

# 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 - DRAFT

Sunday, August 28, 2022

President Donna McMahon called the meeting to order at 6:04 p.m. with six (6) board members present and Brian Gleason, Ray Costello, Pat Donovan absent.

Sean Tully entered the meeting at 6:08 p.m.

NEW BUSINESS – Q3 REVIEW SEAN TULLY (taken Out of Order)

Sean relayed two recent requests he received: 1) from Lynn Smith to hold a party with food and music on the patio in late September or early October – agreed, as members may host gatherings but only on a shared, non-exclusive basis when using the patio; and 2) from operators of the knockout pool to use Mount Pleasant occasionally – denied, as this pool has no connection to Mount Pleasant.

Estimates were received to fill, seal, coat, and re-stripe the front parking lot this fall – agreed to fill the cracks this fall and look to schedule the balance of the work next spring; outside cribbage leagues will be starting on Mondays (9/12) and Wednesdays (9/15), initially on the sun porch – Dick Maloney's MP league to start Wednesdays in October in the downstairs lounge; several quotes received to upgrade the sprinkler heads upstairs, as required by code.

Brian Gleason entered the meeting at 6:12 p.m.

**Motion** by Sean Moriarty, seconded by John Goscola to acquire the necessary permits and proceed with the sprinkler upgrade on a cost-plus basis (\$50/head plus hourly install rate) to be completed by this November. Vote unanimous - Motion passed.

Ray Costello entered the meeting at 6:18 p.m.

Sean reported staffing is set as we move into the off season; functions continue to increase slowly;

the lounge has adopted a standard, 7 ounce wine glass to insure consistent service and margins; plans to attack the storage area(s) behind the stage this fall; Thursday night football will only be available on Amazon Prime this season – exploring options to have the games available downstairs; two possible capital projects for next year are upstairs carpeting and air conditioning (air handlers are circa 1978). The board thanked Sean for all his efforts and agreed to continue these discussions.

Sean Tully left the meeting at 6:32 p.m.

## SECRETARY

Minutes of the 7/20/22 regular meeting were presented for review.

**Motion** by Shaun McCarty, seconded by Sean Moriarty to accept the 7/20/22 minutes as amended. Vote unanimous - Motion passed.

## Correspondence

- From Barbara Dunsford and LHS '69 re recent reunion, thank you to Mount Pleasant and especially to Sean Tully for all he does – accepted and placed on file;
- From Chelmsford Police Athletic League, request for a donation for their annual fundraiser, from Dave MacKenzie;
- Request from the Kristy Williams Memorial Foundation to post a notice, from Declan Regan – agreed to post on a limited basis;
- From NGRID, letter re commencement of work – placed on file, joint meeting scheduled for October 5th;
- From Frank Burgess, resigning Social membership - accepted;
- From Warren Long, resigning Social membership - accepted;
- From Michael Bostwick, resigning Social membership - accepted;
- From Ryan Coakley, resigning Social membership - accepted;
- From Corey Powderly, application for Social membership;
- From Mike Correa, application for Social membership.

## Membership

The following candidates are submitted for membership:

- Corey Powderly – Social
- Mike Correa – Social

**Motion** by Sean Moriarty, seconded by Sean Casey to accept the two (2) Social members, and approve the above donation of a foursome with carts to CPAL. Vote unanimous - Motion passed.

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

## TREASURER'S REPORT

Sean reported the deficit is closing slightly; membership participation continues to be strong as bar revenue, greens fees, and cart fees are over budget in July; course maintenance and repairs are up, as are house salaries; capital expenses at \$110K, e.g., coolers, water heater, course improvements (#9 tee), patio furniture, etc. – approximately \$40K was ‘unplanned’ (water heater, tree work, etc.), a reminder that we must temper desirable annual improvements with necessary and unplanned requirements.

On Wednesday the 17<sup>th</sup> Sean met with the Finance Review Committee and reviewed concerns particularly regarding house salaries, capital projects, and the budget process – generally everyone is on the same page and working towards establishing a post-COVID budget model; he also spoke with Attorney Kevin Murphy regarding the NGRID project in light of cost increases incurred due to the one year delay they instituted – agreed to have Kevin revisit the payment schedule as a result

**Motion** by Brian Gleason, seconded by Shaun McCarty to accept the Treasurer's report.  
Vote unanimous - Motion passed.

