

# 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, October 26, 2022

President Donna McMahon called the meeting to order at 6:30 p.m. with seven (7) board members present, and Sean Casey and Pat Donovan absent.

John Bukala entered the meeting at 6:33 p.m.

### NEW BUSINESS - FINANCE REVIEW COMMITTEE - John Bukala (Taken Out of Order)

Chairperson John Bukala reported the committee recently met with the Treasurer and reviewed the September and year to date results, as well as the draft 2023 budget; this year's budget suffered due to weather conditions and extraordinary price increases, but was compensated to some degree by solid revenue growth and member support; the committee agrees with and supports the proposed 5% increase in dues, feeling this will in part adjust for across the board price increases, and protect our reserves.

Pat Donovan and Sean Casey entered the meeting at 6:38 p.m.

John also acknowledged that Dan Moynihan, one of the original appointees to the Finance Review Committee when it was created, was stepping down and a replacement will be suggested; the board thanked John and the committee for their hard work and advice during the preceding year.

John Bukala left the meeting at 6:44 p.m.

### SECRETARY

Minutes of the 9/21/22 regular meeting and the 10/5/22 special meeting were presented for review.

**Motion** by Pat Donovan, seconded by Ray Costello to accept the above minutes. Vote

unanimous - Motion passed.

## Correspondence

- From NGRID/Boston Gas Company, seeking to start the pipeline project on Monday (10/31) instead of Tues. (11/1) to gain a full week's work - accepted, placed on file;
- From Lowell Planning Board - Public Hearing on November 7, 2022 re 70 Wilbur Street and Tastebud Farms, LLC application – placed on file;
- From Greater Lowell Family YMCA - thank you for supporting and contributing to their Annual Tailgate Fundraiser – accepted, placed on file;
- From Alternative House - thank you for supporting and contributing to their 26<sup>th</sup> Annual Golf Classic Fundraiser - - accepted, placed on file;
- From Dan Moynihan – resigning from the Finance Review Committee after having served since its inception several years ago - accepted;
- From Dracut High School Senior's Night Fundraiser a request for a donation of a foursome with carts, from Kristen and Charlie Woods;
- From the Kristy Woods Memorial Foundation a request for a donation of a foursome with carts, from Declan Regan;
- Request to waive the hall rental fee for the LHS '70 Reunion on November 19, 2022, from John Bukala and Donna McMahon;
- Request to waive the hall rental fee for Power of Flowers volunteer luncheon on November 10, 2022 from 11:00 a.m. to 2: 00 p.m., from Donna McMahon;
- From Caden Daley, application for Youth membership – placed on file (no openings at present);
- From Matt Rossetti, renewing his application for Youth membership – remains on file (no openings at present);
- From Mike Brown, resigning Social membership - accepted;
- From Brian Molinari, resigning Social membership - accepted;
- From Jeff Stackpole, application for Social membership;
- From Don Cusano, application for Social membership;
- From Frani Dodge, application for Social membership;
- From Gary Nolan, application for Social membership;
- From Brett Nolan, application for Social membership;
- From Kristen Sage, application for Social membership;
- From Brett Campbell, requesting a change from Regular A (Domestic Partner) to Regular AB membership.

**Motion** by Shaun McCarty, seconded by Brian Gleason to approve the four requests for donations as listed above (two foursomes and two hall waivers). Vote unanimous - Motion passed

## Membership

The following six (6) candidates are submitted for Social membership:

- Jeff Stackpole – Social
- Don Cusano – Social

- Frani Dodge – Social
- Gary Nolan - Social
- Brett Nolan – Social
- Kristen Sage - Social

**Motion** by Sean Casey, seconded by Pat Donovan to accept the six (6) Social members as listed above. Vote unanimous - Motion passed.

