

**FRANKLIN COUNTY COUNTRY CLUB
BOARD OF DIRECTORS MEETING MINUTES
MARCH 16, 2026**

The regular meeting of the Franklin County Country Club, Inc. Board of Directors was called to order by the President, Sam Unnerstall, at 5:30pm. Present were Sherri Schaefer, John Chandler, Dennis Lottmann, Nick Risch, Steve Ruether, Stephen Trentmann, Jim Eichelberger, Bill Elcan, and Sam Unnerstall. Also in attendance were Maria Riegel, Dave Thoenen, Alex Weinhold, and Kelly Konczal.

VISITORS (No Report)

APPROVAL OF MINUTES

The February 2026 Board of Directors meeting minutes were presented and read by those present. Stephen Trentmann moved to approve the minutes as presented. Seconded by Steve Ruether; unanimously approved.

FINANCIAL REPORT

The financial statement and accounts payable report were presented. Nick Risch noted the inventories look good. The long-term debt held at United Bank of Union has been paid off in full. Bill Elcan asked about the line of credit for the club and should it be increased. Currently, there is \$100,000.00 at the Bank of Washington. The line of credit would still need to be less than the allowed 10% of fiscal year revenue. Sam will review and report back to the Board. Stephen Trentmann moved to approve the Financial Report. Seconded by Bill Elcan; unanimously approved. Nick Risch moved to approve Accounts Payable. Seconded by Dennis Lottmann; unanimously approved. The monthly transfer to short-term capital savings was reviewed; Kelly Konczal reported, \$15,000.00 has already been transferred to short-term Capital this month and plans to transfer an additional \$13,000.00 before the end of March.

The Club's membership delinquency list was reviewed; appropriate letters will be sent.

COMMITTEE REPORTS

Green Committee – Dennis Lottmann

Dave Thoenen reviewed the March Green Committee Report. The full report is attached. Dave further discussed the following:

- The brush hog has been purchased.
- The driving range mats have been replaced.
- Dave has been in contact with Rain Bird on the irrigation project. Dennis Lottmann read a letter received from Rain Bird on the next steps going forward. Eight companies are bidding; bids will be due April 10th. Those bidding will meet at the club on March 31st to review the plan, ask questions, and drive the course. The open window for installation is August 15, 2026, through May 31, 2026. Dave Thoenen continued, the piping and materials will be ordered and purchased shortly after the bid is accepted. There is a mobilization fee due 30 days after the project starts on site, anywhere from \$30,000 to \$50,000. Dennis Lottmann stated the bids can be reviewed at the Green Committee meeting on Monday, April 13th.
- Aerification will take place March 23, 2026.
- Dave is planning to meet with Dave Dobsch this week to discuss cart path replacement. Dave Thoenen will be able to help remove the old cart path with the skid steer.

- Dave has locked in the price and ordered all fertilizer for the season with the price predicted to be going up.

Golf Committee – Stephen Trentmann

Alex Weinhold reviewed the Golf Committee Report, the full report is attached.

Additional notes include:

- Jim Eichelberger suggested making it a requirement to have participants enter scores themselves in tournaments; there are times the staff enter the scores for participants. The Golf Committee will review.
- There are currently forty-one entered into the Krakow Cup lottery with seven spots available.

Stephen Trentmann reviewed the golf rule on playing the course on closed days. Stephen stated the House Rules read the course is closed to play when there is course work being done. If the course is closed for a holiday, and you have permission from the Golf Professional staff, members are allowed to play. The Golf Committee agreed to continue following these rules as currently being implemented. The club's fleet of carts would remain locked up on closed days. It was asked how to handle members playing on closed days without permission. As this is only four days out of the year (Thanksgiving, Christmas Eve, Christmas Day, and New Year's Day), Bill Elcan stated something should be worked out and keep as is.

Manager's Report

Maria Riegel reviewed the Manager's Report. The full report is attached.

