

# Mount Pleasant Golf Club

141 Staples Street

Lowell, Massachusetts 01851

[www.mpgc.net](http://www.mpgc.net)

*Established 1910*

**Pat Donovan**  
*President*

**Dennis Moriarty**  
*Vice-President*

**Bob McLeod**  
*Secretary*

(978) 452-8228  
**Sean Moriarty**  
*Treasurer*

## Board of Directors Regular Meeting

**Tuesday, April 22, 2025**

President Pat Donovan called the meeting to order at 5:01 p.m. withal nine (9) board members present.

Superintendent Pat Simmons entered the meeting at 5:03 p.m.

### NEW BUSINESS – Superintendent Pat Simmons Quarterly Review (Taken Out of Order)

Pat provided a recap of accomplishments to date: bunkers being filled with new sand (approximately 120 tons); greens to be fertilized this Friday; rainy April set us back a bit; staff is pretty well set, using college and HS kids, same as last year; plan to aerate lower fairways this week. Sixty-day plan: finish bunker work; address drainage blockage on # 2; applications scheduled (fertilizer, spraying, etc.); back of # 9 green – back fill and plant grasses; pit cleanup; experimenting with green speeds; miscellaneous areas (cart paths edgings, entrances, etc.); ran irrigation system through two cycles – all good; plan is to have everything dialed in by Memorial Day.

Equipment: tractor is 40 years old, no attachments, no four-wheel drive; second fairway mower is 25 years old; roller is 15 years old, slow and narrow; Cushman dump body; priorities are 1) mower, and 2) tractor.

Miscellaneous: aeration issues with ledge on # 1 and # 9 fairways; no divot mix on # 6 and # 7 tee boxes – prefers staff performs repairs; striving to keep tee markers in proper placements (i.e., black tees back) and encourage golfers to play the proper tees.

Pat left the meeting at 5:32 p.m.

Mike Bowser entered the meeting at 5:36 p.m.

## NEW BUSINESS – Mike Bowser Request to Appear (Taken Out of Order)

Mike reviewed a jury trial he recently attended regarding a slip and fall where the plaintiff was awarded substantial damages, and warned of possible liability regarding people using the back ramp as an entrance. Mike thanked the board for hearing him out on the issue.

Mike left the meeting at 5:42 p.m.

Agreed the ramp is intended solely for deliveries and emergency vehicles; considered keeping the gate closed at all times other than deliveries, possible signage stating 'Not an Entrance,' and incorporating a set of stairs and railing adjacent to the ramp – Agreed, Dennis M to explore options.

## SECRETARY – Bob McLeod

Minutes of the 3/13/25 regular meeting and 4/14/25 special meeting were presented for review.

**Motion** by Jim Moriarty, seconded by Mike Sancartier to accept the minutes of the 3/13/25 regular meeting and 4/14/25 special meeting. Vote unanimous - Motion passed.

## Correspondence

- From Danielle McFadden, thank you for hosting campaign kickoff event – accepted;
- From Operation Delta Dog 4<sup>th</sup> Annual Golf Tournament Fundraiser, request for donation, from DJ DuCharme;
- From Lowell Youth Lacrosse, request to waive the hall fee – agreed;
- From Steve Considine, resigning Limited membership – accepted;
- From Brian McPhillips, resigning Social membership – accepted;
- From Peter Tello, application for Social membership;
- From Raymond Kapala, application for Social membership;
- From Patrick Crowley, application for Social membership.

## Membership

The following candidates are submitted for membership:

- Brennan Farley – Social to Limited
- Peter Tello – Social
- Patrick Crowley - Social
- Raymond Kapala - Social

**Motion** by Jim Moriarty, seconded by DJ DuCharme to approve the donation of a foursome with carts to Operation Delta Dog. Vote unanimous - Motion passed.

**Motion** by Shaun McCarty, seconded by Dennis Moriarty to approve application for Limited membership (Farley), as listed above. Vote unanimous - Motion passed.

**Motion** by Jim Moriarty seconded by Paul Dubuque to approve the three (3) new Social members, as listed above. Vote unanimous - Motion passed.

