

# Mount Pleasant Golf Club

141 Staples Street  
Lowell, Massachusetts 01851  
[www.mpgc.net](http://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, May 18, 2022

President Donna McMahon called the meeting to order at 6:33 p.m. with seven (7) board members present, and Sean Casey and Pat Donovan on their way.

### SECRETARY

Minutes of the 4/20/22 regular meeting were presented for review.

**Motion** by Sean Moriarty, seconded by Shaun McCarty to accept the minutes of the 4/20/22 regular meeting. Vote unanimous - Motion passed.

### Correspondence

- From LHA Lowell Youth Activities Program, request for donation – placed on file;
- From the Valley Collaborative, requesting waiver of hall rental fee – from Dana King - agreed;
- From Monday Cribbage League, thank you and request 2022-23 season on Monday nights, as previous – agreed;
- From Alternative House, request for donation – placed on file;
- From Boys & Girls Club of Lower Merrimack Valley (Salisbury), request for donation – placed on file;
- From Peter Picken, resigning Social application - accepted;
- From Owen Goulette, resigning Junior membership - accepted;
- From Tyler Longo, resigning Junior membership - accepted;
- From Sarah McCarty, resigning Junior membership - accepted;
- From Ryan Boormeester, resigning Junior membership - accepted;
- From Alexander Kwon, request for Youth LOA/resignation - accepted;
- From Sydney McCarty, resigning Junior membership - accepted;
- From Jason Knox. requesting a change from Regular A to Regular AB;
- From John Murphy and Martha Santos, requesting a change from Social to Domestic Partnership;
- From Kenneth Brunelle, application for Social membership;

- From Amy Brunelle, application for Social membership;
- From Tara Adams, application for Social membership;
- From Shelagh Mahoney, application for Social membership;
- From Joe McNamee, application for Social membership;
- From Michael McNamee, application for Junior/Social membership;
- From Brendan Cary, application for Social membership;
- From Mark Brinson, application for Regular A membership – placed on file;
- From Max Hagan, application for Junior membership – placed on file;
- From John Aukshunas, application for Social membership;
- From Jeffrey Belanger, application for Social membership;
- From Joseph Hehn, application for Social membership;
- From James Enos, application for Social membership;
- From Madison Dallmeyer, application for Social membership;
- From Regina McGowan, application for Social membership;
- From Tony Underwood, application for Social membership;
- From Jennifer Hill, application for Social membership;
- From Alexander Beati, application for Social membership.

## Membership

The following candidates are submitted for membership:

- Kenneth Brunelle – Social
- Amy Brunelle – Social
- Tara Adams – Social
- Shelagh Mahoney – Social
- Joe McNamee – Social
- Michael McNamee – Junior
- Brendan Cary – Social
- John Aukshunas – Social
- Jeffrey Belanger – Social
- Joseph Hehn – Social
- James Enos – Social
- Madison Dallmeyer – Social
- Regina McGowan – Social
- Tony Underwood – Social
- Jennifer Hill – Social
- Alexander Beati – Social
- Zachery Letendre – Junior
- Walter Zacharer - Junior

The following changes are submitted:

- Jason Knox – Regular A to Regular AB
- Martha Santos – Social to Domestic Partner status
- Jack Slattery – Social to Junior

The following Social members are two years in arrears to be expelled:

- Issa Ansara
- Sophia Flabouris
- Mark Roberts
- Tom Doyle
- Russ Williams
- Robert Spinney
- Robert Rumley
- Andrew Romanowsky
- Matt Gallagher
- James Pappas
- Lindsey Silk
- Marjorie Thibodeau
- Alex Palermo
- Tim Driscoll

**Motion** by Sean Moriarty, seconded by Shaun McCarty to accept the fifteen (15) Social members, three (3) Member changes, and three (3) Junior members as listed above.  
Vote unanimous - Motion passed.

**Motion** by Sean Moriarty, seconded by Brian Gleason to expel the fourteen (14) Social members two years in arrears, as listed above. Vote unanimous - Motion passed.

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

Sean Tully entered the meeting at 6:50 p.m.

#### OLD BUSINESS – SEAN TULLY Q2 REVIEW (Taken Out of Order)

Sean reported business is picking up as the weather improves, things are going well in general; upstairs hall bookings are showing an increase in activity; staffing should be set for the summer, including increasing service to the patio; recent issues with a leak in the Coke line and the hot water supply have been resolved; fire sprinkler replacements are scheduled for the Fall.

