

Mount Pleasant Golf Club

141 Staples Street

Lowell, Massachusetts 01851

www.mpgc.net

Established 1910

(978) 452-8228

Donna McMahon
President

Pat Donovan
Vice-President

Bob McLeod
Secretary

Sean Moriarty
Treasurer

Board of Directors Regular Meeting *

Wednesday, March 23, 2022

President Donna McMahon called the meeting to order at 6:34 p.m. with six (6) board members present, Ray Costello and Shaun McCarty in attendance via teleconference, and Pat Donovan on his way.

NEW BUSINESS

Quarterly meeting with Superintendent Chuck Malatesta (Taken Out of Order)

Chuck happily reported the course came through the winter in great shape, a few limbs down but no real turf issues; he has employees lined up and should have a full crew for the season; in good shape equipment wise, with last year's acquisitions of an aeration attachment, a blower, and a sidewinder; for planning purposes he mentioned we are down to three triplex mowers (for cutting greens, approach areas, and tee boxes), and looking into a small dump truck with plow; fencing on # 4 and # 9 tee boxes completed, and working with the flower crew regarding plantings – also will install handrails on # 9 steps; all tree work has been completed, including the tee box on # 4, one (1) on # 6, the pines between # 8 and # 9, three (3) 'leaners' and six (6) from the lesson area adjacent to # 3 tee (tree work total = \$15.9K); stumps have been ground down, ruts on # 2 are being addressed, and the area between # 8 and # 9 will be dressed with loam, seed and watered initially.

Pat Donovan entered the meeting at 6:47 p.m.

Quotes for replacement trees between #8 and # 9 are being sought, along with costs of possibly relocating some exiting trees – plan is to consider cost and design options and execute in Fall or early Spring; short term projects include rut repairs, continue bridge repairs between # 2 and # 3, installation of new middle tee box on the right side of # 9; Cleanup is tentatively scheduled for Saturday, April 2nd.

Chuck left the meeting at 7:10 p.m.

SECRETARY

Minutes of the 2/24/22 regular meeting were presented for review.

Motion by Brian Gleason, seconded by Pat Donovan to accept the minutes of the 2/24/22 regular meeting. Vote unanimous - Motion passed.

Correspondence

- From Merrimack Valley Food Bank, request for donation – placed on file (Mount Pleasant made a donation at Christmas);
- From John Molinari, registering a complaint against tree removal – accepted, placed on file;
- From RuthElyn Rivanis, regarding Social membership – accepted, placed on file;
- From Brett Campbell, request for domestic partners status;
- From Sean Doherty, application for Social membership;
- From Peter Patenaude, application for Social membership;
- From Ron Gentle, application for Social/Limited/Regular membership;
- From John Lupoli, application for Social/Limited membership;
- From Walter Zacharer, application for Junior membership – placed on file;
- From Chris Osborn, requesting a change from Regular A to Regular AB;
- From Pat Coit, requesting a change from Regular AB to Regular A;

Membership

The following candidates are submitted for membership:

- Sean Doherty – Social
- Ron Gentle – Social
- John Lupoli - Social
- Peter Patenaude – Social
- Ryan Adams - Youth

Motion by Sean Moriarty, seconded by Brian Gleason to accept the five (5) new members as listed above. Vote unanimous - Motion passed.

The following changes are submitted:

- Brett Campbell – domestic partner
- Chris Osborn – Regular A to Regular AB
- Pat Coit – Regular AB to Regular A
- Shaun McCarty, Jr. – Family to Junior
- Morgan Smith – Family to Junior

Motion by Pat Donovan, seconded by Sean Casey to accept the five (5) changes as listed above. Vote unanimous - Motion passed.

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

TREASURER'S REPORT

Sean Moriarty presented the financials through 2/28 for review (attached); we remain in solid financial shape, with Accounts Receivables down and manageable, membership participation driving bar revenue and early dues payments, and cash balance at over \$900K; slight increase in House expenses due to extra staffing, is offset by revenue increases; some concern over almost certain price increases in fuel, chemicals, and fertilizer; member payments will be reviewed and members in arrears will be posted April 15th. Also, an agreement with Nexamp to purchase solar produced electricity several years ago had some minor savings, but was not really productive – after review by the Treasurer and Finance Review Committee the agreement will be terminated.

Motion by Sean Casey, seconded by John Goscila to accept the Treasurer's report. Vote unanimous - Motion passed.