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

#### TREASURER'S REPORT – Sean Moriarty

Sean presented the financial reports for review; approximately \$60K in initiation fees; hall rental is up \$10K over last year (March rentals equaled January and February combined); Cash is in great shape; fire system test completed, a few heads need replacement; continue to monitor credit card fees; five (5) members posted – dues payments have been good overall.

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

#### HOUSE COMMITTEE – Paul Dubuque

Paul presented Sean Tully's hall report; steam table has been installed in downstairs kitchen; patio furniture being put out (new umbrellas on order); kitchen stove repaired; hood cleaned; kitchen electrical work completed; addressing sprinkler head issues; upstairs drain line leak being repaired. Kitchen off to a good start – some prices adjusted, continue to tweak and adjust.

Awning: quote to set up staging, detach and move awning, reattach and cleanup = \$1,200

Wall to be analyzed and a quote sought to repair

Back Alley – recyclables to be stored behind the building.

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

#### GREENS COMMITTEE – Jim Moriarty

Jim reported defibrillator training is scheduled for Wednesday evening; considering installing a fence inside the tree line on # 7 to keep garage and debris from blowing onto the course; implementing 'cart path only' rules on # 6 and # 7.

Jim presented a request from the Tuesday morning 'Hatred' group to allow them to block off tee times for an hour, from 10:00 to 11:00 a.m. on Tuesdays – after considerable discussion:

**Motion** by Shaun McCarty, seconded by Dennis Moriarty to block off one hour in Fore Tees on Tuesday's from 10:00 to 11:00 a.m. solely for the Tuesday morning Hatred. Vote Five (5) Yeas, Four (4) Nays – motion passed.

**Motion** by Paul Dubuque, seconded by Dennis Moriarty to accept the Greens Committee report. Vote unanimous – motion passed.

#### TOURNAMENT COMMITTEE – DJ DuCharme

DJ stated the Green Tree Open is scheduled for this Sunday; the May Member/3 Guest is being opened to Limited members; Coed Derby Day Tournament is set for Saturday (5/3); and the Spring Member/Member is set for Saturday (4/17); activities picking up as kids return to Pro Shop; Note – the Ladies City Tournament is at Nab this year, not Long Meadow.

**Motion** by Mike Sancier, seconded by Jim Moriarty to accept the Tournament Committee report. Vote unanimous – motion passed.

#### COMMUNICATIONS COMMITTEE – Shaun McCarty

Shaun reported they are continuing to address issues with '@comcast.net' emails; Joel is posting notices on Fore Tees; calendar input to Fore Tees as well.

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

#### OLD BUSINESS

##### Kitchen Staff

Kevin reported he's been in touch with all employees who are owed money by the previous kitchen contractor, and has started court proceeding to assist them in recovering funds.

##### Capital Projects

Stairs from main parking lot need to be replaced (demo, install base, install stairs, new railing, repair wall) – estimate \$3.9K (insurance binder required)

**Motion** by Dennis Moriarty, seconded by Jim Moriarty to proceed with the stairs replacement. Vote unanimous - Motion passed.

IT Upgrade – Mike Sancier spoke with ITS, our technology Support provider, and hopes to have a quote in 2-4 weeks; also speaking with JONAS regarding upgrades and enhancements – details to follow.

### NEW BUSINESS

Pat Simmons – Quarterly Review

Taken Out of Order

Members in Arrears

Covered under Treasurer's Report

Mike Bowser – Request to Appear

Taken Out of Order

### MISCELLANEOUS

2025 City Tournament MPGC Medalist Trophy

Agreed: to be named for Mike Mullavey

There being no further business,

**Motion** by Dennis Moriarty, seconded by Shaun McCarty to adjourn. Vote unanimous - Motion passed. The meeting was adjourned at 7:24 p.m.

NEXT REGULAR MEETING  
Wednesday, May 21, 2025  
at 6:00 p.m.

