

# Mount Pleasant Golf Club

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

*Established 1910*

**Donna McMahon**  
*President*

**Pat Donovan**  
*Vice-President*

**Bob McLeod**  
*Secretary*

*(978) 452-8228*

**Sean Moriarty**  
*Treasurer*

## **Board of Directors Regular Meeting \***

Monday, June 26, 2023

President Donna McMahon called the meeting to order at 6:30 p.m. with eight (8) board members present, and Shaun McCarty absent.

At 6:30 p.m. Joel Jenkins entered the meeting

NEW BUSINESS – Joel Jenkins Q2 Review (Taken Out of Order)

There was a discussion of Social members and the appropriate amount of play, as well as people using the system (e.g., playing as Socials, then Guests, etc.) – discussed a possible Social Members Night to cover rules and protocols; reviewed opening up the Member/3 Guests to maximize play and revenue; review of Member/2 Day food – need to improve communications and expectations with kitchen; some issues with weaving in golfers making the turn with scheduled tee times – mostly a staff issue with training; need additional divot cylinders for walkers; suggested implementing staff name tags to facilitate communication; lesson area should be maintained with any equipment stored away when not in use; staff should be more cognizant of slow play, and move golfers along when needed (golfers should call Pro Shop with issues); issue of a guest misbehaving during a recent Member/Guest and being allowed to continue play – Pro Shop staff must be on duty as professionals during events.

Finally, there will be a proclamation Tuesday night at the City Council meeting celebrating Mount Pleasant as the team champions of the 100<sup>th</sup> City Tournament.

At 7:06 p.m. Joel Jenkins left the meeting.

Note: Members must be responsible for their Guests, be it drinking, golf carts, accurate handicaps, or just general behavior.

At 7:15 Sean Tully entered the meeting.

## NEW BUSINESS – Sean Tully Q2 Review & Monthly Status

Sean reported June has been a very busy month both upstairs and down, particularly the City Tournament and related events; staffing picking up as season develops; house cleaning and maintenance continues, plans to have the carpets done; Gael is increasing duties; cleaner (Mike) is in every early day; plans to power wash the showers; new dishwasher is in (issues with cold water line) – Mike stated kitchen dishwasher is okay; Bose speakers have been returned, awaiting rebate check; upstairs kitchen scheduled for post Cities cleanup; elevator has been inspected and is okay; worked with Mike on loading kitchen items into computer system; agreed that Sean and Mike need to improve daily communication; counter and rack in walk-in cooler needs to be deep cleaned immediately; draft of employee handbook is available; all agreed to retain the Coke machine on the sun porch.

At 7:43 p.m. Sean Tully left the meeting.

## SECRETARY – Bob McLeod

Minutes of the 5/24/23 regular meeting were presented for review.

**Motion** by Jim Moriarty, seconded by Dennis Moriarty to accept the minutes of the 5/24/23 regular meeting as presented. Vote unanimous - Motion passed.

## Correspondence

- From Lowell Youth Lacrosse, request for a donation for their annual fundraiser, from Gary Walsh;
- From the LHA Lowell Youth Activities Program (LYAP) a request for a monetary donation to attend their annual scholarships awards – place on file;
- Request to waive the hall fee for long time member Mrs. Quirbach's 90<sup>th</sup> birthday celebration, from Pat Donovan;
- From Rutland Nurseries, Inc. a request to negotiate an agreement regarding space and access to our property on Wilbur Street (access to MP nursery, port-a-potties, etc.) – agreed, not to pursue at this time per the Superintendent's recommendation;
- From Jim Gilet, seeking to 'transfer his dues to next year' due to a medical condition – regrettably, there is no process to 'transfer dues' and it is too late for an LOA;
- From Thomas Hassett, application for Junior membership – placed on file;
- From Vincent Maloney, application for Social membership;
- From George Kacavas, application for Social/Limited/Regular membership;
- From Nick Guerrero, application for Social/Limited/Regular membership;
- From Gail Merrill, application for Social membership;
- From Ann Scannell, application for Social membership;
- From Tom Kerrigan, application for Social membership;

- From Bruce Vieira, application for Social/Limited membership;
- From Skip Harrison, application for Social/Limited/Regular membership;
- From Patrick Carney, application for Social membership;
- From Henry Finneral, application for Social membership;
- From Ryan Finneral, application for Social membership;
- From Jonathan Pastor, application for Social membership;
- From Kyle Isnor, application for Social/Limited/Regular membership;
- From Colin Gleason, application for Social membership.

