

Mount Pleasant Golf Club

141 Staples Street

Lowell, Massachusetts 01851

www.mpgc.net

Established 1910

(978) 452-8228

Pat Donovan
President

Dennis Moriarty
Vice-President

Bob McLeod
Secretary

Sean Moriarty
Treasurer

Board of Directors Regular Meeting

Tuesday, April 16, 2024

President Pat Donovan called the meeting to order at 6:36 p.m. with eight (8) board members present, and Mike Sancier out of town.

Joanne Soulard, Moira Bowser, Joanne Wynkoop, Joanne Doherty, and Laurie Hadley entered the meeting at 6:38 p.m.

New Business - Ladies Division – Joanne Soulard, President and Reps (Taken Out of Order)

Joanne and the Ladies Division representatives expressed their concerns about discussions to convert part of the ladies' lounge into office space, and also the lack of involvement and discussions with the Ladies Division – she also indicated she had 57 emails and texts from women members in support of keeping the lounge intact, and insuring in the future that the women members be informed and involved in any such discussions. Board members responded that this was simply one of many house changes being considered, that no decision has been made, and that the Ladies Division would be involved in any planned changes. Everyone expressed their thanks for the opportunity to meet and discuss this issue.

The Ladies left the meeting at 6:48 p.m.

SECRETARY – Bob McLeod

Minutes of the 3/18/24 regular meeting were presented for review.

Motion by Diane Murphy, seconded by Sean Moriarty to accept the minutes of the 3/18/24 regular meeting as presented. Vote unanimous - Motion passed.

Correspondence

- From LHS Football program, requesting a donation to their annual fundraiser, from Sean Casey;
- From the Town of Chelmsford Scholarship Committee requesting a donation to their annual fundraiser, from Bill Campopiano;
- From the Best Buddies Program, requesting a donation for their annual fundraiser, from Dave Harrington;
- From the Patrick Beauregard Foundation, requesting a donation for their upcoming golf fundraiser, from Kevin and Kristen McLeod (on behalf of Amanda Flood);
- From the President Joanne Soulard and the Ladies Division, regarding issues with the Ladies lounge and locker room, and the process – accepted with an invitation to appear at the next regular meeting;
- To Joanne Soulard and the Ladies Division, from the Board, asking the President and/or Representatives from the Ladies Division to attend – sent and accepted;
- From John and Debbie Holmes, thank you for the invitation to attend this year's Ken & Jeanne Scotch Foursome Tournament -- accepted;
- From Roger Morneau, Regular A member requesting an LOA;
- From John Howarth, resigning Regular membership - accepted;
- From Paul Demers, requesting reconsideration of his request;
- From John Morris, resigning Limited membership;
- From Courtney L'Hussier, resigning Social membership - accepted;
- From Jeff Cormier, resigning Social membership - accepted;
- From Kristen Cormier, resigning Social membership - accepted;
- From John Aukshunas, resigning Social membership - accepted;
- From Leo DiLorenzo, resigning Social membership - accepted;
- From Shaun McCarty, Jr. resigning Junior membership - accepted;
- From Jason Hantzis, inquiring about an LOA – not an option as a Social;
- From Colin Underwood, Youth applying for Junior membership;
- From John Belanger, Youth requesting Junior membership – as an 18-year-old as of April 1st, candidate is not eligible for Junior membership;
- From Gavin Latour, withdrawing application for Junior membership - accepted;
- From Bill Kelleher, requesting reinstatement as a Social member;
- From Brian Martin, application for Social member;
- From Elise Martin, application for Social member;
- From Erin Sullivan, application for Social member;
- From Mark Palermo, application for Social member;
- From Ryan O'Neil, application for Social member;
- From Steve Rossettii, application for Social member;
- From Shaun Kerrigan, application for Social member;
- From Paul Soule, application for Social member;
- From Allison Young, application for Social member;
- From Kenneth Coppinger, application for Social membership;
- From Wendy Piacenza, application for Social membership;
- From Anna Vergados, application for Social membership;
- From Andrea Foley, application for Social membership;

- From Kevin Richardson, application for Social membership.

