary budget with an increase in dues of approximately 3% for the 2020 season (while keeping the Food & Beverage amount the same). Vote unanimous - Motion passed.

**Motion** by Dave DuCharme, seconded by Andrea Dutile to accept the Treasurer's report. Vote unanimous - Motion passed.

#### HOUSE COMMITTEE

Donna McMahon reported sixty-two players for December Trivia; the Christmas party had approximately sixty kids, and was paid for through donations; Comcast is scheduled to install the X1 upgrade this week; still looking to move the outside (patio) TV; new chairs for the downstairs lounge are scheduled to arrive this week.

**Motion** by Pat Donovan, seconded by Brad Daly to accept the House Committee's report. Vote unanimous – Motion passed.

#### GREENS COMMITTEE

Ray Costello reported irrigation system is now finishing up on # 8, # 2, and # 7; all materials are on site – paid \$406K to date; some issues with snow plowing responsibilities have been resolved; another tree down on # 1 (storm) – Chuck will handle; new Greens Committee putting issues list together, e.g., greens speed, bunker conditions; daily maintenance (trash, etc.); considering a feedback/suggestion box for web site; Ray also talked to Chuck about using a stimp meter next year to measure and track greens speeds.

**Motion** by Donna McMahon, seconded by Andrea Dutile to accept the Greens Committee's report. Vote unanimous – Motion passed.

#### TOURNAMENT COMMITTEE

Dave DuCharme reported he'll respond to the WGAM and Senior Invitational requests; also squaring away the certificates for donations (foursome with carts); exploring staffing options and transitions for next year with Joel; also working with Joel on the tournament schedule, maybe some changes.

**Motion** by Ray Costello, seconded by Pat Donovan to accept the report of the Tournament Committee. Vote unanimous - Motion passed.

COMMUNICATIONS COMMITTEE

Pat Donovan reported he's coming up to speed on the software (had some browser issues – should be resolved); emails blasts continue; looking to update web site for new year; also hope to expand Twitter announcements – especially immediate communications (e.g., 'no carts today' etc.); and finally, the new Divot will be out this Friday.

**Motion** by Donna McMahon, seconded by Dave DuCharme to accept the report of the Communications Committee. Vote unanimous - Motion passed.

OLD BUSINESS

Irrigation Project – Status

Covered under Greens report

NGRID Proposal – Status (Taken Out of Order)

NEW BUSINESS

Budget Review – assessment, dues, fees

Covered under Treasurer's report

Capital Expenses – postponed until January

Interview Dates for new members

Set for Wednesday (1/29), Wednesday (2/5), and Thursday (2/13) from 6:30 to 8:30 p.m.

Generator

Dave Desmond did a walk through with Sean Tully and a Vendor to assess the current situation and produce an appraisal – report with options and pricing is due.

There being no further business,

**Motion** by Andrea Dutile, seconded by Ray Costello to adjourn. Vote unanimous. Motion passed. The meeting was adjourned at 10:31 p.m.

NEXT REGULAR MEETING  
Wednesday, January 22nd at 7:00 p.m.

