

# 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

Monday, August 21, 2023

President Donna McMahon called the meeting to order at 6:31 p.m. with eight (8) board members present, and Pat Donovan unable to attend.

At 6:32 p.m. John Bukala entered the meeting

### NEW BUSINESS – Finance Review Committee Q Review (Taken Out of Order)

Chair John Bukala reported the committee has met with Sean Moriarty and Brian Campbell and monthly reconciliations have been successfully completed, and Brian continues to work process documentation (issue of printing screen shots has been resolved); monthly reports have been good, July numbers are okay considering weather issues; started audit prep and budget process – Sean to meet with Department heads in September; expressed the committee's support of a bylaw change to move the annual meeting date to the second Thursday in December, to more time to process the audited report and make it available to the membership in advance of the meeting.

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

At 6:45 Sean Tully entered the meeting.

### OLD BUSINESS – Sean Tully Monthly Status

Sean reported the rainy weather and course closings have had a negative impact on the bar and kitchen; staffing has been okay despite back to school transitions, preparing for winter schedule (Trivia, Queen, etc.); the parking lot is tentatively scheduled to be re-sealed and re-lined on Monday (9/11) and Tuesday (9/12) in conjunction with course being closed for aeration – agreed, to push the start of Monday night cards back a week (from 9/11 to 9/18), and close the club house all day Monday (9/11) and Tuesday (9/12) morning until noon.

Regarding ongoing projects and improvements shower heads have been changed, all urinals are functioning; shower floors to be re-grouted during winter; Lyndon to address doors on sun porch, awaiting vendor to examine flashing above entrance to sun porch; Bag room doors to be sand blasted and painted; handicap access from main parking lot to path by practice green needs to be re-cemented and repaired; stove hood in kitchen to be cleaned Wednesday (six month schedule); fire alarm communication equipment replaced; TIP certification for bar staff being handled through liquor company – CPR training to be provided for all staff; key codes and instructions are being incorporated into process documentation; brief discussion of obtaining a defibrillator for the course; quote from Comcast to install fiber optics (\$199 install, then \$780/month thereafter), awaiting FIOS quote, exploring other options; HVAC review to be done before winter; entrance foyer (where water/ice machine had been) to be repaired and painted.

Donna mentioned a neighbor complaining about a damaged tree limb on # 1 fairway overhanging his property and threatening to crash down on his fence – Dennis Moriarty to contact a vendor for advice and quote.

At 7:20 p.m. Sean Tully left the meeting.

#### SECRETARY – Bob McLeod

Minutes of the 7/26/23 regular meeting were presented for review.

**Motion** by Shaun McCarty, seconded by Brian Gleason to accept the minutes of the 7/26/23 regular meeting as presented. Vote unanimous - Motion passed.

#### Correspondence

- From the Lowell City Golf Tournament Committee, stating their appreciation to Mount Pleasant and acknowledging the great conditions and hospitality provided - accepted;
- From the Francis Ouimet Scholarship fund thanking everyone involved at Mount Pleasant for their support this year and donation of \$15,540.00 - accepted;
- From Mike Burns requesting an exception of the guest play provision for out-of-town company arriving August 8<sup>th</sup> for ten days – agreed, referred to Pro Shop to schedule;
- From Power of Flowers requesting a donation of a raffle item for their annual fundraiser, submitted by Donna McMahan and Courtney L'Hussier;
- From Operation Delta Dog requesting a donation for their upcoming tournament;
- From St. Catherine's St. Vincent de Paul of Westford requesting a monetary donation for their upcoming tournament – placed on file;
- From Joseph Pasciscia, application for Social/Limited/Regular membership;
- From William Dastou, Jr., application for Social/Limited/Regular membership;
- From Diane Muise, application for Social/Regular membership;
- From Rosanne Bourgeois, application for Social/Regular membership;
- From Shawn Martell, application for Social/Junior membership;

- From Shae Dowling, application for Social/Junior membership;
- From Elisabeth Gaffney, application for Social membership.
- From Kate Keefe, application for Social membership.

## Membership

The following eight (8) candidates are submitted for membership:

- Joseph Pasciscia – Social
- William Dastou, Jr. – Social
- Diane Muise – Social
- Rosanne Bourgeois – Social
- Shawn Martell – Social
- Shae Dowling – Social
- Elisabeth Libby Gaffney – Social
- Kate Keefe - Social

The attached list contains twenty-five (25) Social members are two years in arrears (i.e., no dues paid in 2022 or 2023) and subject to expulsion

**Motion** by Sean Moriarty, seconded by Jim Moriarty to approve the donation of a foursome with carts to Power of Flowers, as above. Vote unanimous - Motion passed.

**Motion** by Shaun McCarty, seconded by Sean Moriarty to approve the eight (8) new Social members, as listed above, and expel the twenty-five Social members in arrears, as per attachment. Vote unanimous - Motion passed.