Membership

The following changes are submitted for approval

- Roger Morneau – Regular A to LOA
- Mark Finneral – Limited to Regular
- Steve Trombly – Social to Limited
- Mark Brinson – Limited to Regular A
- Paul Demers – Return to Limited
- Scott McQuaide – Social to Limited
- Colin Underwood – Youth to Junior
- Evan Gys – Junior to Regular A
- Dennis DJ King – Junior to Regular A
- Patrick Bubba Carney – Social to Junior
- Molly Smith – Family to Junior

The following candidates are submitted for Social membership

- Bill Kelleher - Social
- Brian Martin - Social
- Elise Martin - Social
- Erin Sullivan - Social
- Mark Palermo - Social
- Ryan O'Neil – Social
- Steve Rossetti - Social
- Shaun Kerrigan - Social
- Paul Soule - Social
- Allison Young – Social
- Kenneth Coppinger – Social
- Wendy Piacenzo – Social
- Anna Vergados – Social
- Andrea Foley – Social
- Kevin Richardson - Social

Motion by Jim Moriarty, seconded by Dennis Moriarty to approve the four (4) donations of a foursome with carts to LHS Football, Chelmsford Town Scholarship Fund, the Best Buddies Program, and the Patrick Beauregard Foundation, as listed above. Vote unanimous - Motion passed.

Motion by Sean Moriarty, seconded by DJ DuCharme to approve the eleven (11) member changes as listed above. Vote unanimous - Motion passed.

Motion by Diane Murphy, seconded by Jim Moriarty to approve the fifteen (15) Social members as listed above. Vote unanimous - Motion passed.

Motion by DJ DuCharme, seconded by Shaun McCarty to accept the Secretary's report.
Vote unanimous - Motion passed.

John Bukala entered the meeting at 7:14 p.m.

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

John stated the committee has met with Sean Moriarty and he is doing a great job keeping them updated and reporting on the financials; all are awaiting the pending tax credit; the committee has had several discussions regarding hiring a consultant to help address capital projects and improvements, and continue to work with Sean in the evaluation; in general the financial situation is better than ever (e.g., established the Reserve Account, getting through the winter months with borrowing to fund operations, etc.); one ongoing issue is the development of financial process documentation (Sean and Brian continue to work on).

Agree to have the FRC meet with the board again in June to get back on schedule.

Motion by Diane Murphy, seconded by Dennis Moriarty to accept the Finance Committee's report. Vote unanimous - Motion passed.

John Bukala left the meeting at 7:29 p.m.

TREASURER'S REPORT – Sean Moriarty

Sean presented the financial report (attached) through the end of March; revenue is up, due partly to greens and cart fee receipts in November and bar activity; initiation fees have been very healthy; April expenses are expected to be up due to ongoing maintenance (barn door repairs, painting, power washing, etc.) and ramping up for the season; reviewed members in arrears, seven (7) to be posted for nonpayment of dues.

Motion by Shaun McCarty, seconded by DJ DuCharme to accept the Treasurer's report.
Vote unanimous - Motion passed.

HOUSE COMMITTEE – Diane Murphy

Diane reviewed Sean Tully's written report as submitted; Easter Brunch and Masters Weekend both went well; Mike has submitted several requests for the kitchen (additional trays, grease buckets, etc.); considering an online ordering system/app for golfers finishing up or making the turn (\$60/month trial period) – agreed; also ongoing is the development of house management policies and procedures (Sean Tully).

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

GREENS COMMITTEE – Jim Moriarty

Jim reported the Cleanup went very well, with 43 members and 12 NDA students (girl's golf team) contributing; erosion on the pond on # 3 is a growing concern, especially after the rain last week – obtaining quotes for a retaining wall (not dredging); also reviewing erosion on the hill between # 6 and # 7, and abutter issues (DS Graphics); considering opening rear doors of barn to allow cart returns in the back; “MPGC” sign on the side of # 8 tee box (visible from # 7 tee) estimate was approximately \$20K for granite – considering design and funding options; the pump house at the pond on # 3 has been painted; flower beds will be planted in the next few weeks (\$22K).

One issue was the number of ‘piles’ remaining post cleanup – need to be addressed.

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

TOURNAMENT COMMITTEE – DJ DuCharme

DJ reported the Smoker went well, as did the New Member meeting just prior to the Smoker; Nick Fantasia will be returning as Assistant Pro on May 2nd, Pro Shop staff will be phased in as the season progresses; Green Tree Open this weekend, Coed Member/Member and May Member/3 Guest upcoming.

One comment – members listed on the tee sheet but their bags are not always being placed out on the racks.

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

COMMUNICATIONS COMMITTEE – Shaun McCarty

Shaun reported an email going out tonight on the Green Tree, the Junior Program, and drive to carefully in the neighborhood; need to communicate and publicize the Mother's Day Brunch with the kitchen; working with the House Committee on updating Google calendar and incorporating the detailed flyers.