HOUSE COMMITTEE

Shaun McCarty reported we had a good weekend with the Dueling Pianos event; Sean Tully said we can defer the sprinkler head replacements (50 to 60) for one (1) year; patio furniture is due to be delivered on or about April 1st – Sean T to prep the patio in advance; Kitchen set to officially open on April 1st; implementing a monthly 50/50 raffle (\$10 ticket) with drawings at the end of the month; Easter egg hunt scheduled for Easter weekend; House staffing should be set for the season; considering bringing the Dueling Pianos back in the Fall.

Motion by Sean Moriarty, seconded by Brian Gleason to accept the House report. Vote unanimous - Motion passed.

GREENS COMMITTEE

Ray reported Chuck more than covered all course topics; committee will work with Chuck and staff and the Tournament committee on tree and rough options and designs for # 8 and # 9 area.

Motion by Pat Donovan, seconded by Brian Gleason to accept the Greens report. Vote unanimous - Motion passed.

TOURNAMENT COMMITTEE

Brian reported the tournament scheduled is done and signed off by the Pro Shop staff and Committee, and submitted to the board for final approval; working with Committee and Pro Shop staff to initially define system parameters (e.g., advance booking times, system options to track play, lotteries, etc.) and training, and have the system up and running for May 1st; and

congratulations to Rick Gillis our City Tournament representative.

Motion by John Goscila, seconded by Sean Casey to accept the Tournament Committee report. Vote unanimous - Motion passed.

COMMUNICATIONS COMMITTEE

Sean Casey reported emails are going out regularly, online calendar is now up to date; committee assignments are being updated.

Motion by Pat Donovan, seconded by John Goscila to accept the Communications report. Vote unanimous - Motion passed.

OLD BUSINESS

Kitchen Proposal

Agreement in principle, need signed document by next month

Upstairs Exploratory Committee

Pat Donovan putting group together to consider options, first meeting scheduled for next week.

Trees Status

Covered under Chuck Malatesta's report

NEW BUSINESS

2022 Rules & Regulations, Privileges Matrix, Greens & Cart Fees, Tournament Schedule

All approved to be posted April 1st (online and downstairs lounge)

Review Smoker

Smoker set for Thursday (4/7) Masters weekend, agenda fixed, no new members meeting as small group with most returning

City Tournament Medalist trophy

Deferred to next month

Finance Review Committee

Agreed to appoint Mark Byrne, Jr. to serve with existing members

Socials in Arrears

Agreed to review and defer to nest month

Quarterly Meeting with Superintendent Chuck Malatesta

Complete (Taken Out of Order)

Tee Time System

Covered under Tournament report

There being no further business,

Motion by Pat Donovan, seconded by Brian Gleason to adjourn. Vote unanimous - Motion passed. The meeting was adjourned at 10:12 p.m.

NEXT MEETING
Wednesday, April 20, 2022
at 6:30 p.m.

Respectfully Submitted,

Bob McLeod,
Secretary

Mt Pleasant Golf Club
Financial Summary & Notes
February 28, 2022

REVENUES	DEPT	THIS YEAR				YEAR END		Actual vs Budget		Forecast	Year over Year		
		YTD		FORECAST		BUDGET		Better (Worse)	%		\$	2021	Inc(Dec)
		ACTUAL	BUDGET	FORECAST	BUDGET	\$	%						
Dues & Assessments		351,673	345,064			6,609	1.9%	0	0	336,873	14,800		
Initiation Fees		0	0			0	#DIV/0!	0	0	0	0		
Late Fees		0	0			0	100.0%	0	0	0	0		
Bar Income		112,832	88,000			24,832	28.2%	0	0	60,617	52,215		
ATM Income		526	800			(274)	100.0%	0	0	0	526		
Cart Rental Income		4,765	4,000			765	19.1%	0	0	7,942	(3,177)		
Greens Fee Income		3,655	2,500			1,155	46.2%	0	0	8,900	(5,245)		
F&B Card Income		10,242	6,000			4,242	100.0%	0	0	15,645	(5,403)		
Interest Income		70	400			(330)	0.0%	0	0	273	(203)		
Hall Rental		3,400	4,000			(600)	0.0%	0	0	11,593	(8,193)		
Linen Rental		2,250	2,000			250	0.0%	0	0	0	2,250		
Donation Income		0	0			0	0.0%	0	0	0	0		
Other Income		276	800			(524)	0.0%	0	0	88	188		
DEPARTMENTAL REVENUES		489,688	453,564	0	0	36,124	8.0%	0	0	441,931	47,757		
COGS-Bar		38,548	28,653			(9,895)	-34.5%	0	0	30,283	8,265		
COGS-Kitchen		0	0			0	100.0%	0	0	0	0		
COGS-Function		1,308	1,500			192	100.0%	0	0	68	1,240		
House		109,425	98,485			(10,940)	-11.1%	0	0	89,631	19,794		
Course		149,371	166,320			16,949	10.2%	0	0	122,907	26,464		
Tournament		38,905	48,122			9,217	19.2%	0	0	48,920	(10,015)		
General & Administrative		88,239	80,001			(8,238)	-10.3%	0	0	79,746	8,493		
DEPARTMENTAL EXPENSES		425,798	423,081	0	0	(2,717)	-0.6%	0	0	371,555	54,243		
Profit(Loss)		63,890	30,483	0	0	33,407	7.3%	0	0	70,376	(6,486)		
Interest Expense		10,819	11,000			181	1.6%	0	0	12,468	(1,649)		
Real Estate Taxes		19,346	20,800			1,454	7.0%	0	0	19,754	(408)		
Depreciation		52,928	55,668			2,740	4.9%	0	0	52,929	(1)		
Other Expense		0	0			0	0.0%	0	0	-19	19		
Total Other		83,093	87,468	0	0	4,375	5.0%	0	0	85,132	(2,039)		
Profit(Loss)		(19,203)	(56,985)	0	0	37,782	-66.3%	0	0	(14,756)	(4,447)		