The following Socials are two years in arrears and submitted for expulsion

- Patrick Flaherty (#287)
- George Bertos (# 354)
- Brian Flanders (# 036)
- James Heelon (# 420)
- Donald McNaught (# 643)
- Roger Ploof, Jr (# 845)
- Paul Kennedy (# 764)
- Ken Kydd (# 131)
- Eric Burgess (# 156)
- Gary Lavelle (# 260)
- Anthony Priest (# 214)
- James Hoey (# 424)
- Joseph Russo (# 431)
- Dan Shanahan (# 558)
- Gregory Doyle (# 568)
- Patrick Bianco (# 596)
- Robert Hoar (# 746)
- Sabrina Atinkan (# 798)
- Jared Breton (# 823)
- Donna Rice (# 847)
- Marty Tighe (# 896)
- Anthony Faletra (# 254)
- Peter Doyle (# 581)

**Motion** by Brian Gleason, seconded by Sean Casey to expel the twenty-three (23) Social members two years in arrears as listed above. Vote unanimous - Motion passed.

The following changes are submitted:

- Leo Mendes – Regular A to Senior A
- Pat Murphy – Regular AB to Senior AB
- Leo Shaughnessy – Regular A to Senior A
- Bob Vines – Regular A to Senior A
- Ray Costello – Regular A to Senior A
- Brett Campbell – Regular A to Regular AB

**Motion** by John Goscila, seconded by Sean Moriarty to approve the six (6) member changes as listed above. Vote unanimous - Motion passed.

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

### TREASURER'S REPORT

Financials were distributed for review and are attached; overall outlook is positive with tournaments and events such as the clock dedication doing very well; upstairs hall activity has doubled; revenue is up thanks to member support from June through October (carts, greens fees, bar activity, etc.), as are expenses – both of these are better reflected in next year's budget; received a City of Lowell invoice for \$16K (water usage June through September- absolutely necessary to get the course through the season).

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

### HOUSE COMMITTEE

Shaun McCarty reported the plumber is scheduled to install sprinkler heads next week; last Saturday's Octoberfest (10/22) was a success and continued well into the evening – special thanks to Dan Hickey; Ed McCarron will be playing piano this coming Saturday (10/29); working to book Mike Gacek and Emily Desmond in the near future; kitchen agreement with Bianco's has ended (no set hours, no subsidy, etc.), working on an ad hoc basis for occasional days, evenings, dinners, etc.; also need to come to a clear agreement on the use and scheduling of the upstairs hall this winter, between Sean T booking and hosting events versus Joel booking leagues and simulator activity.

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

### GREENS COMMITTEE

Ray reported the crew is entering their quiet period – they continue to blow and clear leaves, cut and roll the greens, fence repairs have been completed (#6), down to five full time staff, soon to be three; Ray met with Chuck and presumptive nominee Jim Moriarty regarding budget preparations for 2023.

Ray also had a drawing of proposed improvements to # 8, including adding three mature trees between #8 and #9 fairways, adding a raised, grass 'berm' area on the left side of #8 (just inside where the car path between #8 and #9 ends), and removing several trees left of #8 tee box in front of the barn; all agreed that scheduling was critical to success (likely November or March/April to allow for heavy equipment and optimum tree planting) and to notify the membership; if this November, we need to commit by this Friday(10/28), otherwise next spring.

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

### TOURNAMENT COMMITTEE

Brian reported Chris Gentle has submitted his resignation – he plans to regain his amateur status, reapply for membership at Mount Pleasant, and enter private sector employment – we wish him all the best; Mount Pleasant retained the Vaughan Cup, 21.5 to 14.5; Neary Cup Champions are Phil Regan and Chris Finneral; Keegan Cup Champions are Brooke and Ed Weza; Beef Stew Open is set for Sunday (10/30), Veteran’s Appreciation Day for Friday, November 11<sup>th</sup>.

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

### COMMUNICATIONS COMMITTEE

Sean Casey reported posting activity is ticking up as off-season events ramp up; site and mailings are up to date; planning for regular Monday and Friday email blasts; Trivia starts the first Friday in November.

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

### OLD BUSINESS

Exploratory Committee (Upstairs) – Status

Pat reported they are due to meet next week – more details next month.

