

**Monthly Board of Directors Meeting
December 18, 2024**

Board of Directors:

Sara Joyner, President
Ashley Artale, Secretary
Becky Allen, Director
Roy Boone, Director
John Pond, Director

Don Cantore, Vice-President
Gary Honaker, Treasurer
Tim Alley, Director
Pam Dillon, Director

Committee Chairs & BOD Reps:

Greens: Don Cantore

Financial: Gary Honaker

Social/Membership: Ashley Artale

Pool: Pam Dillon

Pickle Ball Courts: Sara Joyner

Plant Property: Roy Boone

Tournament/Memorial: Gary Honaker

Liaison to Hills Grille: Becky Allen

Recorder: Marie Ford

ADMINISTRATIVE:

A. Call Meeting to Order: Board President, Sara Joyner, called the meeting to order at 6:00 pm.

B. Roll Call: Becky Allen (phone,) Tim Alley, Ashley Artale, Roy Boone, Don Cantore, Pam Dillon, Gary Honaker and Sara Joyner

a) Board Members

Absent: John Pond

b) Managers: Bill Cave, Mike Moyers and Dawn Lawson

c) Members: Al Damico and John Linam

C. Added Agenda Items by Board Representative or Member: None

D. Presentation of Prior Monthly BOD Minutes:

a) Call for Corrections, Revisions or Additions: Completed

b) Call for Approval: The November 2024 Board minutes were approved and sent to voting members by email

E. Remembrances: Mother of member Stevie Swink and Father of staff members Bradley and Lloyd Taylor

1. Hills Grille: Becky Allen, Liaison: The new fans have been installed in the new dining area of the Grille.

1a) Hills Grille Renovations: The written proposal for renovations to the Hills Grille Restaurant kitchen area was presented to the Board. This will include new stainless steel appliances, a new fryer and warmer. A commercial dishwasher will be installed. The refrigerators will be moved to create more prep space in the kitchen area. The flooring will not be replaced due to concerns of asbestos. The renovations may be done in phases. A motion was made and approved by the Board to allocate the \$45,000.00 from capital funds that were requested for the renovations.

2. Greens Committee: Don Cantore: 1) It will be cart paths only on the course from January 1, 2025 to March 15, 2025, 2) It was mentioned that there are many broken tees left on the course and this detracts from the .ambiance of the course. Tee baskets have been used in the past, but not very successfully. Consideration will be given to a solution for this issue, and, 3) A current member brought an unsolicited proposal to Don which was to redo the 18th green. The member will do all the work (approximately \$45,000.00,) and the Club would only be responsible for the supplies (approximately \$15,000.00.) After discussion, the Board agreed that this was not a project to be done at this time. Don will convey this to the member.

3. Finances: Bill Cave: 1) The net income for the month of November 2024 was \$20,000.00 higher than November 2023, 2) There is a third payroll in December, and 3) The end of year net income is projected to be approximately \$104,000.00.

4. Social Committee Update: Ashley Artale: 1) An email will be sent to remind members of the New Year's Eve Gala at the Club; a shuttle bus will be available if individuals need a ride home (within a 25 mile radius,) 2) Breakfast with Mrs. Claus was a great success with approximately 60 individuals coming to the event, 3) The Social Committee is working on the 2025 Social Calendar of Events, and, 4) The Social Committee is looking for new members.

5. Membership Update – Ashley Artale: 1) Two new members joined in December, two members changed membership categories and two members were revoked, 2) There are 507 current voting members at the Club; of that number, 439 are full golfers, 3) One member requested a waiver of his membership for 3-4 months; the Club only offers a hardship status. If the member falls within the time frame for a hardship status, the request will be brought back to the Board; the request was not approved at this time.

5a) Initiation Fee Changes: The current initiation fee at the Club is \$1,500.00. As of January 1, 2025, the initiation fee for a Hills (Social) membership and a Non-Resident membership will be \$500.00. If a member wants to upgrade to a full golf membership at any time, the initiation fee difference of \$1,000.00 will need to be paid.

6. Plant/Property Update: Bill Cave: 1) A roofer came and looked at the lower roof on the back side of the Pro Shop building; the corners have no drip edge and the concern was that the boards may be rotted. The roofer recommended that nothing be done at this time, as the boards are not rotted and if the corner pieces were bent, they would not reach the end of the roof. The roofer made this assessment with the knowledge that the current roof had been in place for approximately 20 years.

6a) Admin and Pro Shop Flooring: D & D Flooring is ready to install the new carpet in the admin offices, Pro Shop and bag room. The bag room area was not included in the proposal as previously indicated. To do that area is an additional \$2,473.00. Total for flooring will be \$12,312.54. Carpet tiles will be installed in all areas. A motion was made and approved to accept the proposal and installation will begin as soon as possible (Week of 12/30/24.)

7. Pool Committee Update: Pam Dillon: No discussion. Pam will meet with the Pool Manager in February 2025

17a) Pickle ball Committee: Sara Joyner: There will be a Pickle Ball Tournament on Saturday, 12/21/24 at 10:00 am

8. Business Office Update: Bill Cave & Mike Moyers: No issues

9. LGA: Becky Allen: The LGA sponsored food drive is still going on. Items may be dropped off in the Pro Shop.

10. Tournaments – Mike Moyers/Gary Honaker: 1) The Men's Member/Guest Tournament will be held Friday-Sunday, June 20-22, 2025, the Membership Committee will discuss whether to move the tournament to sometime in May for 2026; a decision will be made and members will be notified at the time of this year's event, 2) Board member, Tim Alley, will move forward with looking into options for a Handicap Committee at Greene Hills, and, 3) Mike Moyers presented a Tentative 2025 Schedule of Events Calendar for the Board to review.

11) Old Business: By-Laws and Rules Booklet Update and Approval: The Board discussed proposed changes to the GHC By-Laws and Rules. After much discussion, a motion was made and approved by the Board to accept the updated By-Laws and Rules as written with recommended revisions. Members will be emailed a copy of the updated Booklet.

New Business: Approval of the 2025 Budget: Bill Cave discussed the final revisions and recommendations from the Executive Committee for the 2025 GHC budget. There will be no increase in dues; other areas, such as cart fees, cart plans, and cart and bag care, will see increases in fees. A salary increase for staff is included. After discussion, a motion was made and approved by the Board to accept the 2025 Budget as presented minus one area of salary discussion until further options were reviewed... Members will be notified by email of the fee changes that will take effect in the New Year.

13. Executive Session (As Needed :) Not held

14) Adjourn Meeting: The Board meeting adjourned at 8:00 pm.

15. Next Scheduled Meeting Date: The next Board meeting will be held on Wednesday, January 22, 2025 at 6:00 pm at the Club. All current, voting members are invited to attend.