Mt Pleasant Golf Club
Financial Summary & Notes
February 28, 2022

Detail Snap Shot - Key Expense Accounts

Course Expense	DEPT	February 2022 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		71,931	89,731	17,800
Employee Insurance		6,906	6,721	(185)
Course Seed & Fertilizer		36,522	36,000	(522)
Equipment R&M		13,587	8,000	(5,587)
Course R&M		2,266	0	(2,266)
Course Fuel		2,057	2,000	(57)
Totals		133,268	142,452	9,184

Timing, Budget heavier in Spring
 Timing, Budget heavier in Spring

House Expense	DEPT	February 2022 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar		28,886	19,019	(9,867)
Salaries & Wages - House		32,222	33,495	1,273
Employee Insurance		12,144	19,178	7,034
House Service Contracts		20,543	7,332	(13,211)
House R&M		4,237	6,000	1,763
House Supplies		3,147	4,668	1,521
Totals		101,179	89,692	(11,487)

Extra Functions

Credit of \$1402 due for K Mungovan Health for Nov, Gael Expected on Ins, plus 8% i
 Snow & Ice(8K), Final Waste (\$2K

Tournament Expense	DEPT	February 2022 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		30,605	34,400	3,795
Employee Insurance		5,532	3,420	(2,112)
Cities Expense		0	0	0
2 Day Member Guest		0	0	0
Totals		36,137	37,820	1,683

G&A	DEPT	February 2022 YTD		
		ACTUAL	BUDGET	VARIANCE
Bad Debt		790	2,668	1,878
Computer Software		9,523	6,000	(3,523)
Credit Card Fees		4,909	5,332	423
Club Liability Insurance		13,685	13,864	179
BOD Expense		4,582	2,600	(1,982)
Bookkeeping		2,825	4,000	1,175
RE Taxes		19,346	20,800	1,454
Electric		24,556	17,668	(6,888)
Gas		4,903	4,668	(235)
Interest Expense		10,818	11,000	182
Telecommunications		5,488	5,000	(488)
Totals		101,425	93,600	(7,825)