## HOUSE COMMITTEE

Shaun touched on upcoming events such as the Pro's party and social events (music/entertainment, new Queen of Clubs, dueling pianos, etc.) and is working on a calendar of upcoming events; working to coordinate scheduling the upstairs during winter, to try to incorporate outside events with golf simulator activities; looking to replace the current water/ice machine with an outdoor unit for next spring – also to replace the downstairs entry doors.

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

## GREENS COMMITTEE

Ray reported Chuck has started aerating tees and approach areas, greens are on track for the 12<sup>th</sup> and 13<sup>th</sup> to insure a speedy recovery; three (3) dead trees on # 2 have been noted and added to list, pending schedules and budget; turnaround between # 3 green and # 4 tee to be scheduled for next year (wall and plantings); two (2) staff have left (returned to school), will revisit staffing levels and possible upgrades over the winter; agreed to engage outside, professional advice on course design regarding the space between # 8 and # 9, and likely for # 4 post NGRID.

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

## TOURNAMENT COMMITTEE

Brian reported the following tournament results:

### Club Championships

Club Champion – Molly Smith  
Men's 1<sup>st</sup> Flight Champion – Tom Lamond  
Women's Club Champion – Morgan Smith  
Senior Men's Champion – Ken Gys and Bill Silk (tied)  
Senior Women's Champion – Andrea Dutile  
Junior Boy's Champion (16 to 18 yrs.) – Steve Betty  
Junior Boy's Champion (15 & Under) – Owen Dowd  
Junior Girl's Champion – Maddie Smith

### Father/Son/Daughter Championship

Father/Son – Ken and Evan Gys tied with Larry and Jason Howarth  
Father/Son – John and Dylan Kuczek tied with Brian and Liam Gleason  
Father/Son (9 holes) – T. Clarke and F. Comeau  
Father/Son (Guest/Limited) – Dan Walsh and N. Walsh  
Father/Daughter – Brian Campbell and Brooke Weza  
Father/Daughter (9 Holes) – M. McMahon and E. McMahon

### Over 50/Under 50

Bill and Brad Daly

### Junior Cities

Boys (16 to 18 yrs.) – MP Medalist Ben Morgan  
Boys (13 to 15 yrs.) – MP Medalist Thomas Woodlock  
Girls Division – Champion Maddie Smith

### One Day Member/Member

Jamie Desmaris and Mike Sancartier

Next year the Over 50/Under 50 will not be scheduled the same weekend as the Senior Club Championship; the Beef Stew Open is set for Sunday (10/30), the Patriots play at 1:30 p.m.; the Two-Day Member/Member signup dates are up, preparations are underway; the Oktoberfest will return to a regular tournament format with foursomes, etc.;

**Motion** by Shaun McCarty, seconded by Sean Casey to accept the Tournament report.  
Vote unanimous - Motion passed.

## COMMUNICATIONS COMMITTEE

Sean Casey reported email blasts are going out, will post dates and notice of greens aeration, also the Two-Day Member/Member information, and reminder to members to please not cut across # 8 and # 9 fairways on the way to # 2 tee box.

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

Brian Gleason left the meeting at 7:49 p.m.

#### OLD BUSINESS

Exploratory Committee (Upstairs) – Status

Pat absent – no report

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

Still awaiting additional quotes.

Membership/Bylaws Committee

Last meeting postponed – rescheduled for September.

#### NEW BUSINESS

Q3 Review – Sean Tully

Taken Out of Order

Q3 Review – Chuck Malatesta

Rescheduled

NGRID Project

Covered in Treasurer's Report.

#### MISCELLANEOUS

The Treasurer and Finance Review Committee have been reviewing Initiation Fees (last updated in the 1990's and are considering proposing an increase (e.g., to \$5K for Regular membership and \$2.5K for Limited membership – with current Limited members grandfathered at current rates). Also reviewing dues and historical increases, payment schedules, white card fees, etc.

Joint meeting scheduled for October 5<sup>th</sup> with the board of directors and representatives of NGRID, also attending will be Kevin Murphy, Jerry Foley, and Chuck Malatesta, to review the upcoming pipeline project

There being no further business,

**Motion** by Sean Moriarty, seconded by Sean Casey to adjourn. Vote unanimous - Motion passed. The meeting was adjourned at 8:18 p.m.