Respectfully Submitted,

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Bob McLeod, Secretary

**Mt. Pleasant Golf Club  
Monthly Financial Reporting Package**

**November 30, 2019**

**Balance Sheet**

	Actual YTD Nov-19	Last Year		
		YTD Nov-18	Increase (Decrease)	%
<b>Current Assets</b>				
Cash on Hand In Banks	\$ 97,319.09	\$ 63,959.98	\$ 33,359.11	52.2%
Accounts Receivable	\$ 48,229.11	\$ 43,670.53	\$ 4,558.58	10.4%
Inventory	\$ 25,241.63	\$ 24,628.54	\$ 613.09	2.5%
Prepaid Expenses	\$ 455,109.17	\$ 40,862.35	\$ 414,246.82	1013.8%
<b>Total Current Assets</b>	<b>\$ 625,899.00</b>	<b>\$ 173,121.40</b>	<b>\$ 452,777.60</b>	<b>261.5%</b>
<b>Fixed Assets</b>				
Land & Improvements	\$ 716,686.10	\$ 677,948.02	\$ 38,738.08	5.7%
Buildings & Improvements	\$ 2,201,060.32	\$ 2,196,910.32	\$ 4,150.00	0.2%
Furniture, Fixtures & Equipment	\$ 1,425,193.76	\$ 1,372,782.72	\$ 52,411.04	3.8%
Total Cost of Fixed Assets	\$ 4,342,940.18	\$ 4,247,641.06	\$ 95,299.12	2.2%
Less Accumulated Depreciation	\$ (2,690,628.27)	\$ (2,519,919.36)	\$ (170,708.91)	6.8%
<b>Net Fixed Assets</b>	<b>\$ 1,652,311.91</b>	<b>\$ 1,727,721.70</b>	<b>\$ (75,409.79)</b>	<b>-4.4%</b>
<b>Other Assets</b>	<b>\$ 1,670.50</b>	<b>\$ 1,850.25</b>	<b>\$ (179.75)</b>	<b>-9.7%</b>
<b>Total Assets</b>	<b>\$ 2,279,881.41</b>	<b>\$ 1,902,693.35</b>	<b>\$ 377,188.06</b>	<b>19.8%</b>
<b>Current Liabilities</b>				
Demand Note Payable	\$ 664,133.28	\$ 274,513.89	\$ 389,619.39	141.9%
Current Portion of Lease Payable	\$ -	\$ -	\$ -	0.0%
Accounts Payable	\$ 48,164.60	\$ 40,720.94	\$ 7,443.66	18.3%
Accrued Expenses	\$ 15,088.98	\$ 7,962.66	\$ 7,126.32	89.5%
Deferred Revenue	\$ 11,600.12	\$ 20,377.17	\$ (8,777.05)	-43.1%
<b>Total Current Liabilities</b>	<b>\$ 738,986.98</b>	<b>\$ 343,574.66</b>	<b>\$ 395,412.32</b>	<b>115.1%</b>
<b>Long-Term Liabilities</b>				
Bonds Payable	\$ 735.00	\$ 735.00	\$ -	0.0%
Leases Payable	\$ 157,180.27	\$ 209,003.49	\$ (51,823.22)	-24.8%
<b>Total Long-Term Liabilities</b>	<b>\$ 157,915.27</b>	<b>\$ 209,738.49</b>	<b>\$ (51,823.22)</b>	<b>-24.7%</b>
<b>Unrestricted Net Assets</b>	<b>\$ 1,382,979.16</b>	<b>\$ 1,349,380.20</b>	<b>\$ 33,598.96</b>	<b>2.5%</b>
<b>Total Liabilities &amp; Unrestricted Net Assets</b>	<b>\$ 2,279,881.41</b>	<b>\$ 1,902,693.35</b>	<b>\$ 377,188.06</b>	<b>19.8%</b>