**Motion** by Jim Moriarty, seconded by Brian Gleason to accept the Secretary's report. Vote unanimous - Motion passed.

## TREASURER'S REPORT – Sean Moriarty

Sean had previously distributed the monthly financial report (attached); he added that it will be a record year for revenue and expenses; currently at \$84K in capital expenses, with the mower and a few other items pending; Sean managed to increase the interest paid on our accounts from 1.5% to 2.75%; planning a long overdue increase in initiation fees starting next year (it's been over 20 years since the last increase); continuing to work with Brian C. on process documentation.

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

### HOUSE COMMITTEE – Diane Murphy

Diane reported the committee is actively selling golf balls for the Ball Drop fundraiser; the Gala has been scheduled for October 27<sup>th</sup> with details to follow; working on a winter events calendar; exploring an app called Slack with Sean Tully for work scheduling; the surround enclosure for the outdoor water/ice machine in.

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

### GREENS COMMITTEE – Jim Moriarty

Jim of reported they are exploring dredging the pond, possibly in the January-February time frame; also exploring 'geo mats' as a possible alternative to paving cart path extensions; MGA has installed tee markers for staff to utilize in placing tee boxes; sidewinder machine is due in, financing has been completed; fencing on # 4 (left of and behind # 4 green) put on hold pending irrigation additions to the area; applying cold patch as time allows as short term fix on paths; Wheeler and Heelon bridges in need of repairs to stone work (after the season ends); need to biter restrict carts around # 9 'middle' tee box.

**Motion** by Dennis Moriarty, seconded by Diane Murphy to accept the Greens report.  
Vote unanimous - Motion passed.

### TOURNAMENT OMMITTEE – Brian Gleason

Brian reported there were a number of issues with the Luau Open which was halted due to weather, resulting in a long delay between when golf was stopped and food was served – there were no refunds considered as even though some only played a few holes, food was served and raffles and prizes were awarded – there were also complaints about the food and inappropriate raffle prizes – it was generally agreed to eliminate the tournament from the schedule in future; there was also some confusion over the Ladies 3-3-3 Tournament (e.g., modified shotgun start, timing and communication issues. etc.); the Club Championship was a success despite the weather, with Chris Gentle capturing the title after two days of golf; Senior Club Championship and Senior City Qualifying will be moved to next Sunday; the 2-Day Member/Member is scheduled for Sat (9/10) and Sun (9/11), and the Pro will be rangering the course and enforcing the slow play rule.

**Motion** by Shaun McCarty, seconded by Diane Murphy to accept the Tournament Committee report. Vote unanimous - Motion passed.

### COMMUNICATIONS COMMITTEE – Shaun McCarty

Email blasts going out, need to consider web site upgrade/enhancement.

**Motion** by Jim Moriarty, seconded by Diane Murphy to accept the Communications Committee report. Vote unanimous - Motion passed.

OLD BUSINESS

Sean Tully – Monthly Update (Taken Out of Order)

NEW BUSINESS

Chuck Malatesta – Q3 Review

Rescheduled to September meeting

Finance Review Committee Q3 Update – John Bukala (Taken Out of Order)

Socials in Arrears – covered under Secretary’s Report

Employee Handbook

Reviewing draft, requesting any comments or additional materials be forwarded to the Secretary for inclusion

Bylaw Review

Donna scheduled an Ad Hoc Committee to meet on September 13<sup>th</sup> to review two possible bylaw proposals: move annual meeting to second Thursday in December, and consider Regular AB members transitioning to Social

There being no further business,

**Motion** by Shaun McCarty, seconded by Diane Murphy to adjourn. Vote unanimous - Motion passed. The meeting was adjourned at 9:121 p.m.

NEXT MEETING  
Monday, August 21, 2023  
at 6:30 p.m.

Respectfully Submitted,

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

**Socials Two Years in Arrears (2022-23) – August 2023 as Amended \* (25 Total)**

448 Kirn, Michael  
552 Drinan, Christopher  
586 MacDonald, Jessica  
297 Pappert, Jeffrey  
827 Doyle, Charles  
194 Pare, Scott  
391 Earl, Jerry  
395 Davies, Julie  
437 Pavao, Geoffrey  
441 Paolillo, Kristy  
464 Scott, Gerald III  
515 Maher, Christopher  
634 Valcourt, Larry  
655 Thyne, Timothy  
688 Murphy, Gary  
768 Jenkins, Michael  
785 Huynh, Peter  
822 Vinoski, Ryan  
830 Torpey, Richard  
838 Lafferty, Thomas  
841 Maher, Thomas, Jr.  
851 Lafferty, Linda  
854 Farley, Michael, Sr.  
875 Boutilier, Russ  
915 Kelleher, William