- The Board suggested for potential members pay to play a round of golf to give the potential members a 60-90 day grace period to join the club and still get their round fee refunded or go towards the Joining Fee.

Membership Committee – Sam Unnerstall

There were four (4) Stockholder resignations received from Kevin O'Connell, Bob Gegg, Matt Riechers, and Dan Holdmeyer. Sherri Schaefer moved to approve the resignations. Seconded by Nick Risch; unanimously approved. There were two (2) Social resignations received from Tina Pecka and Eric Bunge. Steve Ruether moved to approve the resignations. Seconded by Nick Risch; unanimously approved. Steve Ruether moved to approve the next four (4) wait listed to membership, Wayne Prince, Matthew Kleekamp, Jim Saitz, and Eric Patke. Seconded by Sherri Schaefer; unanimously approved. There was one (1) Young Executive application through the Legacy Program from Tommy Alferman. Sherri Schaefer moved to approve the application. Seconded by Stephen Trentmann; unanimously approved.

The current membership totals are Stock 356, Senior Stock 27, Young Executive 61, Social Non-Stockholder 76, Golf Membership Wait List 17, and Honorary 7.

House & Entertainment Committee – Nick Risch

Maria Riegel reviewed the Entertainment & House Report. The full report is attached.

Nick Risch stated another House Committee meeting is to be scheduled.

Rules & Bylaws Committee – Sherri Schaefer

Sherri Schaefer and Steve Ruether revised and presented updated Bylaws for Article 3, Section 1, pertaining to dues, fees, and other charges. The main changes would be the Board allocating a portion of the monthly dues to CIF and any initiation / joining fee collected going to Capital savings. The Board

discussed changes to make the wording more generic to help protect the club and future boards based on current economic sustainability and financial status. Sherri and Steve will revise and bring back to the Board.

The Board briefly discussed stock value and redemption value at FCCC and the possibility of changing to a Social Club Non-Profit status. Being a non-profit social club would also help with income tax. Most clubs are now non-profit social clubs; this would take outside legal help to move forward but something to continue looking at for the future.

Budget & Finance Committee – Board of Directors (No Report)

Long Range Planning – Steve Ruether

Steve Ruether reviewed the Long-Range Planning report; the full report is attached. The final voting result was 277 yea and 6 nay votes. Steve also reviewed a spreadsheet for the prepay option and how more prepay income will help fund the project and reduce the amount of the loan needed.

Jim Eichelberger and Bill Elcan will review securing a loan and investigate interests from members to finance the project in lieu of securing a bank loan.

Old Business

The email service, Mail Chimp, was reviewed in the Manager's Report.

Jim Eichelberger and Bill Elcan will review a forecast budget while next year's budget is prepared.

New Business (No Report)

Introduction of Matters by Board Members

Steve Ruether reviewed the Senior Stock membership and the amount of discounts received once in the program over the years. Steve believes the program should be investigated and revised, which is allowed by the Board according to the bylaws. Steve Ruether will talk to some of the current Senior Stock members to review. Jim Eichelberger and Steve Ruether will meet to rewrite the agreement and bring recommendations, as well as, for those currently in the program.

There being no further business, the meeting was adjourned at 7:17pm.

