

**FRANKLIN COUNTY COUNTRY CLUB
BOARD OF DIRECTORS MEETING MINUTES
APRIL 20, 2026**

The regular meeting of the Franklin County Country Club, Inc. Board of Directors was called to order by the President, Sam Unnerstall, at 5:34pm. Present were John Chandler, Dennis Lottmann, Nick Risch, Stephen Trentmann, Jim Eichelberger, and Sam Unnerstall. Not in attendance were Bill Elcan, Steve Ruether, and Sherri Schaefer. Also in attendance were Fred Hook, Maria Riegel, Dave Thoenen, Alex Weinhold, and Kelly Konczal.

VISITORS

Fred Hook was in attendance to observe the meeting.

APPROVAL OF MINUTES

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

NEW BUSINESS

Sam Unnerstall announced the resignation of Steve Ruether from the Board of Directors effective today to take a Senior Stockholding Membership. Nick Risch moved to approve the resignation of Steve Ruether from the Board of Directors. Seconded by Stephen Trentmann; unanimously approved. The Board will review a replacement for the remaining term of Steve Ruether in Closed Session following the regular Board meeting today.

FINANCIAL REPORT

The financial statement and accounts payable report were presented. Sam Unnerstall reviewed the 19th Hole status with the transition to the new chef hired. Maria Riegel reported having conversations with the new chef and are watching the numbers. Kelly Konczal stated there was an error on the last day of February being posted twice in the 19th Hole department so approximately \$3,000 in sales was adjusted off in the month of March; overall, YTD is nearly the same as last year at the end of March. Stephen Trentmann noted golf leagues are starting in April, and numbers should begin to look better. Stephen Trentmann moved to approve the Financial Report. Seconded by John Chandler; unanimously approved. Stephen Trentmann moved to approve Accounts Payable. Seconded by Dennis Lottmann; unanimously approved. The Line of Credit was reviewed to increase from \$100,000.00 to \$200,000.00 at the Bank of Washington as discussed at the March Board of Director's meeting. Stephen Trentmann moved to approve the increase to \$200,000.00. Seconded by Dennis Lottmann; approved unanimously. The monthly transfer to short-term capital savings was reviewed; Kelly Konczal would like to transfer \$25,000.00 to the short-term capital savings. Stephen Trentmann moved to approve the transfer. Seconded by John Chandler; unanimously approved.

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

COMMITTEE REPORTS

Green Committee – Dennis Lottmann

Dave Thoenen reviewed the April Green Committee Report. The full report is attached. Dave added trees were trimmed by the bridge and replaced a couple of boards, along with the walking bridge repairs. Stephen Trentmann stated the work around the course has been noticed and Stephen has heard positive comments.

Golf Committee – Stephen Trentmann

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

Additional items include:

- Alex discussed the driving range; Alex's staff has completely taken over the range picking from the course staff. The range is closed on Wednesday evenings after the last men's league team tees off in order to completely pick the range for the course staff to mow on Thursday mornings. Jim Eichelberger mentioned seeing players on the range continue to hit range balls while the staff is moving baskets from the picker to the cart and unprotected. The picker cannot be parked out of the way as #4 is in play and the picker disks are nylon and cannot be driven on the asphalt. Alex and Dave Thoenen will discuss a netting wall to park behind.
- The practice round for the Member/Member Tom Beste Classic will be a par 3 cross-country style course Alex designed on the front 9. The Board discussed getting more players for the Member/Member in the fall.
- The Board discussed thoughts on eligibility for Social members playing in the Krakow Cup as either the member or the guest. A decision will be made at the next Golf Committee meeting.
- The next Golf Committee meeting is May 11, 2026.
- Alex and Dave Thoenen have been communicating the course conditions of the day by blocking a tee time before the first tee time of the day. Dave writes in the conditions of the course for the day; Alex sends out a push notification to the membership on the app, as needed, those conditions.

Manager's Report

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

- The Board reviewed the front sidewalk as listed in the Manager's Report. Stephen Trentmann moved to approve to replace the sidewalk as bid for \$5,861.00. Seconded by John Chandler; unanimously approved.
- Maria will further investigate options for the internet and report back to the Board.

