

**Monthly Board of Directors Meeting  
September 24, 2025**

**Board of Directors:**

Sara Joyner, President  
Gary Honaker, Treasurer  
Becky Allen Director  
Roy Boone, Director  
Dustin Knight, Director

Pam Dillon, Vice-President  
Ashley Artale, Secretary  
Larry Bedker, Director  
Tony D'Alessio, Director

**Committee Chairs & BOD Reps:**

**Greens:** Roy Boone, Gary Honaker and Larry Bedker

**Social/Membership:** Ashley Artale

**Pool Liaison:** Dustin Knight

**Pickle Ball Liaison:** Sara Joyner

**Tournament:** Tony D'Alessio and Sara Joyner

**Hills Grille Liaison:** Becky Allen

**Pro Shop Management Replacement:** Tony D'Alessio and Pam Dillon

**Recorder:** Bill Cave

**ADMINISTRATIVE:**

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

**B. Roll Call**

**a) Board Members:** Ashley Artale, Larry Bedker, Roy Boone, Gary Honaker, Becky Allen, Dustin Knight and Sara Joyner

**1a) Absent:** Anthony D'Alessio and Pam Dillon

**1b) Managers:** Mike Moyers, Dawn Lawson and Bill Cave

**1c) Members:** Al Damico and Neil Williamson

**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 August 2025 Board minutes were approved and sent to voting members by email

**E. Remembrances:** Vee Tull

- 1. Financial- Bill Cave** 1) Financial position is strong, at this time. 2) Bank balances \$151,042.78, as of end of August. 3) Club exceeded budget for Gross Profit and

Net Income for August, as well as YTD. 4) Income is running higher than budget and expenses are running lower than budget.

2. **Business Office-Bill Cave** 1) Power wash of buildings completed yesterday 2) Tree work on tree next to #18 tee completed 3) Tree work on trees between #15 and 16 completed. Spent additional \$300 due to additional affected trees next to brush pile on #12. 4) Have gotten estimates for repair of pool deck, where concrete has sunken and resulted in a trip hazard. Low estimate was \$2,458.74 from Fortress Foundations. Motion made to approve work. Motion passed 6-0. 5) Mike Moyers and Bill Cave had meeting with Lightspeed and a 3<sup>rd</sup> party vendor on new tee sheet. Mike commented that he thought it was positive. Bill stated that cost of tee sheet would be \$7,000/year. Would be considered in 2026 budget. 6) Lightspeed to give status on project to include Family account payments by members. 7) Firefly has gotten internet run to maintenance office and to Pro Shop. Next step is to get Magna 5 to make transition. Have meeting scheduled with Magna 5 for 9/29.
3. **LGA-Becky Allen** 1) Octoberfest has about 82 ladies signed up. Tent has been reserved. 2) Greene Hills ladies won the Jefferson League. 3) Fall meeting set for November
4. **Hills Grille Restaurant-Dawn Lawson** 1) Grille has been busy due to outings. 2) A yellow jacket removed from ceiling in ladies bathroom.
5. **Greens Committee-Roy Boone** 1) Reviewed capital priority list from Greens Committee:
  - Renovate the fairway irrigation system. Projected cost \$1,000,000. Hope to be able to include new well on hole 11, as part of this project. Bill Cave advised that after preliminary talks with our banker, the monthly expense would be approximately \$10,000/month. Our current irrigation loan is paid off in March 2026 with a current monthly expenditure of \$4,918.25. Initial talks with service provider that has provided low bid, so far, states he would like to work us in on his 2026 schedule, has another potential project starting in April 2026. There was discussion around the best time to start project between spring or fall. Roy Boone to have further talks with Spanky to see how timing matters. Final approval of this project will not occur until 2026 budget is approved, which will be November, at the earliest.
  - Continue renovating cart paths @ \$35,000/year. Estimate to asphalt gravel path to #16 red tee is \$7,500.
  - Replace sand trap surrounds with Zoysia. Estimate \$70,000. This will reduce labor cost approximately \$1,000 each time they are edged.
  - Develop new well on #11. The hope would be that is done at time of fairway irrigation loan. The thought is it will be tougher to get approval for wells in the future, so we should proceed now, if possible.
  - Install drains in chipping green bunkers. Estimate \$7,500.
  - Re-sod chipping green with Bermuda sod. Estimate \$9,000.
  - Install diversion dike to control runoff from driving range through hole #1. Estimate \$25,000.
  - Construct equipment shed. Estimate \$30,000. Several members thought this had been previously approved for \$15,000 in 2025 and \$15,000 in 2026. Review of minutes state that it was discussed, but no motion made. Bill Cave stated that he felt with our current financial position and possible larger

2026 expenditures, the club would be best served to handle this project in full in 2025. Motion made to approve \$30,000 for construction in 2025. Motion approved 6-0

2) For 2026 budget it is recommended to establish an annual tree maintenance program. Estimate \$5,000-\$7,500.

- 6. Social/Membership- Ashley Artale** 1) Neil Williamson gave presentation on effectiveness of marketing program. First ad of season was the very first ad after the conclusion of the Masters. All members of the Board stated they saw that ad. Neil stated that \$7,000 was spent on digital ads and \$3,000 on broadcast ads. The click through rate on digital ads was higher than the national average. Neil said that his payment for his services is a full golf membership with cart plan and would be happy to continue at that rate, if the Board desires. He will need to start planning for 2026 schedule by November. Bill Cave asked if the \$10,000 allotted in 2025 was appropriate for 2026. Neil felt that was a good number. 2) Ashley reported 526 voting members with 453 golfing members. There were 5 new memberships put forth. Motion to approve was made and approved 6-0. 3) Fall events are the Fall Festival for 10/11, Murder Mystery Dinner 11/8, which has room for 30 with 18 signed up so far. Can take up to 50, but additional people would be on the sideline for game portion, Holiday party 12/6, free to all members, Breakfast with Ms. Claus 12/13, free to all members.
- 7. Pool-Dustin Knight** 1) Job descriptions have been updated for guards and manager and have been updated to shared folder.
- 8. Pickleball-Sara Joyner** 1) Fall league started last night.
- 9. Tournament-Sara Joyner** 1) Hills Cup won by white team 2) Par 3 challenge will be cancelled due to notice not going out 3) Night golf scheduled for 10/3 4) Becky Allen brought up issue a lower index male playing from white tees getting strokes vs. ladies playing red tees on certain holes. Committee to discuss further.
- 10. New Business:** Al Damico gave presentation on VSGA program to rate the Greene Hills course. It was last rated in 2017 and is required to be rated every 10 years. He stated that there are many factors that go into the rating process and they are all fed in to the computer to determine rating. The review will occur in 2026 and should be available to club in the 2<sup>nd</sup> half of year with expected installation by 1/1/2027. This gives time for new scorecards to be printed. Al stated that, if asked, the group can also do the individual ratings of the holes. That information is provided and the course can use that if they wish.
- 11. Old Business:** None
- 12. Executive Session:** None
- 13. Adjourn Meeting:** The meeting was adjourned at 7:35 pm.
- 14. Next Scheduled Meeting Date:** Wednesday 10/22/2025 at 6:00 pm, at the club.