**Mt. Pleasant Golf Club  
Monthly Financial Reporting Package**

**November 30, 2019**

**Income Statement**

	Actual		Last Year		
	Month Nov-19	YTD Nov-19	YTD Nov-18	Increase (Decrease)	%
<b>Unrestricted Revenue</b>					
Dues	\$ -	\$ -	\$ 175.00	\$ (175.00)	-100.0%
Initiation Fees	\$ -	\$ -	\$ -	\$ -	0.0%
Bar Receipts	\$ 39,230.58	\$ 39,230.58	\$ 39,913.75	\$ (683.17)	-1.7%
Cart Rentals	\$ 2,198.00	\$ 2,198.00	\$ 859.00	\$ 1,339.00	155.9%
Greens Fees	\$ 1,135.00	\$ 1,135.00	\$ 645.00	\$ 490.00	76.0%
House Income and Hall Rental	\$ 4,337.50	\$ 4,337.50	\$ 5,500.00	\$ (1,162.50)	-21.1%
Unrestricted Revenue	\$ 46,901.08	\$ 46,901.08	\$ 47,092.75	\$ (191.67)	-0.4%
<b>Operating Expenses</b>					
House Expenses	\$ 41,428.73	\$ 41,428.73	\$ 41,814.47	\$ (385.74)	-0.9%
Golf Course Expenses	\$ 38,380.92	\$ 38,380.92	\$ 19,461.38	\$ 18,919.54	97.2%
Tournament Expenses	\$ 9,177.25	\$ 9,177.25	\$ 8,854.68	\$ 322.57	3.6%
General & Administrative	\$ 25,893.30	\$ 25,893.30	\$ 24,958.23	\$ 935.07	3.7%
Depreciation	\$ 13,893.74	\$ 13,893.74	\$ 13,893.74	\$ -	0.0%
Total Operating Expenses	\$ 128,773.94	\$ 128,773.94	\$ 108,982.50	\$ 19,791.44	18.2%
<b>Income From Operations</b>	\$ (81,872.86)	\$ (81,872.86)	\$ (61,889.75)	\$ (19,983.11)	32.3%
<b>Other Income (Expense)</b>	\$ (1,028.23)	\$ (1,028.23)	\$ (1,546.42)	\$ 518.19	-33.5%
<b>Net Increase in Unrestricted Net Assets</b>	\$ (82,901.09)	\$ (82,901.09)	\$ (63,436.17)	\$ (19,464.92)	30.7%
<b>Unrestricted Net Assets - Beginning</b>	\$ 1,465,880.25	\$ 1,465,880.25	\$ 1,412,816.37	\$ 53,063.88	3.8%
<b>Unrestricted Net Assets - Ending</b>	\$ 1,382,979.16	\$ 1,382,979.16	\$ 1,349,380.20	\$ 33,598.96	2.5%



**Mt. Pleasant Golf Club**  
**Monthly Financial Reporting Package**

**November 30, 2019**

**Statement Of Cash Flows**

	Actual		Last Year		
	Month Nov-19	YTD Nov-19	YTD Nov-18	Increase (Decrease)	%
<b>Cash Flows from Operating Activities</b>					
Net Increase in Unrestricted Net Assets	\$ (82,901.09)	\$ (82,901.09)	\$ (63,436.17)	\$ (19,464.92)	30.7%
Reconciling Adjustments					
Depreciation	\$ 13,893.74	\$ 13,893.74	\$ 13,893.74	\$ -	0.0%
Changes In:					
Accounts Receivable	\$ 16,002.51	\$ 16,002.51	\$ 16,785.35	\$ (782.84)	-4.7%
Inventory	\$ -	\$ -	\$ -	\$ -	0.0%
Prepaid Expenses	\$ (120,555.37)	\$ (120,555.37)	\$ 376.12	\$ (120,931.49)	-32152.4%
Other Assets	\$ -	\$ -	\$ -	\$ -	0.0%
Accounts Payable	\$ (261,323.24)	\$ (261,323.24)	\$ 16,506.82	\$ (277,830.06)	-1683.1%
Accrued Expenses	\$ (21,625.80)	\$ (21,625.80)	\$ (27,771.50)	\$ 6,145.70	-22.1%
Deferred Revenue	\$ (3,196.39)	\$ (3,196.39)	\$ (3,674.37)	\$ 477.98	-13.0%
<b>Net Cash From Operating Activities</b>	<b>\$ (459,705.64)</b>	<b>\$ (459,705.64)</b>	<b>\$ (47,320.01)</b>	<b>\$ (412,385.63)</b>	<b>871.5%</b>
<b>Cash Flow (Used By) Investing Activities</b>					
Permanent Assets Acquired:					
Land and Improvements	\$ -	\$ -	\$ -	\$ -	0.0%
Building and Improvements	\$ -	\$ -	\$ -	\$ -	0.0%
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ (1,470.61)	\$ 1,470.61	-100.0%
<b>Net Cash (Used By) Investing Activities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,470.61)</b>	<b>\$ 1,470.61</b>	<b>-100.0%</b>
<b>Cash Flows (Used By) Financing Activities</b>					
Increase (Decrease) in Capital Leases	\$ -	\$ -	\$ -	\$ -	
Repayment of Long-Term Bowering's	\$ 467,882.57	\$ 467,882.57	\$ (2,349.59)	\$ 470,232.16	-20013.4%
Repayment of Lease Payable	\$ (2,031.78)	\$ (2,031.78)	\$ (1,900.50)	\$ (131.28)	6.9%
<b>Net Cash (Used By) Financing Activities</b>	<b>\$ 465,850.79</b>	<b>\$ 465,850.79</b>	<b>\$ (4,250.09)</b>	<b>\$ 470,100.88</b>	<b>-11061.0%</b>
<b>Net Increase (Decrease) in Cash</b>	<b>\$ 6,145.15</b>	<b>\$ 6,145.15</b>	<b>\$ (53,040.71)</b>	<b>\$ 59,185.86</b>	<b>-111.6%</b>
<b>Cash - Beginning Balance</b>	<b>\$ 91,173.94</b>	<b>\$ 91,173.94</b>	<b>\$ 117,000.69</b>	<b>\$ 25,826.75</b>	<b>22.1%</b>
<b>Cash - Ending Balance</b>	<b>\$ 97,319.09</b>	<b>\$ 97,319.09</b>	<b>\$ 63,959.98</b>	<b>\$ 33,359.11</b>	<b>52.2%</b>