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

Fence has been repaired, seeking reimbursement from DS Graphics.

NGRID Update

Status update distributed to members on October 8<sup>th</sup>, will continue as necessary.

Membership/Bylaws Committee

The committee submitted a summary report along with a proposal to effectively change three (3) bylaws (attachments), to be presented at the Annual Meeting.

**Motion** by Ray Costello, seconded by Sean Moriarty to accept the Committee report and support the proposed bylaw changes as written and presented. Vote seven (7) Yea's, two (2) Abstentions (Gleason and McCarty) - Motion passed.

#### Greens Fees

Agreed to lower greens fees to \$25.00 effective November 1<sup>st</sup>.

### NEW BUSINESS

#### Finance Review Committee – John Bukala (Taken Out of Order)

Complete

#### Budget Review and Approval

Sean Moriarty presented the proposed budget as reviewed and approved by the Treasurer and the Finance Review Committee, highlights include: the 2023 budget is set to break even at approximately \$1.9M; a 5% increase in dues for all but Social memberships; a 3% raise for full time employees (not receiving tips); an increase in course repair & maintenance from \$20K to \$ 40K; an increase in F&B accounts; Chuck will purchase three tarps at \$7.5K and a slice seeder at \$14K (12 payments over two years) for greens, and will receive a mower approved last year (30 payments over five years); annual capital lease payments will then approach \$91K, covered by depreciation; additional funds from NGRID will be used for restoration and improvements to #4 when the pipe line project is complete; other improvements include #8 fairway and seal coating and striping the parking lot.

Dues statements will go cut the first week in November to give members advance notice, first payment is till due January 15<sup>th</sup>; payment may be made by credit card (no fees); Youth and Junior dues are payable April 15<sup>th</sup>; there will be no waiver of late fees once imposed; Initiation fees are being reviewed (haven't increased in 18 years) and will likely be increased for new applicants.

**Motion** by Brian Gleason, seconded by Ray Costello to approve the 2023 budget as presented and recommended by the Finance Review Committee, to include a 5% increase in dues for all categories of membership except Socials. Vote unanimous - Motion passed.

#### Annual Meeting Preview

There was a brief discussion of the annual meeting roles and responsibilities.

MISCELLANEOUS.

Advisor John Goscola announced he was not seeking reelection, and the board thanked John for his efforts and service this past year.

Pat Donovan and Sean Casey both expressed concerns about the junior golf programs going forward, particularly in light of Chris Gentle's resignation, and offered to help develop volunteer programs if need be.

Donna McMahon discussed naming the Ladies Club Championship Trophy after Clarissa Samuels.

There being no further business,

**Motion** by Pat Donovan, seconded by Sean Moriarty to adjourn. Vote unanimous - Motion passed. The meeting was adjourned at 9:04 p.m.

NEXT MEETING  
Monday, November 21, 2022  
At 7:00 p.m.

