

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

July 21, 2025

President Pat Donovan called the meeting to order at 5:01 p.m. with eight (8) board members present, and Dennis Moriarty in transit.

Superintendent Pat Simmons entered the meeting at 5:02 p.m.

NEW BUSINESS – Supt. Pat Simmons Quarterly Review (Taken Out of Order)

Pat reported the course remains in good shape, crew is in a steady ‘maintenance mode’ through mid-August, managing heat and weather; continue with verticutting and aerating approaches and collars; Cities and Member/Guest both went well; Tyler has left, Ryan will move to 1st Assistant (Ryan’s position to be back filled later); have begun preparations for 2 Day Member/Member and September aeration; improvements continue on forward tees (#1, #4, & #9) and depressions between # 2 green and # 3 tee (likely due to musk rats); considering trimming bunkers on 7 and expanding rough in tear drop areas; under budget overall (partly due to salary savings during staff transitions), upped chemical line item from \$105K to \$125K; working on master equipment list with age and status included; plan to continue verticutting and small tyne aeration on approaches and aprons; also assessing various tree conditions and options (e.g., along base of hill on # 3, at # 5 tee box, # 5 green).

Dennis Moriarty entered the meeting at 5:29 p.m.

Pat Simmons left the meeting at 5:42 p.m.

Mary Ann Ryan entered the meeting at 5:44 p.m.

NEW BUSINESS – Ladies Division - Mary Ann Ryan, President (Taken Out of Order)

Mary Ann conveyed there was some interest in creating a new forward tee up the hill on # 4; she also presented a tournament checklist used for running the 14 Ladies tournaments, and expressed their difficulty in getting sufficient volunteers to run them – agreed, that DJ DuCharme, Tournament Chair, and Karen Moynihan, Ladies Tournament Chair, will meet with Joel to discuss what duties the Pro Shop may be able to take on; in a discussion of Locker room access, it was agreed that a member must be 18 years of age to obtain a locker, and that locker room access is not specifically defined (e.g., men's locker room is open as members use the bathroom, and also the side exit – the ladies' locker room had a key code lock installed to limit access from the lounge/rest room area to the locker room); a review of the current 'dress code' (Rules & Reg's #19) were reviewed, and the Ladies division was encouraged to suggest updates as they see fit regarding women's attire; also agreed that the Ladies handicap holes as defined on the score card should be updated based on recent changes to the course – agreed, that DJ DuCharme, Tournament Chair, and Dave Mungovan, Handicap Chair, will meet with Joel and Pat and incorporate changes into the next printing of the score cards.

Mary Ann Ryan left the meeting at 6:10 p.m.

SECRETARY – Bob McLeod

Minutes 6/24/25 regular meeting were presented for review.

Motion by Jim Moriarty, seconded by Mike Sancartier to accept the minutes of the 6/24/25 regular meeting. Vote unanimous - Motion passed.

Correspondence

- From UMass Lowell Hockey, request for a donation of a foursome with carts for their annual golf tournament fundraiser, from Eric Allen;
- From the Kristy Williams Memorial Foundation, thank you for MP's previous support and requesting a donation of a foursome with carts for their October fundraiser, from Bob McLeod;
- From Hank Houle, resigning Social membership – accepted;
- Joseph Nguyen, application for Youth membership – placed on file;
- From Jack Martinson, application for Youth membership – placed on file;
- From Michael Prendergast, application for Youth membership – placed on file;
- From William Asselin, application for Social/Regular membership;
- From John Regan, application for Social/Limited/Regular membership;
- From Donald Cook, application for Social/Limited/Regular membership;

- From Peter Sullivan, application for Social/Limited/Regular membership;
- From Steve Costello, application for Social/Limited/Regular membership;
- From Timothy Thyne, application for Social/Limited/Regular membership;
- From Chris Clayton, application for Social/Limited/Regular membership;
- From Sean Dolan, Jr., application for Social/Limited/Regular membership;
- From John Emerson, application for Social membership;
- From Derek Huggins, application for Social/Regular membership;
- From Steve Reale, application for Social membership.

Motion by Jim Moriarty, seconded by Paul Dubuque to approve the two (2) donations of a foursome with carts to UMass Lowell Hockey and the Kristy Williams Foundation, as listed above. Vote unanimous - Motion passed.