## Membership

The following fourteen (14) candidates are submitted for membership:

- Vincent Maloney - Social
- George Kacavas - Social
- Nick Guerrera - Social
- Gail Merrill - Social
- Ann Scannell - Social
- Tom Kerrigan - Social
- Bruce Vieira - Social
- Skip Harrison - Social
- Patrick Carney - Social
- Henry Finneral - Social
- Ryan Finneral – Social
- Jonathan Pastor - Social
- Kyle Isnor - Social
- Colin Gleason - Social

**Motion** by Jim Moriarty, seconded by Diane Murphy to approve the request for a donation of a foursome with carts to the Lowell Youth Lacrosse, as per above. Vote unanimous - Motion passed.

**Motion** by Jim Moriarty, seconded by Dennis Moriarty to approve waiving the hall fee, as noted above. Vote unanimous - Motion passed.

**Motion** by Pat Donovan, seconded by Brian Gleason to approve the fourteen (14) new Social members, as listed above. Vote unanimous - Motion passed.

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



## TREASURER'S REPORT – Sean Moriarty

Sean distributed the financial reports through 5/31/23 (attached); revenue continues up over previous years, primarily through bar revenue both upstairs and down (hall rentals seem to be returning to normal, and this is a local election year); cash is solid, and accounts payable are down; we've spent about \$80K in making improvements to the course and club house (out of an annual cap ex budget of \$180K), and also committed to funding the water/ice machine enclosure, the parking lots seal coating and striping, and several pieces of machinery on back order – need to be somewhat cautious moving forward; covered \$930 for City Tournament lunches (players and caddies) and \$1K towards kickoff party; all ERTC documentation has been submitted; insurance has been renewed as of June 1<sup>st</sup>; Brian Campbell has started working on a JONAS Systems/Business Operations manual.

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

## HOUSE COMMITTEE – Diane Murphy

Diane reported many of the issues were reviewed under Sean Tully's session; the new water/ice dispenser is in place, the enclosure is on order and due in August; a Ball Drop fundraiser is scheduled for September 16<sup>th</sup>, to coincide with the Pro's party; planning an evening Gala for November, details to follow.

**Motion** by Jim Moriarty, seconded by Dennis Moriarty to accept the House report. Vote unanimous - Motion passed.

## GREENS COMMITTEE – Jim Moriarty

Jim reported he and the committee meet with Chuck monthly, and all agree the course is in a great shape; the fountain in the pond on # 2 is dead, replacement/repair estimates run \$5K to \$12K – agreed to put on hold for this month; discussions regarding a wall around the pond on # 3 are circulating, but there are no plans at this time; there was a discussion about closing additional Monday mornings until 11:00 a.m., and it was agreed to close two (2) additional Mondays on July 31<sup>st</sup> and August 28<sup>th</sup>, due to ongoing maintenance and improvement projects; aeration will be scheduled in September immediately after the Member/Member, as per recent practices.

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

## TOURNAMENT COMMITTEE – Brian Gleason

Brian reported the majority of his issues were covered under Joel's session earlier; a brief discussion over singles and doubles booking tee times and accessing the course – agreed that

singles and doubles may continue to book tee times, should highlight 'please join' option, and may be paired up with others by the Pro Shop based on activity levels.

**Motion** by Sean Moriarty, seconded by Dennis Moriarty to accept the Tournament Committee report. Vote unanimous - Motion passed.

#### COMMUNICATIONS COMMITTEE – Shaun McCarty

No report as Shaun McCarty was absent.

#### OLD BUSINESS

Sean Tully – Q2 Review & Update (Taken Out of Order)

#### NEW BUSINESS

Joel Jenkins - Q2 Review (Taken Out of Order)

Capital Status

Covered under Treasurer's report.

**Motion** by Sean Moriarty, seconded by Dennis Moriarty to approve the purchase of a new sound system for the downstairs per the written quote, not to exceed \$15,300. Vote unanimous - Motion passed.

Rear Parking Lot & Vehicle Entry

The vehicle entry from the rear parking lot is for deliveries only, and is not approved or appropriate for pedestrian traffic – preliminary drawings for a suitable and ADA compliant stairway and ramp solution are being investigated.

Golf carts are not to be driven off the course/cart path and into the parking lot – first violation of this will result in a written warning, with a second violation subject to suspension.

#### MISCELLANEOUS

Seal coating and repainting the parking lots was approved previously and should be completed this year.

A possible new Social member night was discussed due to the high number of Socials joining recently, possibly a Wednesday night – Pat Donovan to look into.