**Mt. Pleasant Golf Club  
Monthly Financial Reporting Package**

**November 30, 2019**

**House Expenses**

	Actual		Last Year		
	Month Nov-19	YTD Nov-19	YTD Nov-18	Increase (Decrease)	%
Salaries & Wages	\$ 14,135.42	\$ 14,135.42	\$ 15,219.61	\$ (1,084.19)	-7.1%
Employee Benefits	\$ 3,525.17	\$ 3,525.17	\$ 4,155.67	\$ (630.50)	-15.2%
Payroll Taxes	\$ 1,325.49	\$ 1,325.49	\$ 1,363.26	\$ (37.77)	-2.8%
Bar Merchandise	\$ 15,845.39	\$ 15,845.39	\$ 12,375.57	\$ 3,469.82	28.0%
House Maintenance & Supplies	\$ 3,553.95	\$ 3,553.95	\$ 6,646.55	\$ (3,092.60)	-46.5%
Function Package & House Event Expense	\$ 1,219.02	\$ 1,219.02	\$ 1,292.29	\$ (73.27)	-5.7%
Laundry Expense	\$ 287.26	\$ 287.26	\$ 232.77	\$ 54.49	23.4%
Liquor License	\$ -	\$ -	\$ -	\$ -	0.0%
Meeting Expense	\$ 567.03	\$ 567.03	\$ 203.75	\$ 363.28	178.3%
Miscellaneous Expense	\$ 970.00	\$ 970.00	\$ 325.00	\$ 645.00	198.5%
<b>Total House Expenses</b>	<b>\$ 41,428.73</b>	<b>\$ 41,428.73</b>	<b>\$ 41,814.47</b>	<b>\$ (385.74)</b>	<b>-0.9%</b>