Respectfully Submitted,

\_\_\_\_\_  
Bob McLeod,  
Secretary

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

REVENUES	DEPT	THIS YEAR			Actual vs Better (Worse)	Forecast	Year over Year	
		YTD	BUDGET	FORECAST			BUDGET	2021
		ACTUAL	BUDGET	FORECAST	\$	%	\$	Inc(Dec)
Dues & Assessments		848,734	847,426		1,308	0.2%	0	907,392 (58,658)
Initiation Fees		15,200	0		15,200	100.0%	0	49,500 (34,300)
Late Fees		6,100	8,000		(1,900)	100.0%	0	8,100 (2,000)
Bar Income		560,689	443,000		117,689	26.6%	0	405,393 155,296
ATM Income		2,233	2,800		(567)	100.0%	0	2,200 33
Cart Rental Income		138,172	124,000		14,172	11.4%	0	124,205 13,967
Greens Fee Income		75,679	72,500		3,179	4.4%	0	83,715 (8,036)
F&B Card Income		10,242	6,000		4,242	100.0%	0	15,645 (5,403)
Interest Income		284	1,100		(816)	0.0%	0	338 (54)
Hall Rental		22,900	11,000		11,900	0.0%	0	4,050 18,850
Linen Rental		9,400	0		9,400	0.0%	0	1,600 7,800
Donation Income		0	0		0	0.0%	3,745	6,103 (6,103)
Other Income		362	2,200		(1,838)	0.0%	0	123,465 (123,103)
<b>DEPARTMENTAL REVENUES</b>		<b>1,689,995</b>	<b>1,518,026</b>	<b>0</b>	<b>171,969</b>	<b>11.3%</b>	<b>3,745</b>	<b>1,731,706 (41,711)</b>
COGS-Bar		189,079	144,241		(44,838)	-31.1%	0	155,120 33,959
COGS-Kitchen		6,000	12,000		6,000	100.0%	0	8,737 (2,737)
COGS-Function		3,770	4,125		355	100.0%	0	2,274 1,496
Course		491,341	415,259		(76,082)	-18.3%	0	398,645 92,696
House		318,547	268,466		(50,081)	-18.7%	0	277,532 41,015
Tournament		191,727	193,716		1,989	1.0%	0	183,000 8,727
General & Administrative		260,312	216,122		(44,190)	-20.4%	0	234,371 25,941
<b>DEPARTMENTAL EXPENSES</b>		<b>1,460,775</b>	<b>1,253,929</b>	<b>0</b>	<b>(206,846)</b>	<b>-16.5%</b>	<b>0</b>	<b>1,259,679 201,096</b>
<b>Profit(Loss)</b>		<b>229,220</b>	<b>264,097</b>	<b>0</b>	<b>(34,877)</b>	<b>-5.2%</b>	<b>3,745</b>	<b>472,027 (242,807)</b>
Interest Expense		28,975	30,250		1,275	4.2%	0	31,374 (2,399)
Real Estate Taxes		52,907	57,200		4,293	7.5%	0	54,887 (1,980)
Depreciation		145,552	183,337		37,785	20.6%	132,321	176,478 (30,926)
Other Expense		0	0		0	0.0%	1,051	-749 749
<b>Total Other</b>		<b>227,434</b>	<b>270,787</b>	<b>0</b>	<b>43,353</b>	<b>16.0%</b>	<b>133,372</b>	<b>261,990 (34,556)</b>
<b>Profit(Loss)</b>		<b>1,786</b>	<b>(6,690)</b>	<b>0</b>	<b>8,476</b>	<b>-126.7%</b>	<b>(129,627)</b>	<b>210,037 (208,251)</b>