Discussed and agreed to increase the hall rental fee for underage functions and those with no bar revenue.

President Donna McMahon noted the spontaneous help in the downstairs lounge and kitchen the Saturday night of the Cities, especially Meaghen Joyce, Holly Donovan, and Mary Moriarty.

There being no further business,

**Motion** by Jim Moriarty, seconded by Dennis Moriarty to adjourn. Vote unanimous - Motion passed. The meeting was adjourned at 9:32 p.m.

NEXT MEETING  
Tuesday, July 25, 2023  
at 6:30 p.m.

Respectfully Submitted,

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Bob McLeod,  
Secretary



**Mt Pleasant Golf Club**  
**Financial Summary & Notes**  
**May 31, 2023**

REVENUES	DEPT	YTD		YEAR END		Actual vs Budget (Worse)		Forecast	Year over Year	
		ACTUAL	BUDGET	FORECAST	BUDGET	\$	%		ACTUAL	Inc(Dec)
Dues & Assessments		618,331	603,386			14,945	102.5%	0	542,886	75,445
Initiation Fees		26,500	0			26,500	0.0%	0	15,200	11,300
Late Fees		6,300	8,000			(1,700)	0.0%	0	6,200	100
Bar Income		310,010	230,500			79,510	134.5%	0	263,957	46,053
ATM Income		1,075	1,600			(525)	67.2%	0	940	135
Cart Rental Income		41,502	38,000			3,502	109.2%	0	33,594	7,908
Greens Fee Income		19,243	23,000			(3,757)	83.7%	0	15,390	3,853
F&B Card Income		8,315	6,000			2,315	0.0%	0	10,242	(1,927)
Interest Income		4,645	0			4,645	0.0%	0	174	4,471
Hall Rental		18,100	12,300			5,800	147.2%	0	4,300	13,800
Linen Rental		7,350	3,500			3,850	100.0%	0	1,826	5,524
Donation Income		0	0			0	0.0%	0	-207	207
Other Income		120,859	1,300			119,559	9296.8%	0	5	120,854
<b>DEPARTMENTAL REVENUES</b>		<b>1,182,229</b>	<b>927,586</b>	<b>0</b>	<b>0</b>	<b>254,643</b>	<b>127.5%</b>	<b>0</b>	<b>894,507</b>	<b>287,722</b>
COGS-Bar		124,241	75,052			(49,189)	165.5%	0	100,335	23,906
COGS-Kitchen		3,006	4,000			994	0.0%	0	0	3,006
COGS-Function		3,013	2,625			(388)	114.8%	0	3,252	(239)
Course		319,287	297,781			(21,506)	107.2%	0	291,690	27,597
House		209,650	204,720			(4,930)	102.4%	0	194,832	14,818
Tournament		96,731	127,895			31,164	75.6%	0	92,490	4,241
General & Administrative		171,875	165,289			(6,586)	104.0%	0	150,966	20,909
<b>DEPARTMENTAL EXPENSES</b>		<b>927,803</b>	<b>877,362</b>	<b>0</b>	<b>0</b>	<b>(50,441)</b>	<b>105.7%</b>	<b>0</b>	<b>833,565</b>	<b>94,238</b>
<b>Profit(Loss)</b>		<b>254,426</b>	<b>50,224</b>	<b>0</b>	<b>0</b>	<b>204,202</b>	<b>506.6%</b>	<b>0</b>	<b>60,942</b>	<b>193,484</b>
Interest Expense		17,443	17,500			57	99.7%	0	18,517	(1,074)
Real Estate Taxes		33,594	35,000			1,406	96.0%	0	33,436	158
Depreciation		96,247	101,500			5,253	94.8%	0	110,967	(14,720)
Other Expense		0	0			0	0.0%	0	0	0
<b>Total Other</b>		<b>147,284</b>	<b>154,000</b>	<b>0</b>	<b>0</b>	<b>6,716</b>	<b>95.6%</b>	<b>0</b>	<b>162,920</b>	<b>(15,636)</b>
<b>Profit(Loss)</b>		<b>107,142</b>	<b>(103,776)</b>	<b>0</b>	<b>0</b>	<b>210,918</b>	<b>-103.2%</b>	<b>0</b>	<b>(101,978)</b>	<b>209,120</b>

Mt Pleasant Golf Club  
 Financial Summary & Notes  
 May 31, 2023

Detail Snap Shot - Key Expense Accounts

Course Expense	DEPT	May 2023 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		167,979	157,062	(10,917)
Employee Insurance		19,563	20,832	1,269
Course Seed & Fertilizer		68,798	56,000	(12,798)
Equipment R&M		23,504	10,000	(13,504)
Course R&M		13,399	20,000	6,601
Course Fuel		5,486	8,000	2,514
Totals		298,729	271,894	(26,835)

