

Minutes for WW Golf Course Sub-Advisory Committee Meeting February, 2010, 6 PM

CALL TO ORDER

The meeting was called to order by Mark Ulrich. The meeting took place in the new Nest at Wild Wings. Committee members present were, Scott Picanso, Don Bain, Bill Schubert. Staff members present were Regina Espinoza, Manager, CSA and Special Districts, Randy Golf course GM.

PUBLIC COMMENTS

Midge Schubert provided a copy of the latest Modular Unit Budget that she had compiled from the numbers provided by the County. Also, various residents questioned Randy on what specials there were at the Golf Course, and why there weren't additional resident specials like if you bring an additional paying non resident you couldn't golf for free?. It was mentioned that Kemper was looking into specials like that and that there would be additional promotions addressed.

NEW BUSINESS

1. Review of Policy for Design Improvements: Regina had made a flow chart of the policy for future design improvements to the Golf Course buildings. It was approved by the subcommittee that pending advisory committee decision any item smaller than \$5000 would be discussed at the subcommittee level with the County and Kemper and then Kemper would take the lead in getting it done with the County's approval. The Subcommittee also decided that it would make sure to have constant communication with Kemper through the whole process. The policy would return to the subcommittee in March with the Advisory Committee's approval. A review of the budget ensued. It was discussed that the Golf Course was consistently falling short of target projections. The issue would be that target revenue in number of rounds was not being met and there was only a certain amount of money that was available for providing to the Golf Course for assistance.

OLD BUSINESS

1. Golf Course Update: Randy gave his update. The total revenue for the month of January was below budget. The weather in January was dismal with rain falling 16 days out of the month with clouds and fog on 14 of the remaining 15 days, which left 1 day of sunshine during the entire month. The food and beverage facility is now completed, and after spending the second half of January training staff and working on the menus, an Open House was held for the Wild Wings' residents on January 31st. The event was a huge success with an estimated 200 residents in attendance sampling the appetizers and wine that was offered. During the event several small parties and a luncheon meeting were booked and plans have been made for several wine tasting events as a result of the feedback from the homeowners. This past month Wild Wings was better than plan in COGS, and Other Expenses for a total savings, which helped to minimize the loss to NOI.
2. Randy mentioned that he had hired additional staff to man the new F&B operations. The person hired would be working the grill as well as coordinating the events at the Golf Course with regards to catering and rentals. The group

reviewed the budget as was provided by the County and reviewed Midge's updated spreadsheet as well to ensure that all was within budget with regards to invoices of the golf course capital improvement fund.

3. Also, the Storm drainage issue came up regarding the golf course. It was mentioned that the lakes were a part of the system and eventually some work needed to be done on those. Regina mentioned that a subcommittee should be formed to talk with the HOA about those issues should they come to a maintenance discussion.

NEXT MEETING SCHEDULED

First Monday of the month for 2010

The meeting was adjourned at 7:40 pm.