Respectfully submitted,
Kelly Konczal
Recording Secretary

Greens Committee
March 9th, 2026

Course

- We've had Missouri weather conditions this month.
- Finished sodding cart path edges.
- Fixed broken concrete on 5 tees and 9 paths.
- Rob has still been working on reals on mowers, replacing bearings, and rebuilding mower decks in preparation for the season.
- Purchasing a brush hog. It's a Jenkins brush hog 72" wide and can cut up to 6" diameter trees down.
- Replacement of driving range mat along with adding drainage behind the mat.
- Painting station dividers for the driving range and painting bag stands.
- Sodding of 10 bunker left of green.
- The grinding of stumps has begun. (front entrance, 18 left of tee)
- Filling of washed-out areas 9 tees, back left of number 9 green, back right of 10 green, and 11 blue and white tees.
- I've been in constant communication with rainbird on when we will send our irrigation system out for bids, what changes we need to make, what time frame we are looking at, how many contractors will bid the irrigation system, and other golf courses that have put in a rainbird system and what would they have done different. (Pheasant Run-Meadowbrook CC)
- Burned a big brush pile behind 5 green.
- Removal of tree right side of 16 rough.
- We went back to the one cup per green system.
- Inventoried all the chemicals and fertilizers.
- Nick Wachter has resigned.
- Wyatt Alberts and John Rodgers have been hired. I worked with both at Birch Creek. (They are pretty good employees).

Projects

- Limb up trees.
- Fill washed out areas in rough with soil, seed, and straw.
- Continue grinding stumps.
- Fix steps #2 white tee, #8 blue tee, 17 blue tee.
- Add steps 13, orange tee, red tee, and gold tee.

- Upgrade Well.
- Fix drainage left of 1 and 7 green, 13 right rough, 15 left rough by green, and 17 right rough and approach.
- Stain 10 bridge.
- Brush hog native areas.
- Put tracks on skid loader.
- Plant new tree past dying ash #1 right side rough.
- #14 cart path from blue tee to halfway house.
- Fire up Irrigation system.
- Repair walk Bridges.
- Continue meeting with rainbird and contractors on irrigation system.
- Start putting out our second app of pre-emergent on tees and f-ways. Along with pre-emergent for our rough with fertilizer in it.
- Aerification of Greens March 23.

Golf Report 3.16.26

First tournament of the season

St Patrick's Day Tournament

Number of Participants - 90

Overall, Winners - TBD

March Seminars

Golf Genius – Geron, Justin and Alex attended a Golf Genius Seminar at Sunset Country Club on March 4th, A lot of new information and ways to utilize GG better for tournaments and leagues going forward

Callaway – Justin and Alex attended a Callaway Product meeting at Park North Golf Club in Edwardsville, Illinois. We learned about the new Quantum product line as well as new wedges, putters and balls.

Golf Committee Meeting

Krakow Cup Changes – Implementation of a new Lottery System to fill any openings, changes to the horse race

Ladies Classic Committee – Maria and I have constructed a Ladies Classic committee consisting of 5 ladies. We have a meeting scheduled for March 18th at 5pm

STLDGA Meeting

March 25th with Ken Bruening to better understand the perks of being a part of the STL District

Junior Golf Programs

PGA Jr League – PGA Jr League sign ups are open, still working on a match schedule for that with Andy Jones (Lake Forest CC) and Cory Cowsert (Meramec Lakes GC)

FCCC Junior Golf – Our summer junior program sign ups are now open as well. 7-week program during June and July

Golf Cart Maintenance

TNT service 3.9.26 – TNT came out and serviced multiple carts, changing front panels, seats and various other parts covered under our warranty.

Rob, our mechanic, will be changing oil and fully servicing the carts soon!

Round Count Comparison

March 2025 - 704 vs 2026 - 539 as of 3.13.26

YTD 2025 - 1205 vs 2026 - 1958 as of 3.13.26

Golf Shop/Cart Staff

I am fully staffed this year and have applications stored away if needed.

