

# DRAFT Minutes for Wild Wings County Service Area Sub-Advisory Committee August 14, 2012 6:00 PM - Wild Wings Nest

## CALL TO ORDER

The meeting was called to order by Mark Ulrich, Chair. Other Committee members present were Rick Butterfield, Don Bain and Midge Conroy-Schubert. Also in attendance was Randy Thomas, Wild Wings Golf Course – Kemper Manager. From the community one homeowner (Bill Schubert) was in attendance.

## PUBLIC COMMENT

None.

## MINUTES

April 3, 2012 and June 5, 2012 – not available.

## OLD BUSINESS

- *Overview of golf course and food & beverage operations:*

### *Golf Course Operations:*

- FY 2012 summary data was distributed and discussed briefly. Total WW golf course loss was \$227,818 compared to budgeted loss of \$144,655 and a mid year revised projection for the year of a loss of \$218,954. Mark suggested that Kemper work to keep actual fiscal outcomes more in line with the budget. Also, it was noted that Rounds of golf reported are a combined total of 9-hole and 18-hole rounds. The committee asked that Randy report Rounds converted to 9-hole as did previous owner for a meaningful comparison and cost analysis. Randy estimated that an estimate of 30% of all rounds are 18-hole, he will get back to the Committee as he reviews data for accurate numbers.
- Randy reported July 2012 month golf course revenues did not meet budget by only \$3,000, however, operating expenses were down \$8,000 excluding Kemper Management Fees. Total operation income was higher than budget by approximately \$6,500. Total rounds of golf were under budget by 200. It seems that we consistently are under rounds monthly by 200. The Committee requested Randy look at revising the budget/projected numbers. Rounds continue to be low due to a sluggish economy. Randy reported that there are 23 annual membership passes that have been purchased. He has received feedback from new residents that the golf course contributed to their decision to buy in Wild Wings and see the course as an integral part of the community.
- In general the course looks great. More funds have been allocated to keep the course in great shape. Wild Wings golf course continues to get positive reviews for the local newspapers.

### *Food & Beverage Operations:*

- FY 2012 summary data for Food & Beverage was distributed. Net loss of \$14,340 compared to \$32,475 loss in FY 2011. It is difficult to make money in the food business however; homeowners as well as golfers see this as a benefit to the community and golf course.

- There is a demand for more dinner nights, therefore, there is a plan in the approval process with the County for expansion and reconfiguration of modular space (2<sup>nd</sup> meeting room which is rarely used) for food storage in order to expand meals served as well as catering business. Our current kitchen area lacks space for proper food storage to meet increasing needs. It was also discussed that we may have room for a bar. This would add a new service and possibly more events at the Nest. Randy will check with County for cost of license (which is thought to be \$6,000 since this is a County owned Facility) and with Kemper management for input.
- Randy reported the August Art & Wine event was a huge hit. About 60-70 attended. Beverage & food sales for the night were approximately \$800. There was a band (Tame The Flame), Woodland Camera Club, and Willow Oak Fire Department participated to make the event a great success. The community looks forward to more events.

## **2. Energy Audit:**

- PG&E completed an energy audit. Everything was fine. In June the golf course management use of electricity was changed to use at lowest peak hours for the lowest charge rate. The last month billing was considerable less. This change in use time will save the golf course as much as \$15,000 per year in costs.

## **NEW BUSINESS**

- Whittle Real Estate has been unsuccessfully trying to contact the owner of the property across the street to see if there is some interest in selling the back acre to the Wild Wings HOA for recreation purposes. The owner lives in the Bay Area. Contact by letter will be done.

## **FUTURE AGENDA ITEMS:**

- Update on the Nest Kitchen/Food Storage expansion project.
- Update on liquor license for the Nest.
- Possible new venues at the Nest – i.e. Ethnic Food Night; October Fest, Monday Night Football, Events w/music, etc.
- WW Golf Course solar proposal - \$300,000+ capital expenditure.

Next meeting scheduled for October 2, 2012 @ 6:00 PM – Pending Feedback from Committee. The Committee requests Regina to poll the Committee Members to consider meeting the 2<sup>nd</sup> or 3<sup>rd</sup> Tuesday every other month. As Don pointed out we would have available the latest months financial information, therefore it makes sense to have the meeting mid month.

The meeting was adjourned 7:20 PM.

Minutes submitted by Midge Conroy-Schubert, Sub-Advisory Committee Member