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

OLD BUSINESS

Finance Review Committee (Taken Out of Order)

NEW BUSINESS

Sean Tully – Monthly update

Covered in House Committee Report

Ladies Division (Taken Out of Order)

Exterior Wall

Mike Sancartier working with vendors to evaluate

Web Site Refresh

Mike Sancartier working with committees

Socials & Guests

Agreed – let them play effective immediately

City Tournament Medalist Trophy

Motion by Dennis Moriarty, seconded by Sean Moriarty to name the 2024 City Tournament Medalist Trophy after William ‘Wink’ McCarty. Vote unanimous - Motion passed.

MISCELLANEOUS

Motion by Dennis Moriarty, seconded by Jim Moriarty to distribute a draft of board meeting minutes within fourteen (14) days of the meeting. Vote unanimous - Motion passed.

Motion by Dennis Moriarty, seconded by Diane Murphy to grant the Communications Chair access to Fore Tees for emails and announcements. Vote unanimous - Motion passed.

Agreed: to schedule a special meeting of the board, if warranted, on Thursday, May 16, 2024 at 6: 30 p.m. to review any members still in arrears, as well as any pressing business.

There being no further business,

Motion by Dennis Moriarty, seconded by Diane Murphy to adjourn. Vote unanimous - Motion passed. The meeting was adjourned at 9:05 p.m.

NEXT MEETING
Wednesday, May 29, 2024
at 6:30 p.m.

Respectfully Submitted,

Bob McLeod,
Secretary

Mt Pleasant Golf Club
Financial Summary & Notes
March 31, 2024

REVENUES	DEPT	YTD		YEAR END		Actual vs Budget		Forecast	Year over Year	
		ACTUAL	BUDGET	FORECAST	BUDGET	\$	%		ACTUAL	Inc(Dec)
Dues & Assessments		491,963	501,390			(9,428)	98.1%	0	460,919	31,044
Initiation Fees		47,000	0			47,000	0.0%	0	18,000	29,000
Late Fees		8,600	5,000			3,600	0.0%	0	6,100	2,500
Bar Income		175,509	184,300			(8,791)	95.2%	0	179,517	(4,008)
ATM Income		896	1,250			(354)	71.7%	0	636	260
Cart Rental Income		6,957	3,000	0		3,957	231.9%	0	4,525	2,432
Greens Fee Income		10,450	3,000			7,450	348.3%	0	3,010	7,440
F&B Card Income		11,894	6,000			5,894	0.0%	0	8,315	3,579
Interest Income		6,546	0			6,546	0.0%	0	2,369	4,177
Hall Rental		9,850	9,500			350	103.7%	0	10,300	(450)
Linen Rental		4,750	5,000			(250)	100.0%	0	5,200	(450)
Donation Income		0	0			0	0.0%	0	0	0
Other Income		786	0			786	0.0%	0	83	703
TOTAL REVENUES		775,201	718,440	0	0	56,761	107.9%	0	698,974	76,227
COGS-Bar		67,897	62,772			(5,125)	108.2%	0	68,242	(345)
COGS-Kitchen		0	2,000			2,000	0.0%	0	0	0
COGS-Function		785	1,800			1,015	43.6%	0	2,161	(1,376)
Course		235,158	242,267			7,109	97.1%	0	213,035	22,123
House		162,994	153,201			(9,793)	106.4%	0	149,129	13,865
Tournament		46,805	84,674			37,869	55.3%	0	51,222	(4,417)
General & Administrative		125,255	122,205			(3,050)	102.5%	0	130,831	(5,576)
DEPARTMENTAL EXPENSES		638,895	668,919	0	0	30,024	95.5%	0	614,620	24,275
Profit(Loss)		136,306	49,521	0	0	86,785	275.2%	0	84,354	51,952
Interest Expense		12,043	12,000			(43)	100.4%	0	12,490	(447)
Real Estate Taxes		24,176	24,000			(176)	100.7%	0	24,110	66
Depreciation		77,228	80,000			2,772	96.5%	0	68,748	8,480
UBI Income Tax		2,118	0	0	0	(2,118)	0.0%	0	0	2,118
Total Other		115,565	116,000	0	0	435	99.6%	0	105,348	10,217
Profit(Loss)		20,741	(66,479)	0	0	87,220	-31.2%	0	(20,994)	41,735