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

REVENUES	DEPT	YTD		YEAR END		Actual vs Better (Worse)	Forecast	Year over Year 2023 vs 2022	
		ACTUAL	BUDGET	FORECAST	BUDGET			ACTUAL	Inc(Dec)
Dues & Assessments		774,018	756,182	1,003,212	985,376	\$		681,249	92,769
Initiation Fees		26,500	0	26,500	0			15,200	11,300
Late Fees		6,300	8,000	6,300	8,000			6,200	100
Bar Income		476,982	370,500	671,984	565,500			422,461	54,521
ATM Income		1,875	2,200	2,775	3,100			1,613	262
Cart Rental Income		91,073	83,000	160,073	152,000			89,015	2,058
Greens Fee Income		46,285	52,000	85,285	91,000			47,518	(1,234)
F&B Card Income		8,315	6,000	8,315	6,000			10,242	(1,927)
Interest Income		6,577	0	9,577	0			236	6,341
Hall Rental		23,300	16,300	30,803	22,300			12,400	10,900
Linen Rental		9,550	4,500	9,550	6,000			4,576	4,974
Donation Income		0	0	0	0			64	(64)
Other Income		121,241	1,700	121,841	2,300			5	121,236
<b>REVENUES</b>		<b>1,592,017</b>	<b>1,300,382</b>	<b>2,136,215</b>	<b>1,841,576</b>			<b>1,290,779</b>	<b>301,238</b>
COGS-Bar		182,374	120,636	245,866	183,327			148,983	33,391
COGS-Kitchen		3,086	8,000	9,086	14,000			3,000	86
COGS-Function		3,615	3,375	4,741	4,500			4,263	(648)
Course		432,133	398,768	547,414	501,254			385,973	46,160
House		279,632	264,296	367,760	352,424			261,347	18,285
Tournament		158,358	172,820	210,958	226,221			145,729	12,629
General & Administrative		232,978	213,239	363,180	285,364			204,026	28,952
<b>DEPARTMENTAL EXPENSES</b>		<b>1,292,176</b>	<b>1,181,134</b>	<b>1,749,005</b>	<b>1,567,090</b>			<b>1,153,321</b>	<b>138,855</b>
<b>Profit(Loss)</b>		<b>299,841</b>	<b>119,248</b>	<b>387,210</b>	<b>274,486</b>			<b>137,458</b>	<b>162,383</b>
Interest Expense		22,341	22,500	29,841	30,000			23,730	(1,389)
Real Estate Taxes		43,076	45,000	58,076	60,000			43,066	10
Depreciation		123,746	130,500	167,246	174,000			119,088	4,658
Other Expense		0	0	0	0			0	0
<b>Total Other</b>		<b>189,162</b>	<b>198,000</b>	<b>255,163</b>	<b>264,000</b>			<b>185,884</b>	<b>3,278</b>
<b>Profit(Loss)</b>		<b>110,679</b>	<b>(78,752)</b>	<b>132,047</b>	<b>10,486</b>			<b>(48,426)</b>	<b>159,105</b>

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

**Detail Snap Shot - Key Expense Accounts**

Course Expense	DEPT	July 2023 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		234,674	202,233	(32,441)
Employee Insurance		25,025	26,784	1,759
Course Seed & Fertilizer		74,173	70,000	(4,173)
Equipment R&M		28,065	12,000	(16,065)
Course R&M		26,442	29,000	2,558
Course Irrigation		7,311	3,110	(4,201)
Course Fuel		9,484	12,000	2,516
<b>Totals</b>		<b>405,174</b>	<b>355,127</b>	<b>(50,047)</b>

Medical, Dental, Disability, Life Workers Comp

Actual Includes Ngrid Credit of \$27K

House Expense	DEPT	July 2023 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar		80,818	81,179	361
Salaries & Wages - House		86,901	81,179	(5,722)
Employee Insurance		22,140	30,663	8,523
House Service Contracts		42,337	27,000	(15,337)
House R&M		18,346	16,000	(2,346)
House Supplies		11,843	10,503	(1,340)
<b>Totals</b>		<b>262,386</b>	<b>246,524</b>	<b>(15,862)</b>

Medical, Dental, Disability, Life Workers Comp  
Daily Cleaning, Trash, Snow Removal, Pest Control, Tap Cleaning

Includes Cups for Bar

Tournament Expense	DEPT	July 2023 YTD		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		113,291	126,014	12,723
Employee Insurance		11,564	10,602	(962)
Cities Expense		8,102	3,500	(4,602)
2 Day Member Guest		2,044	3,500	1,456
Misc Expense		5,369	4,000	(1,369)
<b>Totals</b>		<b>140,370</b>	<b>147,616</b>	<b>7,246</b>