Pat Donovan entered the meeting at 6 59 p.m.

Recommendation # 1: that we adopt one standard size wine glass, clearly marked for a standard pour, and eliminate all other wine glasses.

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Recommendation # 2: explore weeding the patio and applying additional sand/mortar mix to inhibit growth.

Sean Tully left the meeting at 7:09 p.m.

Joel Jenkins and Sean Casey entered the meeting at 7:11 p.m.

#### NEW BUSINESS – JOEL JENKINS Q2 REVIEW (Taken Out of Order)

Joel reported the season is going well so far; staffing is set, Chris Gentle and Dick Hennessey are mainstays, lots of new and returning younger staff (Matt, Ryan, Dylan, Morgan, more to follow); Guests have been a minor issue (i.e., frequency of play, policy, etc.) – agreed to clarify and publicize the policy (emphasizing ‘course availability’ as a factor in discretionary play); Tournaments are going well, Ice Breaker, Green Tree Open, and Coed Member/Member – this Saturday’s Spring Member/Member if full, and we have 108 players for the May Member/3 Guest; deliveries to the shop are slow, an industry wide problem; lessons have been a little slow – Chris is ramping up for his OPS36 Program; improvements to the practice/lesson area are coming along and much appreciated; also need to get Fore Tees logons for both the Secretary and the Tournament Chair.

Note: in booking tee times using Fore Tees players should take care to book ‘9 holes’ or 18 holes’

Joel Jenkins left the meeting at 7:49 p.m.

Rod Gregoire entered the meeting at 7:50 p.m.

#### NEW BUSINESS – ROD GREGOIRE PROPOSAL

Member Rod Gregoire, a principle of MV WIFI Pro’s, reported he had met with Sean Tully to review the club’s system; he conducted a thorough review of the property and system requirements and developed an upgrade proposal using NetGear equipment and installed and serviced by MV WIFI Pro’s. The board thanked Rod, and agreed to review the proposal, including referring it to the Finance Review Committee.

Rod Gregoire left the meeting at 8:12 p.m.

#### TREASURER’S REPORT

Sean Moriarty presented the monthly financial report (attached); House salaries are a bit over budget due to activities, bar revenue is up to offset this; with a projected capital budget of

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approximately \$170K for next year, we need to start listing and prioritizing House and Course projects for FY 2023; Shaun McCarty suggested getting a quote for the back parking lot.

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

### HOUSE COMMITTEE

Shaun McCarty reported things are going well, most everything was covered during Sean Tully's quarterly review; planning some upcoming social events.

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

### GREENS COMMITTEE

Ray reported flower planting will commence tomorrow; all the 'ground under repair' areas between # 8 and # 9 have been sodded, the new middle tee on # 9 will be done by next week; the new railing for # 9 tee is being fabricated and will be installed as soon as it's received; the new bridge between # 2 and # 3 is in place; bunker work continues; wood chips near # 9 tee have been removed and stone dust cart path will be installed (for those who take a cart around the right side of # 8 green and follow the cart path in back around to # 9 tee); still addressing # 3, # 4, and # 5 greens – just verti cut # 5, top dressing and fertilizing all greens, will open # 5 green for Saturday and close again for additional rest.

Note: need to encourage walking/push cart divot mix containers, and ensure spare mix bottles are available in the rack

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

### TOURNAME:NT COMMITTEE

Brian reported much of the Tournament report was covered under Joel's quarterly review; the Green Tree Open produced \$600 to Chuck for course work (winning score was 24 under par); Coed Member/Member went well with 34 teams, the Spring Member/Member is this weekend, and City Qualifier next weekend; the 9 hole Tom Livingston Tournament has been moved to October, as July and August were just too congested; Fore Tees implementation is going well; approximately 6K logins by 877 users; reports, data collection, and push notices are available.

Note: when booking tee times, users must remember to select '9' versus '18' holes, and 'walk' versus 'cart' in the system.

**Motion** by Ray Costello, seconded by Sean Casey to accept the Tournament Committee report. Vote unanimous - Motion passed.

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COMMUNICATIONS COMMITTEE

Sean Casey reported web site is in good shape, and and emails are going out regularly.

**Motion** by Sean Moriarty, seconded by Ray Costello to accept the Communications report. Vote unanimous - Motion passed.

OLD BUSINESS

Review Posted Members in Arrears

All are paid up and in good standing.