Membership

The following candidates are submitted for membership:

- William Asselin – Social
- Joe Regan - Social
- Donald Cook – Social
- Peter Sullivan – Social
- Steve Costello – Social
- Timothy Thyne – Social
- Chris Clayton – Social
- Sean Dolan, Jr. – Social
- John Emerson – Social
- Derek Huggins – Social
- Steve Reale - Social

Motion by DJ DuCharme, seconded by Dennis Moriarty to approve the eleven (11) new Social members, as listed above. Vote unanimous - Motion passed.

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

TREASURER'S REPORT – Sean Moriarty

Sean presented the financial reports for review (attached): revenue is up (primarily due to the receipt of ERTC funds); expenses up a bit (kitchen salary); cash is healthy and A/R is under control; kitchen activity is up, based on receipts, and F&B activity is higher than

normal; overall in good shape financially; awaiting invoices for the railing for the back parking lot stairs and the exterior wall and awning project (upon completion).

Working on spreadsheet to project income/expenses through the end of the year; will meet with the Finance Review Committee in August to begin the budget review; also scheduled to meet with the golf cart vendor – will have a report at the August meeting.

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

HOUSE COMMITTEE – Paul Dubuque

Paul presented Sean Tully's hall activity report for July (actual) and August (projected); Paul referred to a July 16th letter from Encore Company explaining that dry sprinkler heads are unique and being reviewed individually, replacements will be order based on results – agreed, we need a yearly maintenance plan/procedure for the house sprinkler system, especially given changes in service companies; he also reviewed a first draft of an annual facility maintenance (inside and out) schedule with tasks, also compiling a list of vendors (i.e., plumbing, electrical, HVAC, etc.); Sean T met with Nick to review the house PA system and operations – agreed to request vendor provide training to bar and pro shop staff as needed with house music/PA system; a discussion ensued of outsourcing some basic/routine repair and maintenance functions to a property management company – agreed we need additional information (duties and responsibilities, pricing, etc.), Sean Moriarty to contact a vendor for initial walk through and discussion; bar tenders and tips procedure – agreed, again all tabs to be closed at the end of a bar tenders shift.

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

GREENS COMMITTEE – Jim Moriarty

Jim reported all issues covered under Pat Simmons review.

TOURNAMENT COMMITTEE – DJ DuCharme

DJ stated the Cities went well, the Member/Guest was great, lots of compliments on the course and the food at both events; six sponsors lined up for the Irish Member/3 Guest Tournament on 8/29, Emily Desmond to perform that night; DJ, Joel, and Dave Mungovan will need to revisit handicap holes as defined on the score card; some confusion over Thursday practice rounds for the Member/Guest (i.e., practice round access versus Thursday Twi League schedules) – to be reviewed.

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

COMMUNICATIONS COMMITTEE – Shaun McCarty

No report

OLD BUSINESS

Kitchen Staff

Attorney Kevin Murphy reported he appeared in court in June on behalf of the kitchen employees who are owed wages by the previous kitchen contractor; court awarded approximately \$38K in damages (triple wages for each employee, plus legal expenses), which Kevin is pursuing with great difficulty.

IT Upgrade Project Status

Mike reported he has discussions with several companies, awaiting quotes on a new system server; had initial discussions with JONAS (enterprise software company) and ITS (IT service provider); also exploring a Cloud solution rather than a physical server; developing quotes, options, and timelines.

NEW BUSINESS

Sean Tully – Monthly Review

Sean was unable to attend - material covered under House Report

Pat Simmons – Quarterly Review

Taken Out of Order

Ladies Division – Mary Ann Ryan, President

Taken Out of Order

MISCELLANEOUS

Additional discussion of obtaining an on-course defibrillator – agreed to seek quotes on purchasing and securing an appropriate device.

There being no further business,

Motion by Dennis Moriarty, seconded by Shaun McCarty to adjourn. Vote unanimous - Motion passed.

The meeting was adjourned at 7:35 p.m.

NEXT REGULAR MEETING
Monday, August 25, 2025
at 6:00 p.m.