Mt Pleasant Golf Club  
Summary Balance Sheet

ASSETS	September	September
Cash	2022	2021
Operating & Payroll	73,327	150,727
Money Market	136,265	150,118
Restricted	331,274	314,247
House Banks	1,800	1,800
Course Petty Cash	200	200
<b>Total Cash</b>	<b>542,866</b>	<b>617,092</b>
<b>Receivables</b>		
Members	19,301	18,678
Other Receivables	0	0
Bad Debt Allowance	-2,530	-2,530
<b>Net Recievables</b>	<b>16,771</b>	<b>16,148</b>
<b>Other Assets</b>		
Inventories	18,203	22,569
Prepaid Expenses	25,855	13,978
Other Current Assets	1,000	39,500
<b>Total Other Assets</b>	<b>45,058</b>	<b>76,047</b>
<b>Total Current Assets</b>	<b>604,695</b>	<b>709,287</b>
<b>Fled Assets</b>		
Land and Land Improvements	136,709	136,709
Buildings	553,702	548,403
Course Improvements	1,243,071	1,187,231
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	1,644,613
Less Accumulated Depreciation	-2,694,196	-2,751,036
<b>Total Fixed Assets</b>	<b>2,205,104</b>	<b>2,217,972</b>
<b>TOTAL ASSETS</b>	<b>2,809,799</b>	<b>2,927,259</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts Payable	36,616	60,668
Prepaid Food & Bev	66,996	45,007
Prepaid Member Dues	83,253	79,363
Ouimet Scholarship	0	157
Accrued Payroll	10,502	8,000
Leases Payable	190,869	245,918
National Grid Easement	84,713	84,713
Accrued Other	-13,517	14,315
<b>Total Current Liabilities</b>	<b>459,432</b>	<b>538,141</b>
<b>Long Term Liabilites</b>		
Long Term Debt	673,361	713,437
Bonds Payable	0	0
<b>Total Long Term Liabilities</b>	<b>673,361</b>	<b>713,437</b>
<b>Equity</b>		
Retained Earnings Current YR	1,786	210,037
Members Equity	1,675,220	1,465,644
<b>Total Equity</b>	<b>1,677,006</b>	<b>1,675,681</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,809,799</b>	<b>2,927,259</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	72.5%	\$ 21,701	42.9%	\$ 39,230	59.6%	\$ 39,913	69.0%
December	\$ 27,432	56.0%	\$ 11,650	41.4%	\$ 30,095	82.2%	\$ 31,181	68.7%
January	\$ 25,836	71.2%	\$ 11,608	59.4%	\$ 29,634	61.6%	\$ 20,259	84.2%
February	\$ 24,645	61.7%	\$ 15,672	59.5%	\$ 31,622	57.5%	\$ 30,687	52.4%
March	\$ 30,554	39.8%	\$ 17,489	40.6%	\$ 19,436	46.2%	\$ 37,290	66.5%
April	\$ 49,254	61.9%	\$ 35,548	41.3%	\$ -	0.0%	\$ 37,285	38.0%
May	\$ 71,818	68.1%	\$ 52,222	57.0%	\$ 2,889	65.1%	\$ 51,397	60.8%
June	\$ 82,891	68.5%	\$ 73,186	72.3%	\$ 42,039	61.9%	\$ 67,275	78.4%
July	\$ 75,613	73.1%	\$ 61,144	61.7%	\$ 58,401	59.6%	\$ 65,953	60.3%
August	\$ 64,283	65.9%	\$ 52,478	81.5%	\$ 55,761	80.5%	\$ 57,502	79.2%
September	\$ 73,444	75.3%	\$ 52,695	66.4%	\$ 42,334	80.9%	\$ 53,745	69.9%
October		#DIV/0!	\$ 51,836	74.6%	\$ 32,845	43.3%	\$ 41,009	87.1%
YTD	\$ 560,688	67.0%	\$ 457,229	63.2%	\$ 384,286	64.9%	\$ 533,496	68.2%
June YTD*	\$ 560,688	67.0%	\$ 405,393	61.7%	\$ 351,441	67.0%	\$ 492,487	66.6%

\*Just Nov Thru September for each year

March Stock up for Course Opening

# Mount Pleasant Golf Club

141 Staples Street  
Lowell, Massachusetts 01851

*Established 1910*

*(978) 452-8228*

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November 14, 2022

## **NOTICE**

In accordance with Article IV, Section 4 of the By-Laws of Mount Pleasant Golf Club, the following members have been nominated as Officers and Directors by the Nominating Committee for 2022-2023:

**President – Donna McMahon**  
**Vice-President – Pat Donovan**  
**Secretary – Bob McLeod**  
**Treasurer – Sean Moriarty**  
**Greens Committee Chairperson – Jim Moriarty**  
**Tournament Committee Chairperson – Brian Gleason**  
**House Committee Chairperson – Diane Murphy**  
**Communications Committee Chairperson – Mike Soha**  
**Advisor – Tom Lamond**

Also, the following members appeared before the Nominating Committee and, although not nominated by the Committee, would like their name on the ballot:

**Vice President – John Johnson**  
**Communications Chair – Shaun McCarty**  
**Advisor – Dennis Moriarty**

Respectfully Submitted,

Bob Ware  
Nominating Committee Chairperson