Expel Social Members Two Years in Arrears

Completed under Secretary's Report.

Exploratory Committee (Upstairs) - Status

Pat Donovan reported the group met last week; they are reviewing previous plans and documents, exploring comparable, 9-hole private clubs in the area; listing preliminary resources and requirements; and exploring new versus renovation options.

At 9:07 p.m. Pat Donovan left the meeting.

Tee Time System – Status

Covered under Tournament Report and Joel's quarterly review.

Fence (between # 6 and # 7) and DS Graphics

After reviewing previous minutes and consulting our attorney, a certified letter (attached) was sent to Mr. Jeffrey Pallis at DS Graphics informing him of the neglect and disrepair of the fence, and their obligation to resolve this.

Sean Tully - Tee Times System

Taken Out of Order.

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NEW BUSINESS

Joel Jenkins - 2<sup>nd</sup> Quarter Review

Taken Out of Order

Rod Gregoire – Proposal

Taken Out of Order

MISCELLANEOUS

On Wednesday evening, June 22<sup>nd</sup> the Scholarship Committee will hold their award ceremony on the patio, presenting \$750 scholarships to 21 recipients.

President Donna McMahon reported she was forming an ad hoc committee to review membership categories and related bylaws and present options on updating.

There being no further business,

**Motion** by Brian Gleason, seconded by Ray Costello to adjourn. Vote unanimous - Motion passed. The meeting was adjourned at 9:41 p.m.

NEXT MEETING  
Wednesday, June 15, 2022  
at 7:00 p.m.

Respectfully Submitted,

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Bob McLeod,  
Secretary

**Mt Pleasant Golf Club**  
**Financial Summary & Notes**  
**April 30, 2022**

REVENUES	DEPT	THIS YEAR				YEAR END		Actual vs		Budget	Forecast	Year over Year	
		YTD		BUDGET		FORECAST	BUDGET	\$	%	\$	2021	Incl(Dec)	
		ACTUAL	BUDGET	FORECAST	BUDGET								
Dues & Assessments		472,192	488,596					(16,404)	-3.4%	0	538,065	(65,873)	
Initiation Fees		15,200	0					15,200	#DIV/0!	0	32,000	(16,800)	
Late Fees		6,900	8,000					(1,100)	100.0%	0	8,100	(1,200)	
Bar Income		192,640	145,000					47,640	32.9%	0	113,668	78,972	
ATM Income		742	1,300					(558)	100.0%	0	786	(44)	
Cart Rental Income		14,920	19,000					(4,080)	-21.5%	0	18,914	(3,994)	
Greens Fee Income		3,700	2,500					1,200	48.0%	0	8,968	(5,268)	
F&B Card Income		10,242	6,000					4,242	100.0%	0	15,645	(5,403)	
Interest Income		137	600					(463)	0.0%	0	288	(151)	
Hall Rental		6,600	6,000					600	0.0%	0	6,600	6,600	
Linen Rental		3,900	3,000					900	0.0%	0	3,900	3,900	
Donation Income		271	0					271	0.0%	0	5,803	(5,532)	
Other Income		5	1,200					(1,195)	0.0%	0	3,195	(3,190)	
<b>DEPARTMENTAL REVENUES</b>		<b>727,449</b>	<b>681,196</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>46,253</b>	<b>6.8%</b>	<b>0</b>	<b>745,432</b>	<b>(17,983)</b>	
COGS-Bar		75,719	47,212					(28,507)	-60.4%	0	61,540	14,179	
COGS-Kitchen		0	2,000					2,000	100.0%	0	2,468	(2,468)	
COGS-Function		1,934	2,250					316	100.0%	0	0	1,934	
Course		229,969	237,466					7,497	3.2%	0	198,229	31,740	
House		164,461	152,338					(12,123)	-8.0%	0	144,713	19,748	
Tournament		70,692	73,323					2,631	3.6%	0	72,285	(1,593)	
General & Administrative		133,535	117,726					(15,809)	-13.4%	0	128,504	5,031	
<b>DEPARTMENTAL EXPENSES</b>		<b>676,309</b>	<b>632,315</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(43,994)</b>	<b>-7.0%</b>	<b>0</b>	<b>607,739</b>	<b>68,570</b>	
<b>Profit(Loss)</b>		<b>51,140</b>	<b>48,881</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,259</b>	<b>-0.2%</b>	<b>0</b>	<b>137,693</b>	<b>(86,553)</b>	
Interest Expense		15,934	16,500					566	3.4%	0	17,871	(1,937)	
Real Estate Taxes		28,739	31,200					2,461	7.9%	0	29,853	(1,114)	
Depreciation		79,392	83,502					4,110	4.9%	0	79,393	(1)	
Other Expense		0	0					0	0.0%	0	1,125	(1,125)	
<b>Total Other</b>		<b>124,066</b>	<b>131,202</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,136</b>	<b>5.4%</b>	<b>0</b>	<b>128,242</b>	<b>(4,176)</b>	
<b>Profit(Loss)</b>		<b>(72,926)</b>	<b>(82,321)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,395</b>	<b>-11.4%</b>	<b>0</b>	<b>9,451</b>	<b>(82,377)</b>	



