

# 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, May 21, 2025**

Vice President Dennis Moriarty called the meeting to order at 6:04 p.m. with eight (8) board members present, and Pat Donovan unable to attend.

### SECRETARY – Bob McLeod

Minutes of the 4/22/25 regular meeting were presented for review.

**Motion** by Jim Moriarty, seconded by Dennis Moriarty to accept the minutes of the 4/22/25 regular meeting. Vote unanimous - Motion passed.

### Correspondence

- From Dan Emerson. thank you for granting the Tuesday 'Hatred' request - accepted;
- From Mike Lenzi and the GLTHS, requesting a donation of a Foursome with carts and hole sponsorship (\$250) for their 28<sup>th</sup> Annual Scholarship Golf Tournament fundraiser;
- From the Immaculate Conception Parish, requesting a donation of a Foursome with carts for upcoming Golf Classic Fundraiser, from Paul Dubuque;
- From MCC Foundation, requesting a donation of a Foursome with carts for their upcoming Celebrity Forum Fundraiser, from Caitlin Campopiano;
- From Lowell Parks & Conservation Trust, requesting a donation for their Run for Nature Fundraiser – placed on file;
- From Bob Sheehan, requesting a LOA for medical reasons;
- From Beth Allison, Social member, application for Limited membership – placed on file;
- From Kerry Blazon, application for Social membership;
- From Walter Carmichael, application for Social membership;
- From Geoffrey Pavao, application for Social membership;
- From Devin Guerrero, application for Social membership;

- From Danielle Upton, application for Social membership;
- From Eric Burgess, application for Social membership;
- From Jason Juley, application for Social membership;
- From Cyndi Dichard, application for Social membership;
- From Erica Burns, application for Social membership;
- From Brian Burns, application for Social membership;
- From Jake Conlon, application for Social membership;
- From David Couture, application for Social membership;
- From Jon Stagnone, application for Social membership;
- From James Connolly, application for Social membership;
- From Rocky LeFort, application for Social membership;
- Tricia Malvone, application for Social/Regular membership;
- From Paul Malvone, application for Social/Limited/Regular membership;
- From Kyle Swenson, application for Social/Limited/Regular membership.

**Motion** by Jim Moriarty, seconded by Mike Sancartier to approve the three (3) donations of a foursome with carts to GLTHS, the Immaculate Conception, and MCC Foundation, as listed above. Vote unanimous - Motion passed.

**Motion** by Jim Moriarty, seconded by DJ DuCharme to accept the LOA request from Bob Sheehan. Vote unanimous - Motion passed.

## Membership

The following candidates are submitted for membership:

- |                              |                         |
|------------------------------|-------------------------|
| • Kerry Blazon – Social      | Brian Burns - Social    |
| • Walter Carmichael – Social | Jake Conlon - Social    |
| • Geoffrey Pavao – Social    | David Couture - Social  |
| • Devin Guerrero – Social    | Jon Stagnone - Social   |
| • Danielle Upton – Social    | James Connolly - Social |
| • Eric Burgess – Social      | Rocky LeFort - Social   |
| • Jason Juley – Social       | Tricia Malvone - Social |
| • Cyndi Dichard – Social     | Paul Malvone - Social   |
| • Erica Burns – Social       | Kyle Swenson - Social   |

**Motion** by Mike Sancartier, seconded by Paul Dubuque to approve the eighteen (18) new Social members, as listed above. Vote unanimous - Motion passed.

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

### TREASURER'S REPORT – Sean Moriarty

Sean presented the financial reports for review (attached): the law suit brought by a guest last year has been settled by the insurance companies; A/R is up, primarily due to 38 Social members two years in arrears (\$17K), and new members (most not billed until April) – plan to write off the Socials next month, and pursue the new members; invoice error has been corrected and resent; hall revenue is up (linen fees now being included); working on finalizing insurance renewal quote; in spite of the A/R, we are in good shape financially, and cash is healthy thanks to initiation fees and government funds.

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

### HOUSE COMMITTEE – Paul Dubuque

Paul reported Emily Desmond will play on Friday (5/30); movie night is being planned; exploring entertainment for the Cities on Saturday (6/21) night; also, August Skills & Grill Night; bartenders meeting went well, staff shirts being implemented.