Respectfully Submitted,

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Bob McLeod,  
Secretary

**Mt Pleasant Golf Club**  
**Financial Summary & Notes**  
**April 30, 2025**

	YTD		YEAR END		Actual vs Budget		Forecast		Year over Year	
	ACTUAL	BUDGET	FORECAST	BUDGET*	\$	%	\$		ACTUAL	Inc(Dec)
<b>REVENUES</b>										
Dues & Assessments	623,368	617,373			5,995	101.0%	0	578,088	45,280	
Initiation Fees	67,500	0			67,500	0.0%	0	59,000	8,500	
Late Fees	6,800	6,500			300	0.0%	0	8,361	(1,561)	
Bar Income	229,983	237,900			(7,917)	96.7%	0	224,155	5,828	
ATM Income	907	1,500			(593)	60.5%	0	1,068	(161)	
Cart Rental Income	17,612	12,000			5,612	146.8%	0	17,186	426	
Greens Fee Income	7,243	4,500			2,743	161.0%	0	13,700	(6,457)	
F&B Card Income	15,461	6,000			9,461	0.0%	0	11,894	3,567	
Interest Income	8,666	0			8,666	0.0%	0	8,585	81	
Hall Rental	22,400	12,500			9,900	179.2%	0	12,300	10,100	
Outside Function/Linen Rental	1,900	6,000			(4,100)	100.0%	0	5,800	(3,900)	
House Function Income	850	0			850	100.0%	0	0	850	
Donation Income	191	0			191	0.0%	0	0	191	
Other Income	154,816	48,805			106,011	0.0%	0	875	153,941	
<b>TOTAL REVENUES</b>	<b>1,157,698</b>	<b>953,078</b>	<b>0</b>	<b>0</b>	<b>204,620</b>	<b>121.5%</b>	<b>0</b>	<b>941,012</b>	<b>216,686</b>	
COGS - Bar	72,249	81,030			8,781	89.2%	0	87,895	(15,646)	
COGS-Kitchen	5,306	0			(5,306)	0.0%	0	1,711	3,595	
COGS-Outside Function	825	0			(825)	#DIV/0!	0	0	825	
House Function Expense	891	2,400			1,509	37.1%	0	970	(79)	
Course	289,253	323,352			34,099	89.5%	0	282,248	7,005	
House	200,134	199,696			(438)	100.2%	0	200,899	(765)	
Tournament	71,642	87,402			15,760	82.0%	0	66,781	4,861	
General & Administrative	158,855	165,340			6,485	96.1%	0	148,489	10,366	
<b>DEPARTMENTAL EXPENSES</b>	<b>799,155</b>	<b>859,220</b>	<b>0</b>	<b>0</b>	<b>60,065</b>	<b>93.0%</b>	<b>0</b>	<b>788,993</b>	<b>10,162</b>	
<b>Profit(Loss)</b>	<b>358,543</b>	<b>93,858</b>	<b>0</b>	<b>0</b>	<b>264,685</b>	<b>382.0%</b>	<b>0</b>	<b>152,019</b>	<b>206,524</b>	
Interest Expense	13,327	13,200			(127)	101.0%	0	14,400	(1,073)	
Real Estate Taxes	30,577	30,000			(577)	101.9%	0	29,075	1,502	
Depreciation	95,633	90,000			(5,633)	106.3%	0	92,674	2,959	
UBI Income Tax	2,367	0			(2,367)	0.0%	0	2,118	249	
<b>Total Other</b>	<b>141,904</b>	<b>133,200</b>	<b>0</b>	<b>0</b>	<b>(8,704)</b>	<b>106.5%</b>	<b>0</b>	<b>138,267</b>	<b>3,637</b>	
<b>Profit(Loss)</b>	<b>216,639</b>	<b>(39,342)</b>	<b>0</b>	<b>0</b>	<b>255,981</b>	<b>-550.7%</b>	<b>0</b>	<b>13,752</b>	<b>202,887</b>	

\*Excludes ERTC Money

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**Mt Pleasant Golf Club**  
**Financial Summary & Notes**  
**April 30, 2025**

**Detail Snap Shot - Key Expense Accounts**

	04/30/25		
Course Expense	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	128,389	159,447	31,058
Overtime	1,422	0	(1,422)
Employee Insurance	24,080	23,910	(170)
Course Seed & Fertilizer	78,452	49,000	(29,452)
Course Beautification	2,990	0	(2,990)
Equipment R&M	17,160	18,700	1,540
Course R&M	14,044	45,000	30,956
Course Repair Other	5,055	1,400	(3,655)
Course Irrigation	4,714	4,148	(566)
Course Fuel	1,059	3,500	2,441
	277,366	305,105	27,739