Board Meeting 03.16.26

Manager's Report

- New website
 - o Worked with Club Prophet & AQM
 - o Got a crash course and finished the website build to get it to go live
 - o Login Updates
 - Some members will not be able to use their “phone saved login.”
 - Need to call the office or stop by, and I will reset their password
 - Better in the long run, because we officially have a single sign-in
 - o Updated app after all the URLs changed
 - o Geron working on calendar updates
 - o If you notice any issue with the website, please reach out and let me know
- Ice Machine Routine Maintenance | April 27th
 - o Work being done by Vivian Company – sold us both machines
 - Halfway House
 - New Ice Machine
- Kitchen Repairs
 - o Food Warmer
 - o Triple Sink
- Pool Maintenance
 - o Lazy River Motor installed
 - Impeller broken – ordered part and came back to repair
 - o 1 new grate installed – 2nd one being installed during pool opening
 - o Spot painting has been scheduled to be done in April by Legacy Coatings
 - o Landmark Aquatic has been scheduled to “Open” the pool on May 7th and close the pool at the end of the season
 - o TNT Concrete coming out to give bids on sealing the concrete lip around the pool (hopefully)
 - Concrete work & spot painting should fall into what we had budgeted
 - o Large Pool Umbrella ready for ship
 - Course Maintenance to install at end of April
 - o Other Pool Maintenance
 - Audrey Sharma and I have been working on quotes for larger projects including:
 - Tile replacement around the pool
 - Full Pool Painting
 - Concrete replacement around the lip of the pool
 - Other maintenance and upkeep
 - Coming up with a tentative schedule/budget for these projects.
- Joe Gildhaus currently painting outside patio furniture
 - o Will be sealing outer pool patio within the next couple of weeks
- Mail Chimp
 - o Currently in a 14 day trial
 - o \$45/month for what we need after trial
 - o Links directly into Canva to import our flyers and templates
 - o Working on figuring out the most efficient way to import current outlook contacts
- Membership Note:
 - o More frequently being asked for introductory round
 - o Trying to avoid those who just want a free round with their buddies
 - o What Alex and I came up with:
 - Charge \$100 deposit for their round

- Must play with Alex, Justin or a Board Member
 - If they join within 30 days of their round, we will return their deposit
 - Thoughts?
- Member Plus
 - We no longer have any Member Plus Members
 - The final two agreed to switch to Full Stockholding Membership as we have been trying to do for so long

Entertainment/House Report

- Finalizing New In-Season Menu
 - Should be released in April
- Working on “Specialty Nights” with Trinity
 - We invite you to join us on March 28th for the March Madness Watch Party
 - Bucket Specials
 - Trivia
 - Free to Attend
 - Still plan on doing monthly Thirsty Thursdays
 - Next Thursday
 - Kid’s Eat Free will resume after Golf Season
- Other Upcoming Events:
 - Krakow Cup Lottery in conjunction with Thirsty Thursday | March 19
 - Easter Brunch | April 4
- Discussing with Nick R the date of the next house meeting.

Notes from Wrap Up meeting Marc 12, 2026 for March BOD meeting:

Wrap up meeting Thursday, March 12 at 4:30 at Clubhouse

Meeting from 4:30 to 5:00

Final voting tabulation—questions and comments about the process

Number of ballots sent out vs number of ballots returned

Final number of votes was 277 YES and 6 NO

Total of 283 ballots cast of 418 = 68% voter participation. We are very pleased with that % response.

Comments regarding narrated video and slides on website

Very favorable responses.

Only 100 members attended the three member meetings, but all had access to video and PowerPoint

Both video and PowerPoint still available of website

Overall communication to members

What could we have done differently

Update on Prepayment Option—Maria

18 members have completed the PrePay Form

Perhaps slow response because it does not have to be returned until 4/25/26

Maria attached PrePay Form it to this week's email. Agreed to send another note on April 1 and April 15

Review current CIF \$'s

Projection of Debits and Expenditures in '26

Update on Bid Process—Dennis, John, and David

Bids are out. Several firms are working on their bids. (5 to 7 companies)

Early feedback is that price per head may be coming down from \$2500 to \$2250.

Other

Jim and Bill are working on securing loan

Some interest among some members to finance the project and not have to secure bank loan

Wrap Up Happy Hour Celebration from 5:00 to 6:00

With drinks (bar open) and finger food (wings, ravioli, pot stickers, etc....).

Thanks for all everyone did to make this a successful campaign!!

Steven Ruether

Bill Elcan