Savings in Nov & Dec C Gentle

Medical, Dental, Disability, Life Workers Comp

Men's & women's Cities Expenses, Signs, 100th Year Event, Caddie & Player Food

Foretees & Golf Genius, 2022 Pro Tournament Expenses

G&A	DEPT	July 2023 YTD		
		ACTUAL	BUDGET	VARIANCE
Bad Debt	0	600	6,003	5,403
Computer Software		17,615	15,003	(2,612)
Credit Card Fees		21,813	13,500	(8,313)
Club Liability Insurance		33,372	33,930	558
BOD Expense		7,406	5,850	(1,556)
Bookkeeping		10,370	13,500	3,130
RE Taxes		43,076	45,000	1,924
Electric		57,094	63,000	5,906
Gas		12,092	13,500	1,409
water		10,479	3,150	(7,329)
Telecommunications		11,459	9,900	(1,559)
<b>Totals</b>		<b>225,374</b>	<b>222,336</b>	<b>(3,038)</b>

Does Not include 2 Year Socials

Jonas & TSI Support

Heavy Charging for Dues and Outside Parties

2022 Policy. 2023 begins June 2023

\$1976 Veterans Day, \$3,000 Xmas Bonus

Budget based on expected large increases in 2023, down significantly due to less water us

Carry over on November Bill from 2022

Comcast and Phone



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Totals		405,174	355,127	(50,047)

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Salaries & Wages - House		86,901	81,179	(5,722)
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2 Day Member Guest		2,044	3,500	1,456
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Totals		140,370	147,616	7,246

Savings in Nov & Dec C Gentle

Medical,Dental,Disability, Life Workers Comp

Men's & women's Cities Expenses, Signs, 100th Year Event, Caddie & Player Food

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Bad Debt	0	600	6,003	5,403
Computer Software		17,615	15,003	(2,612)
Credit Card Fees		21,813	13,500	(8,313)
Club Liability Insurance		33,372	33,930	558
BOD Expense		7,406	5,850	(1,556)
Bookkeeping		10,370	13,500	3,130
RE Taxes		43,076	45,000	1,924
Electric		57,094	63,000	5,906
Gas		12,092	13,500	1,409
water		10,479	3,150	(7,329)
Telecommunications		11,459	9,900	(1,559)
Totals		225,374	222,336	(3,038)

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Mt Pleasant Golf Club  
Summary Balance Sheet

ASSETS	July 2023	July 2022
<b>Cash</b>		
Operating & Payroll	56,948	61,983
Money Market	276,978	300,242
Restricted	396,970	331,259
House Banks	1,800	1,800
Course Petty Cash	200	200
<b>Total Cash</b>	<b>732,896</b>	<b>695,484</b>
<b>Receivables</b>		
Members	26,897	32,093
Other Receivables	0	0
Bad Debt Allowance	-2,530	-2,530
<b>Net Receivables</b>	<b>24,367</b>	<b>29,563</b>
<b>Other Assets</b>		
Inventories	23,220	18,303
Prepaid Expenses	50,619	40,199
Other Current Assets	1,000	1,000
<b>Total Other Assets</b>	<b>74,839</b>	<b>59,402</b>
<b>Total Current Assets</b>	<b>832,101</b>	<b>784,451</b>
<b>Fixed Assets</b>		
Land and Land Improvements	136,709	136,709
Buildings	548,402	553,702
Course Improvements	1,280,728	1,243,071
Course Equipment	691,780	679,436
Golf Carts	163,693	163,693
Office & EDP Equipment	125,585	125,585
Furniture Fixtures & Equip	368,413	339,274
Building Improvements	1,663,855	1,657,830
Less Accumulated Depreciation	-2,875,521	-2,667,732
<b>Total Fixed Assets</b>	<b>2,103,644</b>	<b>2,231,568</b>
<b>TOTAL ASSETS</b>	<b>2,935,745</b>	<b>3,016,019</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts Payable	63,260	66,877
Prepaid Food & Bev	104,894	81,115
Prepaid Member Dues	230,433	250,977
Quimet Scholarship	120	0
Accrued Payroll	21,305	17,312
Leases Payable	142,488	211,918
National Grid Easement	0	84,713
Accrued Other	26,219	19,637
<b>Total Current Liabilities</b>	<b>588,719</b>	<b>732,549</b>
<b>Long Term Liabilities</b>		
Long Term Debt	638,453	680,068
Bonds Payable	0	0
<b>Total Long Term Liabilities</b>	<b>638,453</b>	<b>680,068</b>
<b>Equity</b>		
Retained Earnings Current YR	110,679	-48,426
Members Equity	1,597,894	1,651,828
<b>Total Equity</b>	<b>1,708,573</b>	<b>1,603,402</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,935,745</b>	<b>3,016,019</b>