Mt Pleasant Golf Club  
Summary Balance Sheet

ASSETS	April 2022	April 2021
<b>Cash</b>		
Operating & Payroll	178,629	470,066
Money Market	510,196	373,690
Restricted	314,325	84,715
House Banks	1,800	1,800
Course Petty Cash	200	200
<b>Total Cash</b>	<b>1,005,150</b>	<b>930,471</b>
<b>Receivables</b>		
Members	54,521	78,881
Other Receivables	0	1,500
Bad Debt Allowance	-2,530	-2,530
<b>Net Receivables</b>	<b>51,991</b>	<b>77,851</b>
<b>Other Assets</b>		
Inventories	18,203	22,569
Prepaid Expenses	43,943	19,627
Other Current Assets	1,000	49,429
<b>Total Other Assets</b>	<b>63,146</b>	<b>91,625</b>
<b>Total Current Assets</b>	<b>1,120,287</b>	<b>1,099,947</b>
<b>Fixed Assets</b>		
Land and Land Improvements	136,709	136,709
Buildings	548,403	548,403
Course Improvements	1,231,631	1,182,681
Course Equipment	679,436	606,560
Golf Carts	163,693	247,605
Office & EDP Equipment	125,585	124,438
Furniture Fixtures & Equip	330,897	266,089
Building Improvements	1,657,830	1,635,412
Less Accumulated Depreciation	-2,628,036	-2,684,875
<b>Total Fixed Assets</b>	<b>2,246,148</b>	<b>2,063,022</b>
<b>TOTAL ASSETS</b>	<b>3,366,435</b>	<b>3,162,969</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts Payable	105,817	181,918
Prepaid Food & Bev	143,837	124,775
Prepaid Member Dues	473,110	477,400
Ouimet Scholarship	15,157	14,917
Accrued Payroll	12,765	5,535
Leases Payable	241,803	90,739
Accrued Other	92,044	103,048
<b>Total Current Liabilities</b>	<b>1,084,533</b>	<b>998,332</b>
<b>Long Term Liabilities</b>		
Long Term Debt	690,203	736,068
Bonds Payable	0	0
<b>Total Long Term Liabilities</b>	<b>690,203</b>	<b>736,068</b>
<b>Equity</b>		
Retained Earnings Current YR	-72,926	9,451
Members Equity	1,664,625	1,419,118
<b>Total Equity</b>	<b>1,591,699</b>	<b>1,428,569</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,366,435</b>	<b>3,162,969</b>