NEXT MEETING  
Wednesday, September 21, 2022  
At 6:30 p.m.

Respectfully Submitted,

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Bob McLeod,  
Secretary

**Mt Pleasant Golf Club**  
**Financial Summary & Notes**  
**July 31, 2022**

REVENUES	DEPT	THIS YEAR			YEAR END	Forecast	Budget Better (Worse)	Year over Year 2021	Year over Year 2022 vs 2021
		YTD	BUDGET	FORECAST					
Dues & Assessments		681,844	688,694			(6,850)	-1.0%	747,883	(66,039)
Initiation Fees		15,200	0			15,200	100.0%	49,000	(33,800)
Late Fees		6,200	8,000			(1,800)	100.0%	8,100	(1,900)
Bar Income		422,962	334,000			88,962	26.6%	300,220	122,742
ATM Income		1,613	2,200			(587)	100.0%	1,227	386
Cart Rental Income		94,015	84,000			10,015	11.9%	82,482	11,533
Greens Fee Income		47,518	42,500			5,018	11.8%	51,480	(3,962)
F&B Card Income		10,242	6,000			4,242	100.0%	15,645	(5,403)
Interest Income		286	900			(614)	0.0%	599	(313)
Hall Rental		17,400	9,000			8,400	0.0%	-100	17,500
Linen Rental		7,450	4,500			2,950	0.0%	700	6,750
Donation Income		64	0			64	0.0%	6,103	(6,039)
Other Income		5	1,800			(1,795)	0.0%	3,745	(3,740)
<b>DEPARTMENTAL REVENUES</b>		<b>1,304,799</b>	<b>1,181,594</b>	<b>0</b>	<b>0</b>	<b>123,205</b>	<b>10.4%</b>	<b>1,267,084</b>	<b>37,715</b>
COGS-Bar		147,213	108,751			(38,462)	-35.4%	127,680	19,533
COGS-Kitchen		3,000	8,000			5,000	100.0%	6,237	(3,237)
COGS-Function		2,842	3,375			533	100.0%	1,541	1,301
Course		398,568	343,946			(54,622)	-15.9%	320,876	77,692
House		261,347	233,269			(28,078)	-12.0%	219,540	41,807
Tournament		145,730	147,309			1,579	1.1%	137,949	7,781
General & Administrative		204,028	179,504			(24,524)	-13.7%	198,538	5,490
<b>DEPARTMENTAL EXPENSES</b>		<b>1,162,728</b>	<b>1,024,154</b>	<b>0</b>	<b>0</b>	<b>(138,574)</b>	<b>-13.5%</b>	<b>1,012,361</b>	<b>150,367</b>
<b>Profit(Loss)</b>		<b>142,071</b>	<b>157,440</b>	<b>0</b>	<b>0</b>	<b>(15,369)</b>	<b>-3.1%</b>	<b>254,723</b>	<b>(112,652)</b>
Interest Expense		23,730	24,750			1,020	4.1%	26,120	(2,390)
Real Estate Taxes		43,066	46,800			3,734	8.0%	44,934	(1,868)
Depreciation		119,088	125,253			6,165	4.9%	119,089	(1)
Other Expense		0	0			0	0.0%	2,299	(2,299)
<b>Total Other</b>		<b>185,884</b>	<b>196,803</b>	<b>0</b>	<b>0</b>	<b>10,919</b>	<b>5.5%</b>	<b>192,442</b>	<b>(6,558)</b>
<b>Profit(Loss)</b>		<b>(43,812)</b>	<b>(39,363)</b>	<b>0</b>	<b>0</b>	<b>(4,449)</b>	<b>11.3%</b>	<b>62,281</b>	<b>(106,093)</b>

**Mt Pleasant Golf Club**  
**Financial Summary & Notes**  
**July 31, 2022**

**Detail Snap Shot - Key Expense Accounts**

Course Expense	DEPT	July 2022 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		207,875	203,043	(4,832)
Employee Insurance		13,595	15,450	1,855
Course Seed & Fertilizer		72,963	48,000	(24,963)
Equipment R&M		17,390	18,000	610
Course R&M		54,301	22,315	(31,986)
Course Fuel		11,947	8,500	(3,447)
Totals		378,071	315,308	(62,763)