House Expense	DEPT	May 2023 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar		59,635	58,173	(1,462)
Salaries & Wages - House		65,362	63,095	(2,267)
Employee Insurance		19,251	23,849	4,598
House Service Contracts		35,984	21,000	(14,984)
House R&M		9,846	12,000	2,154
House Supplies		7,257	8,169	912
Totals		197,335	186,286	(11,049)

Tournament Expense	DEPT	May 2023 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		69,300	97,961	28,661
Employee Insurance		9,307	8,246	(1,061)
Cities Expense		550	0	(550)
2 Day Member Guest		0	0	0
Misc Expense		2,735	2,000	(735)
Totals		81,891	108,207	26,316

G&A	DEPT	May 2023 YTD		
		ACTUAL	BUDGET	VARIANCE
Bad Debt		0	4,669	4,669
Computer Software		14,021	11,669	(2,352)
Credit Card Fees		15,821	10,500	(5,321)
Club Liability Insurance		24,784	26,364	1,580
BOD Expense		7,225	4,550	(2,675)
Bookkeeping		7,610	10,500	2,890
RE Taxes		33,594	35,000	1,406
Electric		36,079	49,000	12,921
Gas		12,092	10,500	(1,592)
water		9,127	2,450	(6,677)
Telecommunications		8,435	7,700	(735)
Totals		168,988	172,902	3,914



Mt Pleasant Golf Club  
Summary Balance Sheet

ASSETS	May	May
Cash	2023	2022
Operating & Payroll	17,125	76,665
Money Market	527,091	500,206
Restricted	359,924	331,233
House Banks	1,800	1,800
Course Petty Cash	200	200
<b>Total Cash</b>	<b>906,140</b>	<b>910,104</b>
<b>Receivables</b>		
Members	33,562	43,005
Other Receivables	0	0
Bad Debt Allowance	-2,530	-2,530
<b>Net Recievables</b>	<b>31,032</b>	<b>40,475</b>
<b>Other Assets</b>		
Inventories	23,220	18,203
Prepaid Expenses	46,351	40,624
Other Current Assets	1,000	1,000
<b>Total Other Assets</b>	<b>70,571</b>	<b>59,827</b>
<b>Total Current Assets</b>	<b>1,007,743</b>	<b>1,010,406</b>
<b>Fixed Assets</b>		
Land and Land Improvements	136,709	136,709
Buildings	548,402	548,402
Course Improvements	1,280,728	1,233,214
Course Equipment	691,780	679,436
Golf Carts	163,693	163,693
Office & EDP Equipment	125,585	125,585
Furniture Fixtures & Equip	342,830	335,065
Building Improvements	1,663,855	1,657,831
Less Accumulated Depreciation	-2,848,022	-2,641,268
<b>Total Fixed Assets</b>	<b>2,105,559</b>	<b>2,238,667</b>
<b>TOTAL ASSETS</b>	<b>3,113,302</b>	<b>3,249,073</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts Payable	28,899	103,001
Prepaid Food & Bev	149,717	109,505
Prepaid Member Dues	384,020	386,865
Quimet Scholarship	0	15,157
Accrued Payroll	25,261	20,733
Leases Payable	163,013	231,841
National Grid Easement	0	84,713
Accrued Other	21,507	29,190
<b>Total Current Liabilities</b>	<b>772,417</b>	<b>981,005</b>
<b>Long Term Liabilites</b>		
Long Term Debt	645,508	686,809
Bonds Payable	0	0
<b>Total Long Term Liabilities</b>	<b>645,508</b>	<b>686,809</b>
<b>Equity</b>		
Retained Earnings Current YR	107,142	-101,978
Members Equity	1,588,235	1,683,237
<b>Total Equity</b>	<b>1,695,377</b>	<b>1,581,259</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,113,302</b>	<b>3,249,073</b>

# Mount Pleasant Golf Club

141 Staples Street  
Lowell, Massachusetts 01851

*Established 1910*

*(978) 452-8228*

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July 10, 2023

## **NOTICE**

### **Two Monday Morning Course Closings Added**

Due to ongoing projects and planned improvements, the course will be closed two (2) additional Monday mornings until 11:00 a.m. – on Monday, July 31<sup>st</sup> and again on Monday, August 28<sup>th</sup>. We appreciate your understanding and cooperation.

The Board of Directors