Mt Pleasant Golf Club
Financial Summary & Notes
March 31, 2024

Detail Snap Shot - Key Expense Accounts

Course Expense	DEPT	03/31/24		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		117,774	123,050	5,276
Employee Insurance		14,417	15,650	1,233
Course Seed & Fertilizer		40,683	49,000	8,317
Equipment R&M		16,231	18,200	1,969
Course R&M		26,968	15,000	(11,968)
Course Irrigation		3,583	1,486	(2,097)
Course Fuel		3,083	4,000	917
Totals		222,739	226,386	3,647

Medical,Dental,Disability, Life Workers Comp
Timing
Fall Drainage

House Expense	DEPT	03/31/24		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar		43,962	42,780	(1,182)
Salaries & Wages - House		44,742	46,387	1,645
Employee Insurance		12,554	18,990	6,437
House Service Contracts		22,137	17,500	(4,637)
House R&M		19,216	10,000	(9,216)
Building Security Systems		5,936	1,160	(4,776)
House Supplies		6,879	7,500	621
Totals		155,427	144,317	(11,110)

Medical,Dental,Disability, Life Workers Comp
Daily Cleaning, Trash, Snow Removal, Pest Control, Tap Cleaning
Fire, Monitoring, Cameras
Includes Cups for Bar

Tournament Expense	DEPT	03/31/24		
		ACTUAL	BUDGET	VARIANCE
Salaries & Wages		36,857	69,929	33,072
Employee Insurance		6,288	6,900	612
Cities Expense		0	0	0
2 Day Member Guest		0	0	0
Misc Expense		999	0	(999)
Totals		44,144	76,829	32,685

N Fantasia Budgeted
Medical,Dental,Disability, Life Workers Comp N Fantasia Budgeted
Timing

G&A	DEPT	03/31/24		
		ACTUAL	BUDGET	VARIANCE
Bad Debt		1,600	0	(1,600)
Computer Software		10,680	1,000	(9,680)
Credit Card Fees		14,427	12,200	(2,227)
Club Liability Insurance		21,466	21,805	339
BOD Expense		4,791	2,250	(2,541)
Bookkeeping		5,970	7,500	1,530
RE Taxes		24,176	24,000	(176)
Electric		26,196	35,000	8,804
Gas		9,329	7,500	(1,829)
Water		3,134	2,000	(1,134)
Telecommunications		6,963	6,250	(713)
Totals		128,730	119,505	(9,225)

Timing
Jonas & TSI Support
Heavy Charging for Dues and Outside Parties
Liability, Liquor, Auto, Directors, Cyber
\$1000.00 Veterans Day, \$310 T Lamond, \$1,468Meetings, Printing \$596, \$1,005 Member F

Comcast and Phone

Mt Pleasant Golf Club
Summary Balance Sheet

ASSETS	March	March
Cash	2024	2023
Operating & Payroll	83,768	85,749
Money Market	507,054	525,678
Restricted	403,968	332,562
House Banks	1,800	1,800
Course Petty Cash	200	200
Total Cash	996,790	945,988
Receivables		
Members	274,812	256,503
Other Receivables	0	0
Bad Debt Allowance	-2,530	-2,530
Net Recievables	272,282	253,973
Other Assets		
Inventories	24,511	23,220
Prepaid Expenses	56,822	27,110
Other Current Assets	1,000	1,000
Total Other Assets	82,333	51,330
Total Current Assets	1,351,405	1,251,292
Fixed Assets		
Land and Land Improvements	136,709	136,709
Buildings	548,402	548,402
Course Improvements	1,280,728	1,266,446
Course Equipment	769,634	687,850
Golf Carts	163,693	163,693
Office & EDP Equipment	125,585	125,585
Furniture Fixtures & Equip	383,147	340,973
Building Improvements	1,665,455	1,660,230
Less Accumulated Depreciation	-3,003,227	-2,820,522
Total Fixed Assets	2,070,126	2,109,366
TOTAL ASSETS	3,421,531	3,360,658
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts Payable	93,316	90,153
Prepaid Food & Bev	183,010	208,385
Prepaid Member Dues	580,975	550,734
Quimet Scholarship	19,925	15,600
Accrued Payroll	17,445	8,728
Leases Payable	188,791	176,077
National Grid Easement	0	84,713
Line of Credit	0	0
Accrued Other	11,134	13,137
Total Current Liabilities	1,094,596	1,147,527
Long Term Liabilites		
Long Term Debt	609,695	652,510
Bonds Payable	0	0
Total Long Term Liabilities	609,695	652,510
Equity		
Retained Earnings Current YR	20,741	(20,994)
Members Equity	1,696,499	1,581,615
Total Equity	1,717,240	1,560,621
TOTAL LIABILITIES & EQUITY	3,421,531	3,360,658