**Golf Course Expenses**

	Actual		Last Year		
	Month Nov-19	YTD Nov-19	YTD Nov-18	Increase (Decrease)	%
Salaries & Wages	\$ 13,523.71	\$ 13,523.71	\$ 11,990.63	\$ 1,533.08	12.8%
Employee Benefits	\$ 1,297.77	\$ 1,297.77	\$ 1,542.94	\$ (245.17)	-15.9%
Payroll Taxes	\$ 1,124.43	\$ 1,124.43	\$ 950.14	\$ 174.29	18.3%
Course Maintenance & Supplies	\$ 18,332.25	\$ 18,332.25	\$ 4,638.33	\$ 13,693.92	295.2%
Equipment R&M	\$ 4,102.76	\$ 4,102.76	\$ 85.19	\$ 4,017.57	4716.0%
Meeting Expense	\$ -	\$ -	\$ -	\$ -	0.0%
Miscellaneous Expense	\$ -	\$ -	\$ 254.15	\$ (254.15)	-100.0%
<b>Total Golf Course Expenses</b>	<b>\$ 38,380.92</b>	<b>\$ 38,380.92</b>	<b>\$ 19,461.38</b>	<b>\$ 18,919.54</b>	<b>97.2%</b>

**Mt. Pleasant Golf Club**  
**Monthly Financial Reporting Package**

**November 30, 2019**

**Tournament Expenses**

	Actual		Last Year		
	Month Nov-19	YTD Nov-19	YTD Nov-18	Increase (Decrease)	%
Salaries & Wages	\$ 7,336.70	\$ 7,336.70	\$ 6,327.89	\$ 1,008.81	15.9%
Employee Benefits	\$ 498.62	\$ 498.62	\$ 1,251.68	\$ (753.06)	-60.2%
Payroll Taxes	\$ 591.93	\$ 591.93	\$ 495.11	\$ 96.82	19.6%
Member Tournaments	\$ -	\$ -	\$ -	\$ -	0.0%
Professional Expenses	\$ -	\$ -	\$ -	\$ -	0.0%
Golf Cart Expense	\$ -	\$ -	\$ -	\$ -	0.0%
Awards & Printing	\$ -	\$ -	\$ -	\$ -	0.0%
Meeting Expense	\$ -	\$ -	\$ -	\$ -	0.0%
Miscellaneous Expense	\$ 750.00	\$ 750.00	\$ 780.00	\$ (30.00)	-3.8%
<b>Total Tournament Expenses</b>	<b>\$ 9,177.25</b>	<b>\$ 9,177.25</b>	<b>\$ 8,854.68</b>	<b>\$ 322.57</b>	<b>3.6%</b>

**General & Administrative**

	Actual		Last Year		
	Month Nov-19	YTD Nov-19	YTD Nov-18	Increase (Decrease)	%
Electricity & Natural Gas	\$ 6,349.77	\$ 6,349.77	\$ 5,360.04	\$ 989.73	18.5%
Telecommunications	\$ 1,037.06	\$ 1,037.06	\$ 709.50	\$ 327.56	46.2%
Water	\$ -	\$ -	\$ -	\$ -	0.0%
Taxes - Real Estate	\$ 4,672.04	\$ 4,672.04	\$ 4,881.95	\$ (209.91)	-4.3%
Insurance	\$ 3,613.17	\$ 3,613.17	\$ 3,460.75	\$ 152.42	4.4%
Office Expense	\$ 3,162.82	\$ 3,162.82	\$ 4,359.34	\$ (1,196.52)	-27.4%
Professional Fees	\$ 4,050.00	\$ 4,050.00	\$ 3,300.00	\$ 750.00	22.7%
Credit Card Fees	\$ 616.76	\$ 616.76	\$ 532.71	\$ 84.05	15.8%
Bad Debt Expense	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ -	0.0%
Taxes - Sales/Use/Other	\$ 389.84	\$ 389.84	\$ 775.80	\$ (385.96)	-49.7%
Contributions	\$ -	\$ -	\$ -	\$ -	0.0%
Board of Directors Expense	\$ 331.84	\$ 331.84	\$ 162.37	\$ 169.47	104.4%
Miscellaneous Expense	\$ 470.00	\$ 470.00	\$ 215.77	\$ 254.23	117.8%
<b>Total General &amp; Administrative</b>	<b>\$ 25,893.30</b>	<b>\$ 25,893.30</b>	<b>\$ 24,958.23</b>	<b>\$ 935.07</b>	<b>3.7%</b>