Course Damage

Course Damage

House Expense	DEPT	July 2022 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar		72,525	43,046	(29,479)
Salaries & Wages - House		82,076	79,983	(2,093)
Employee Insurance		22,085	50,273	28,188
House Service Contracts		38,838	16,497	(22,341)
House R&M		18,250	16,000	(2,250)
House Supplies		10,214	10,503	289
Totals		243,988	216,302	(27,686)

Bar Increase, Extra Functions, Head Bartender not expected to Spring

K Mungovan budgeted for Full year, Gael on medicare. New plan in place for May. n  
 Snow & Ice (\$7K), Final Waste (\$2K), Cleaning (\$9K), Security \$2.5K)

Tournament Expense	DEPT	July 2022 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		110,194	110,140	(54)
Employee Insurance		13,289	7,695	(5,594)
Cities Expense		2,131	3,500	1,369
2 Day Member Guest		1,711	1,500	(211)
Misc Expense		5,452	1,800	(3,652)
Totals		132,777	124,635	(8,142)

Chris Gentle

Foretees \$4,400, Biancos \$800 Smoker

G&A	DEPT	July 2022 YTD		
		ACTUAL	BUDGET	VARIANCE
Mass Unemployment		8,839	5,625	(3,214)
Bad Debt		6,830	6,003	(827)
Computer Software		18,090	13,500	(4,590)
Credit Card Fees		14,766	11,997	(2,769)
Club Liability Insurance		37,925	31,872	(6,053)
BOD Expense		6,264	5,850	(414)
Bookkeeping		8,520	9,000	480
RE Taxes		43,065	46,800	3,735
Electric		51,265	39,753	(11,512)
Gas		9,614	10,503	889
Telecommunications		12,338	11,250	(1,088)
Totals		217,516	192,153	(25,363)

Rate Increase due to COVID Layoffs

\$2,498 Veterans Day

Inflation+ Nexamp

Comcast and Phone



Mt Pleasant Golf Club  
Summary Balance Sheet

ASSETS	July 2022	July 2021
<b>Cash</b>		
Operating & Payroll	62,984	292,262
Money Market	316,241	150,105
Restricted	316,259	314,221
House Banks	0	0
Course Petty Cash	0	0
<b>Total Cash</b>	<b>695,484</b>	<b>756,588</b>
<b>Receivables</b>		
Members	33,016	24,598
Other Receivables	0	1,500
Bad Debt Allowance	-2,530	-2,530
<b>Net Recievables</b>	<b>30,486</b>	<b>23,568</b>
<b>Other Assets</b>		
Inventories	18,203	22,569
Prepaid Expenses	40,199	28,092
Other Current Assets	1,000	1,000
<b>Total Other Assets</b>	<b>59,402</b>	<b>51,661</b>
<b>Total Current Assets</b>	<b>785,372</b>	<b>831,817</b>
<b>Fixed Assets</b>		
Land and Land Improvements	136,709	136,709
Buildings	553,702	548,403
Course Improvements	1,243,071	1,186,681
Course Equipment	679,436	606,560
Golf Carts	163,693	454,965
Office & EDP Equipment	125,585	124,438
Furniture Fixtures & Equip	339,274	266,089
Building Improvements	1,657,830	1,644,612
Less Accumulated Depreciation	-2,667,732	-2,724,572
<b>Total Fixed Assets</b>	<b>2,231,568</b>	<b>2,243,885</b>
<b>TOTAL ASSETS</b>	<b>3,016,940</b>	<b>3,075,702</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts Payable	65,107	69,537
Prepaid Food & Bev	81,115	53,282
Prepaid Member Dues	251,303	237,942
Quimet Scholarship	0	157
Accrued Payroll	17,312	13,578
Leases Payable	211,918	249,108
National Grid Easement	84,713	0
Accrued Other	4,841	235,503
<b>Total Current Liabilities</b>	<b>716,309</b>	<b>859,107</b>
<b>Long Term Liabilites</b>		
Long Term Debt	680,068	723,243
Bonds Payable	0	0
<b>Total Long Term Liabilities</b>	<b>680,068</b>	<b>723,243</b>
<b>Equity</b>		
Retained Earnings Current YR	-44,061	62,281
Members Equity	1,664,624	1,431,071
<b>Total Equity</b>	<b>1,620,563</b>	<b>1,493,352</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,016,940</b>	<b>3,075,702</b>