Respectfully Submitted,

Bob McLeod,
Secretary

Mt Pleasant Golf Club
Financial Summary & Notes
 June 30, 2025

	YTD		YEAR END		Actual vs Budget		Forecast		Year over Year	
	ACTUAL	BUDGET	FORECAST	BUDGET*	\$	%	\$		ACTUAL	Incl(Dec)
					Better (Worse)				2024 vs 2025	
REVENUES										
Dues & Assessments	804,198	791,139			13,059	101.7%	0	742,827	61,371	
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	386,581	392,900			(6,319)	98.4%	0	385,030	1,551	
ATM Income	1,494	2,000			(506)	74.7%	0	1,659	(165)	
Cart Rental Income	77,375	72,000			5,375	107.5%	0	71,618	5,757	
Greens Fee Income	43,985	38,700			5,285	113.7%	0	47,787	(3,802)	
F&B Card Income	15,461	6,000			9,461	0.0%	0	11,894	3,567	
Interest Income	12,832	0			12,832	0.0%	0	12,676	156	
House Function Income	850	0			850	0.0%	0	0	850	
Hall Rental	31,800	26,500			5,300	120.0%	0	29,600	2,200	
Donation Income	191	0			191	0.0%	0	0	191	
Other Income	154,816	48,885			105,931	0.0%	0	1,075	153,741	
TOTAL REVENUES	1,603,883	1,384,624	0	0	219,259	115.8%	0	1,371,527	232,356	
COGS - Bar	134,191	133,823			(368)	100.3%	0	141,231	(7,040)	
COGS-Kitchen	13,851	0			(13,851)	0.0%	0	2,388	11,463	
COGS-Outside Function	2,327	3,400			1,073	68.4%	0	1,318	1,009	
House Function Expense	825	0			(825)	#DIV/0!	0	0	825	
Course	431,349	454,529			23,180	94.9%	0	420,195	11,154	
House	281,443	271,652			(9,791)	103.6%	0	279,597	1,846	
Tournament	131,812	141,922			10,110	92.9%	0	122,336	9,476	
General & Administrative	239,698	226,220			(13,478)	106.0%	0	213,972	25,726	
DEPARTMENTAL EXPENSES	1,235,495	1,231,546	0	0	(3,949)	100.3%	0	1,181,037	54,458	
Profit(Loss)	368,388	153,078	0	0	215,310	240.7%	0	190,490	177,898	
Interest Expense	19,473	17,600			(1,873)	110.6%	0	18,997	476	
Real Estate Taxes	40,773	40,000			(773)	101.9%	0	38,874	1,899	
Depreciation	111,571	120,000			8,429	93.0%	0	123,565	(11,994)	
UBI Income Tax	2,367	0			(2,367)	0.0%	0	2,118	249	
Total Other	174,184	177,600	0	0	3,416	98.1%	0	183,554	(9,370)	
Profit(Loss)	194,204	(24,522)	0	0	218,726	-792.0%	0	6,936	187,268	

*Excludes ERTC Money

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Mt Pleasant Golf Club
Financial Summary & Notes
June 30, 2025

Detail Snap Shot - Key Expense Accounts

Course Expense	06/30/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	201,492	219,342	17,850
Overtime	9,517	0	(9,517)
Employee Insurance	31,823	33,880	2,057
Course Seed & Fertilizer	87,930	68,100	(19,830)
Course Beautification	13,370	0	(13,370)
Equipment R&M	18,944	23,100	4,156
Course R&M	31,206	71,000	39,794
Course Repair Other	6,811	2,800	(4,011)
Course Irrigation	5,593	4,472	(1,121)
Course Fuel	6,188	7,000	812
	412,874	429,694	16,820

House Expense	06/30/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages - Bar	77,081	74,764	(2,317)
Salaries & Wages - House	86,721	88,812	2,091
Employee Insurance	20,784	25,680	4,896
House Service Contracts	40,286	28,800	(11,486)
House R&M	17,682	21,600	3,918
Building Security Systems	1,858	1,800	(58)
House Supplies	20,902	15,000	(5,902)
	265,315	256,456	(8,859)

Tournament Expense	06/30/25		
	ACTUAL	BUDGET	VARIANCE
Salaries & Wages	97,853	104,163	6,310
Employee Insurance	12,091	11,990	(101)
Cities Expense	5,783	4,000	(1,783)
2 Day Member Guest	0	0	0
Printing Expense	2,014	2,000	(14)
Software Expense	4,053	3,987	(66)
	121,793	126,140	4,347