Mt Pleasant Golf Club

Gross Margin - Bar Receipts

	2022		2021		2020		2019	
	Revenue	Cost of Sales \$	Revenue	Cost of Sales \$	Revenue	Cost of Sales \$	Revenue	Cost of Sales \$
November	\$ 34,918	\$ 9,599	\$ 21,701	\$ 12,387	\$ 39,230	\$ 15,845	\$ 39,913	\$ 12,376
December	\$ 27,432	\$ 12,065	\$ 11,650	\$ 6,832	\$ 30,095	\$ 5,369	\$ 31,181	\$ 9,750
January	\$ 25,836	\$ 7,446	\$ 11,608	\$ 4,714	\$ 29,634	\$ 11,369	\$ 20,259	\$ 3,204
February	\$ 24,645	\$ 9,438	\$ 15,672	\$ 6,350	\$ 31,622	\$ 13,438	\$ 30,687	\$ 14,621
March	\$ 30,554	\$ 18,385	\$ 17,489	\$ 10,397	\$ 19,436	\$ 10,450	\$ 37,290	\$ 12,492
April	\$ 49,254	\$ 18,786	\$ 35,548	\$ 20,859	\$ -	\$ -	\$ 37,285	\$ 23,123
May			\$ 52,222	\$ 22,460	\$ 2,889	\$ 1,009	\$ 51,397	\$ 20,125
June			\$ 73,186	\$ 20,241	\$ 42,039	\$ 16,033	\$ 67,275	\$ 14,498
July			\$ 61,144	\$ 23,439	\$ 58,401	\$ 23,580	\$ 65,953	\$ 26,212
August			\$ 52,478	\$ 9,729	\$ 55,761	\$ 10,889	\$ 57,502	\$ 11,986
September			\$ 52,695	\$ 17,712	\$ 42,334	\$ 8,101	\$ 53,745	\$ 16,201
October			\$ 51,836	\$ 13,171	\$ 32,845	\$ 18,636	\$ 41,009	\$ 5,292
YTD	\$ 192,639	\$ 75,719	\$ 457,229	\$ 168,291	\$ 384,286	\$ 134,719	\$ 533,496	\$ 169,880
April YTD*	\$ 192,639	\$ 75,719	\$ 113,668	\$ 61,539	\$ 150,017	\$ 56,471	\$ 196,615	\$ 75,566

\*Just Nov Thru April for each year

March Stock up for Course Opening

Cost of Sales %  
69.0%  
68.7%  
84.2%  
52.4%  
66.5%  
38.0%  
60.8%  
78.4%  
60.3%  
79.2%  
69.9%  
87.1%

Cost of Sales %  
59.6%  
82.2%  
61.6%  
57.5%  
46.2%  
0.0%  
65.1%  
61.9%  
59.6%  
80.5%  
80.9%  
43.3%

Cost of Sales %  
72.5%  
56.0%  
71.2%  
61.7%  
39.8%  
61.9%  
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Cost of Sales %  
68.2%  
61.6%

Cost of Sales %  
64.9%  
62.4%

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**Sean Moriarty**  
*Treasurer*

May 12, 2022

Mr. Jeffrey Pallis  
President & CEO  
DS Graphics  
120 Stedman Street  
Lowell, MA 01851

Dear Mr. Pallis,

I am writing on behalf of the board of directors and membership of Mount Pleasant Golf Club to call your attention to the general neglect and disrepair of the fence between our properties. There are loose posts and panels, and one entire panel that has fallen down completely – this is an eyesore and potential hazard to our members and guests. Moreover, next month we will be hosting one leg of the eighty-year-old Lowell City Golf Tournament, bringing players and guests from all over the area to our course the day of the tournament.

We call on you to address these repairs as soon as possible, as promised and agreed to by the 2011 Agreement signed by yourself and Mount Pleasant (attached). We trust that you will respond with your plans to repair the fence, and do so in a timely manner.

Thank you for your attention to this matter – we await your response.

Sincerely,

Bob McLeod  
Secretary  
Board of Directors  
Mount Pleasant Golf Club

Attachment: Agreement

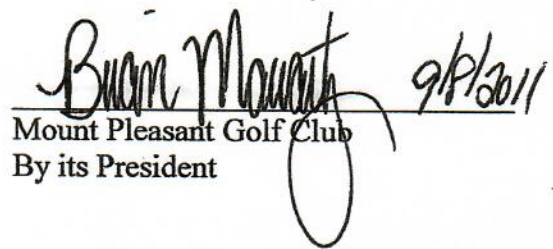
AGREEMENT

DATED: SEPTEMBER <sup>8<sup>th</sup></sup>, 2011

DS Graphics, Inc. and Mount Pleasant Golf Club hereby enter into this Agreement relative to a certain fence installation bordering the properties of the parties.

1. DS Graphics, Inc. will install a fence as indicated by the red line shown on the plan attached hereto as Exhibit "A" on or before November 15, 2011;
2. Said fence shall be eight feet high and the type shown on the attached Exhibit "B";
3. DS Graphics, Inc. agrees to maintain said fence in an appropriate aesthetic manner and will indemnify Mount Pleasant Golf Club for any costs incurred Mount Pleasant Golf Club due to DS Graphics, Inc.'s failure to maintain said fence;
4. Any existing trees that are removed during construction shall be replicated with four foot high spruce trees.

  
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DS Graphics, Inc.  
By its President

  
\_\_\_\_\_  
Mount Pleasant Golf Club  
By its President