\$2,498 Veterans Day

Comcast and Phone

Mt Pleasant Golf Club
Summary Balance Sheet

ASSETS	Feb	Feb
Cash	2022	2021
Operating & Payroll	172,942	266,036
Money Market	255,142	250,006
Restricted	314,313	84,713
House Banks	1,800	1,800
Course Petty Cash	200	200
Total Cash	744,396	602,755
Receivables		
Members	510,857	430,450
Other Receivables	0	1,500
Bad Debt Allowance	-2,530	-2,530
Net Recievables	508,327	429,420
Other Assets		
Inventories	18,203	22,569
Prepaid Expenses	53,200	23,308
Other Current Assets	39,500	49,429
Total Other Assets	110,903	95,306
Total Current Assets	1,363,626	1,127,481
Fixed Assets		
Land and Land Improvements	136,709	136,709
Buildings	548,403	548,403
Course Improvements	1,212,031	1,177,431
Course Equipment	679,436	606,560
Golf Carts	163,693	247,902
Office & EDP Equipment	125,585	124,438
Furniture Fixtures & Equip	289,806	264,069
Building Improvements	1,657,830	1,635,412
Less Accumulated Depreciation	-2,601,572	-2,658,411
Total Fixed Assets	2,211,921	2,082,513
TOTAL ASSETS	3,575,547	3,209,994
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts Payable	116,488	72,351
Prepaid Food & Bev	167,191	151,170
Prepaid Member Dues	591,338	631,977
Ouimet Scholarship	15,637	15,337
Accrued Payroll	10,825	0
Leases Payable	244,310	95,620
Accrued Other	87,293	93,189
Total Current Liabilities	1,233,082	1,059,644
Long Term Liabilites		
Long Term Debt	697,041	736,068
Bonds Payable	0	0
Total Long Term Liabilities	697,041	736,068
Equity		
Retained Earnings Current YR	-19,203	-14,756
Members Equity	1,664,627	1,429,038
Total Equity	1,645,424	1,414,282
TOTAL LIABILITIES & EQUITY	3,575,547	3,209,994

Mount Pleasant Golf Club Playing Privileges - 2022 Season

Category	No.	Hold Office	Vote	Wkend/Hol a.m.	Wkend/Hol p.m.	Weekdays	Early	Bring Guest	Tourn's	Tues Twi	Thurs Twi	Mon Twi
Unrestricted												
Regular A	275	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Female
Senior A	(# years)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Female
Honorary	(by vote)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Female
Junior	25+	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Female
Restricted												
Limited	50	N	N	N	Y	Y	Y	Y	varies	Y	N	Female
Senior Limited	(# Years)	N	N	N	Y	Y	Y	Y	varies	Y	N	Female
Regular B	up to 275	N	N	N	Y	Y	Y	Y	varies	Y	N	Female
Senior B	(# years)	N	N	N	Y	Y	Y	Y	varies	Y	N	Female
Domestic Partner	up to 275	N	N	N	Y	Y	Y	Y	varies	Y	N	Female
Youth/Children	25+/open	N	N	N	Y	Y	Y	N	varies	N	N	N
Social	unlimited	N	N	N	Y	Y	N	N	varies	N	N	N

Notice Per the Board of Directors

Restricted Members

- 1) Limited members are restricted from the use of the golf course on Saturdays, Sundays, and Holidays prior to 1:00 p.m.
 - 2) B Members and Domestic Partners are restricted from the use of the golf course on Saturdays, Sundays, and Holidays prior to 1:30 p.m.
 - 3) Youth/Children and Social members are restricted from the use of the golf course on Saturdays, Sundays, and Holidays prior to 3:00 p.m.
- Any exceptions or additional play is at the discretion of the Club Professional.

Social members

Social members may play once in every fifteen (15) days.
 Upon payment of greens fees, a Social member need not be accompanied by a member, and may not bring guests.
 Any exceptions or additional play is at the discretion of the Club Professional

Guests

A Guest may be admitted to the playing privileges of the club upon the invitation of an Unrestricted Member, not more than one day in every fifteen days;
 A Guest may be admitted to the playing privileges of the club upon the invitation of a Restricted Member not more than one day in every thirty.
 Any exceptions or additional play is at the discretion of the Club Professional. No member shall introduce more than three guests on any one day except by special permission of the Board of Directors."

League Play

The tee is reserved for League play on Mondays, Tuesdays, and Thursdays between 3:00 p.m. and 6:15 p.m., or at the discretion of the Club Professional.

Article III, Section 4: The Board of Directors shall determine restrictions regarding the use of the course and Club facilities for each membership classification.

Article VII, Section 2: Any person, other than members, may, at the discretion of the Board of Directors and upon payment of a fee to be determined by the Board of Directors, use the facilities of the clubhouse and of the golf course at such times as the Board of Directors may so designate.

Mount Pleasant Golf Club

141 Staples Street
Lowell, Massachusetts 01851

Established 1910

(978)452-8228

April 1, 2022

2022 GOLF FEES

GREENS FEES

9 Holes – Monday through Thursday - \$40.00

9 Holes – Friday, Saturday, Sunday - \$45.00

18 Holes – Monday through Thursday - \$65.00

18 Holes – Friday, Saturday, Sunday - \$70.00

CART FEES

9 Holes, Individual– \$12.00

9 Holes, Two Golfers – \$18.00 (\$9.00 per person)

18 Holes, Individual – \$20.00

18 Holes, Two Golfers - \$ 28.00 (\$14.00 per person)