G&A	06/30/25		
	ACTUAL	BUDGET	VARIANCE
Bad Debt	16,305	14,000	(2,305)
Computer Software	16,545	16,800	255
Credit Card Fees	31,006	24,700	(6,306)
Club Liability Insurance	37,813	39,220	1,407
BOD Expense	3,631	4,800	1,169
Bookkeeping	10,165	10,250	85
RE Taxes	40,773	40,000	(773)
Electric	44,601	56,000	11,399
Gas	12,599	12,000	(599)
Water & Sewer	2,973	4,250	1,277
Telecommunications	15,092	12,000	(3,092)
	231,504	234,020	2,516

Mt Pleasant Golf Club
Summary Balance Sheet

ASSETS	June	June
Cash	2025	2024
Operating & Payroll	91,509	26,898
Money Market	455,467	423,359
Restricted	521,415	402,732
House Banks	1,800	1,800
Course Petty Cash	200	200
Total Cash	1,070,391	854,989
Receivables		
Members	33,030	42,173
Other Receivables	0	0
Bad Debt Allowance	-2,530	-2,530
Net Recievables	30,500	39,643
Other Assets		
Inventories	31,336	24,511
Prepaid Expenses	26,950	28,989
Other Current Assets	1,000	1,000
Total Other Assets	59,286	54,500
Total Current Assets	1,160,177	949,132
Fied Assets		
Land and Land Improvements	136,709	136,709
Buildings	548,402	548,402
Course Improvements	1,322,387	1,283,840
Course Equipment	912,330	840,990
Golf Carts	163,693	163,693
Office & EDP Equipment	125,585	125,585
Furniture Fixtures & Equip	397,992	383,147
Building Improvements	1,668,655	1,665,455
Less Accumulated Depreciation	(3,224,902)	(3,049,564)
Total Fixed Assets	2,050,851	2,098,257
TOTAL ASSETS	3,211,028	3,047,389
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts Payable	57,552	61,704
Prepaid Food & Bev	80,431	95,972
Prepaid Member Dues	350,343	323,608
Quimet Scholarship	0	150
Accrued Payroll	24,665	20,759
Leases Payable	223,842	229,507
National Grid Easement	0	0
Line of Credit	0	0
Accrued Other	10,252	13,836
Total Current Liabilities	747,085	745,536
Long Term Liabilites		
Long Term Debt	553,921	598,718
Bonds Payable	0	0
Total Long Term Liabilities	553,921	598,718
Equity		
Retained Earnings Current YR	194,204	6,936
Members Equity	1,715,819	1,696,209
Total Equity	1,910,022	1,703,135
TOTAL LIABILITIES & EQUITY	3,211,028	3,047,389

Mt Pleasant Golf Club

2025 Fixed Asset Report

As of: 06.30.2025

G/L 13700	Course Improvements	
Vendor	\$ Amount	Description
Genetti	\$ 6,460.00	#3 Wall
Marquis	\$ 11,400.00	Tree Work
Marquis	\$ 6,200.00	Tree Work
Read Custom Soils	\$ 2,681.87	Bunker Sand
Read Custom Soils	\$ 3,711.50	Bunker Sand
Read Custom Soils	\$ 3,857.02	Bunker Sand
Tukahoe Turf	\$ 4,236.54	Turf for #3,#5 and Tree Removal

Total \$ 38,546.93

G/L 13800	Course Equipment	
Sprayer	\$	
	\$ 78,840.00	Lease Value

Total \$ 78,840.00

G/L 14100	Furniture & Fixtures	
North American Rest	\$	
	\$ 2,006.00	Steam Tables for Kitchen
Stamp Contruction	\$ 4,103.00	Front Stairs
Stamp Contruction	\$ 5,736.00	Back Lot Stairs
Bridge Club	\$ 3,000.00	Stove

Total \$ 14,845.00

G/L 14200	Building Improvement	
Lumen Electric	\$	
	\$ 3,200.00	Cart Barn Electrical Upgrade
	\$ 3,200.00	

Total as of 06.30.2025 \$ 56,591.93