Awning and wall work scheduled for next week; obtaining quotes for vent cleaning throughout the building; leak over the women's room has been repaired (\$250); a brief discussion of our 1:00 p.m. liquor license/closing time resulted in Agreed - 'last call' will be 12:30 a.m. with closing and all members leaving by 1:00 a.m. – also to keep the downstairs lounge open until at least 10:00 p.m. on Thursday, Friday, and Saturday evenings; need an annual sprinkler system test (required), may result in some new sprinkler heads being required.

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

Sean Tully entered the meeting at 6:48 p.m.

### NEW BUSINESS – Sean Tully – Quarterly/Monthly Review (Taken Out of Order)

Sean stated he's waiting on a second quote for the sprinkler test (possible 'wet head test') that will determine work to be done (will schedule annually in Jan/Feb time frame going forward); he also presented upstairs hall reports for May (actual) and June (projected); duct cleaning scheduled for June 16<sup>th</sup> (also to be scheduled annually); purchased water cooler for barn; Back Flow Test by City scheduled (irrigation system, barn, house, sprinklers, etc.); kitchen working out well – additional staff to be added for Monday Twi league; keeping gate locked at back parking lot; Pat to spray patio for weeds this Monday.

Sean Tully left the meeting at 7:09 p.m.

#### GREENS COMMITTEE – Jim Moriarty

Jim reported the bunker improvements have been completed; the replacement tarp/canopy for the barn is scheduled for next week (\$3.9K); several beavers have been trapped and removed; wall behind # 9 green has been landscaped and flowers planted; new flags installed; stumps have been removed and sodded; tree on first tee to be pruned; AED training scheduled; new mower requested to replace one of our two aging mowers (c. 1999 and 2006) – Pat found a three year old used Toro available for \$35-40K; Jim also reported Pat Simmons is excited and happy to be here, developing a one to five year plan for course enhancements.

**Motion** by Dennis Moriarty, seconded by DJ DuCharme to spend up to \$40K for the replacement mower (likely to finance over three years). Vote unanimous – motion passed.

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

#### TOURNAMENT COMMITTEE – DJ DuCharme

DJ stated Fore Tees has been linked to Golf Genius; moving the Member/3 Guest increasingly looks like a good move (Emily Desmond is scheduled to pay that night); Spring Member/Member was a big hit (taco bar, food was great); City qualifying this weekend; Cities at MP on Saturday (6/21) – will do walk through the week before, insure appropriate staffing levels.

**Motion** by Sean Moriarty, seconded by Shaun McCarty to accept the Tournament Committee report. Vote unanimous – motion passed.

#### COMMUNICATIONS COMMITTEE – Shaun McCarty

Shaun reported they are continuing to address email issues.

#### 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 a June date for a court hearing.

## Capital Projects

Stairs from main parking lot scheduled for replacement on 5/27 (\$3.8K); stairs adjacent to back parking lot ramp (\$5.7K) do be done at same time; electrical work at the barn completed (\$3.2K); awning (\$1.2K) and wall repair (\$10,233) getting underway.

**Motion** by Dennis Moriarty, seconded by Paul Dubuque to approve and continue the above capital projects. Vote unanimous - Motion passed.

## NEW BUSINESS

Sean Tully – Monthly Review

Taken Out of Order

Members in Arrears

Covered under Treasurer's Report

City Tournament

Agreed: Sean T to round off pricing for the day, bar stools will be removed, plastic cups to be used, no tabs to be run, kitchen to offer simplified menu; will allocate \$960 for food vouchers for players and caddies (kitchen to bill the club).

## MISCELLANEOUS

Mike Sancartier reported the server backup battery died, exploring options for system upgrades, will have details in a week or so.

There being no further business,

**Motion** by Paul Dubuque, seconded by Mike Sancartier to adjourn. Vote unanimous - Motion passed.

The meeting was adjourned at 8:03 p.m.

NEXT REGULAR MEETING  
Tuesday, June 24, 2025  
at 5:30 p.m.

Respectfully Submitted,

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Bob McLeod,  
Secretary

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

REVENUES	YTD		YEAR END		Actual vs Budget		Forecast		Year over Year	
	ACTUAL	BUDGET	FORECAST	BUDGET*	\$	%	\$	ACTUAL	Inc(Dec)	
						Better (Worse)				
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

Course Expense	04/30/25		
	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

House Expense	04/30/25		
	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

Tournament Expense	04/30/25		
	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

G&A	04/30/25		
	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>