	04/30/25		
House Expense	ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar	54,592	55,852	1,261
Salaries & Wages - House	62,603	64,828	2,225
Employee Insurance	15,620	19,260	3,640
House Service Contracts	33,263	21,600	(11,663)
House R&M	8,195	16,200	8,005
Building Security Systems	1,041	1,350	309
House Supplies	12,380	10,000	(2,380)
	187,694	189,090	1,396

	04/30/25		
Tournament Expense	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	53,442	64,401	10,959
Employee Insurance	9,088	9,120	32
Cities Expense	500	0	(500)
2 Day Member Guest	0	0	0
Printing Expense	2,014	2,000	(14)
Software Expense	1,351	1,329	(22)
	66,394	76,850	10,456

	04/30/25		
G&A	ACTUAL	BUDGET	VARIANCE
Bad Debt	550	0	(550)
Computer Software	12,077	12,600	523
Credit Card Fees	21,943	17,700	(4,243)
Club Liability Insurance	27,818	29,040	1,222
BOD Expense	3,352	3,600	248
Bookkeeping	7,575	7,750	175
RE Taxes	30,577	30,000	(577)
Electric	31,849	42,000	10,151
Gas	10,713	9,000	(1,713)
Water & Sewer	2,184	3,150	966
Telecommunications	11,008	9,000	(2,008)
	159,644	163,840	4,196

Mt Pleasant Golf Club  
Summary Balance Sheet

ASSETS	April 2025	April 2024
<b>Cash</b>		
Operating & Payroll	135,656	187,996
Money Market	703,209	508,189
Restricted	519,508	404,872
House Banks	1,800	1,800
Course Petty Cash	200	200
<b>Total Cash</b>	<b>1,360,372</b>	<b>1,103,057</b>
<b>Receivables</b>		
Members	88,385	73,420
Other Receivables	0	0
Bad Debt Allowance	-2,530	-2,530
<b>Net Receivables</b>	<b>85,855</b>	<b>70,890</b>
<b>Other Assets</b>		
Inventories	31,336	24,511
Prepaid Expenses	53,724	59,072
Other Current Assets	1,000	1,000
<b>Total Other Assets</b>	<b>86,060</b>	<b>84,583</b>
<b>Total Current Assets</b>	<b>1,532,287</b>	<b>1,258,530</b>
<b>Fixed Assets</b>		
Land and Land Improvements	136,709	136,709
Buildings	548,402	548,402
Course Improvements	1,314,293	1,280,728
Course Equipment	833,490	769,634
Golf Carts	163,693	163,693
Office & EDP Equipment	125,585	125,585
Furniture Fixtures & Equip	385,153	383,147
Building Improvements	1,665,455	1,665,455
Less Accumulated Depreciation	(3,212,895)	(3,018,673)
<b>Total Fixed Assets</b>	<b>1,959,885</b>	<b>2,054,680</b>
<b>TOTAL ASSETS</b>	<b>3,492,172</b>	<b>3,313,210</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts Payable	79,505	91,370
Prepaid Food & Bev	157,267	163,215
Prepaid Member Dues	542,110	504,940
Outmet Scholarship	19,500	19,475
Accrued Payroll	23,922	21,486
Leases Payable	170,503	187,865
National Grid Easement	0	0
Line of Credit	0	0
Accrued Other	5,777	8,532
<b>Total Current Liabilities</b>	<b>998,584</b>	<b>996,883</b>
<b>Long Term Liabilities</b>		
Long Term Debt	561,020	606,075
Bonds Payable	0	0
<b>Total Long Term Liabilities</b>	<b>561,020</b>	<b>606,075</b>
<b>Equity</b>		
Retained Earnings Current YR	216,139	13,754
Members Equity	1,716,430	1,696,508
<b>Total Equity</b>	<b>1,932,568</b>	<b>1,710,252</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,492,172</b>	<b>3,313,210</b>