Membership Committee – Sam Unnerstall

There were two (2) Young Executive applications from Andrew Maples and Spencer Juergens and one (1) Full Golf Stockholder application from Gary Tod received. Stephen Trentmann moved to approve the applications to the wait list. Seconded by Nick Risch; unanimously approved. There were three (3) transfer requests from Stockholder to Senior Stockholder received from Steve Richardson, Bob Jones, and Steve Ruether. Stephen Trentmann moved to approve the transfers. Seconded by John Chandler; unanimously approved. There was one (1) request to transfer from Stockholder to Social from Barb Landrum. Dennis Lottmann moved to approve the transfer. Seconded by Jim Eichelberger; unanimously approved. There was a request from Eric Bunge to be reinstated as a Social member after resigning the previous month. Dennis Lottmann approved to reinstate Eric Bunge. Seconded by Jim Eichelberger; unanimously approved. Eric will be charged for the missing month of dues. Dennis Lottmann moved to approve the next person on the wait list to membership, Jim Eggers. Seconded by Jim Eichelberger; unanimously approved.

There was a request from Leslie Adams to move off the wait list to a full golf membership. Mr. Adams is next on the wait list, already a social member, and plays golf frequently while paying guest fees each

time he plays. Mr. Adams would like to take advantage of the prepaid irrigation plan available this month and requests to pay and make the transfer now. Following review by the Board, not wanting to set a precedent of allowing anyone off the wait list early, Dennis Lottmann moved to deny the requests. Seconded by Jim Eichelberger; unanimously approved.

The Board discussed making changes to the Senior Stock Membership dues, given the overall discount received over time with the dues at the current level compared to the dues when the discounts were adopted in 2011. The Board discussed options at length going forward with the Senior Stock Membership. Jim Eichelberger moved to approve the following:

- Current Senior Stock Members will be “grandfathered” at the current percentage discount being received as of April 20, 2026, and will no longer decrease as the member ages.
- Those currently eligible as of today’s meeting for the program but have not taken advantage of the program will be offered and given until the end of the fiscal year, September 30, 2026, to accept or deny. They would stay at whatever rate eligible as of accepting, with no further discounts going forward.
- A new membership will be opened once a Senior Stock member reaches the age of 85 going forward.
- The Senior Stock discount program will no longer be available for future Stockholding members who would meet the criteria effective April 20, 2026.

Seconded by John Chandler; unanimously approved. Jim will meet with those currently under the program and those currently eligible to sign up.

The current membership totals are Stock 353, Senior Stock 30, Young Executive 61, Social Non-Stockholder 80, Golf Membership Wait List 19, and Honorary 7.

House & Entertainment Committee – Nick Risch

Nick and Maria have recently met to review the 19th Hole; there have been positive and negative comments on the new chef. Nick Risch stated another House Committee meeting is to be scheduled.

Maria Riegel reviewed the Entertainment & House Report. The new menu has been released. The full report is attached.

Rules & Bylaws Committee – Sherri Schaefer

The Board reviewed the Senior Stock rules and if any changes to the Bylaws were required.

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

Long Range Planning – Steve Ruether

Bids have been received; the bids have been narrowed down to three contractors, Duinink Companies, Pearson Golf Construction, and Landscapes Unlimited. These are the three lowest bids coming between \$1,900 a head to \$2,100 a head. Dave Thoenen has contacted all three to review materials and make sure they match Turfwerks design and to check their timelines for completing the project. Pricing on piping is projected to increase next week, and Dave would like to get the piping ordered with Turfwerks. By purchasing through Turfwerks FCCC would be committing to Turfwerks as the General Contractor and designer. Dennis Lottmann moved to approve to purchase the piping now. Seconded by John Chandler; approved unanimously. Dave Thoenen would like the committee to meet to further review and choose a contractor. The committee consists of Dennis Lottmann, Jim Eichelberger, and John Chandler; a decision is needed in seven days. Stephen Trentmann moved to approve to allow the committee to

choose the contractor. Seconded by Nick Risch; unanimously approved. Dave Thoenen will be getting bids on the pumps.

Old Business

Maria Riegel continues to update the email list for using Mailchimp.

New Business (No Report)

Introduction of Matters by Board Members

Jim Eichelberger proposed allowing private cart storage to be opened for new rentals; currently, new private carts are not allowed to be added in storage. This would add income to the club. Jim also asked if a member could store a cart at a neighboring property and pay a trail fee. Stephen Trentmann believes this has been discussed in the past and private carts driven from neighboring property had to be owned by the property owner. Sam Unnerstall stated one the reasons it was discontinued was due to liability; would need time to go back and review the specifics. There was also a discussion of phasing out the private carts in cart storage instead of removing them completely with respect to those currently having private carts in the cart barn.

There being no further business, the meeting was adjourned at 7:22pm.

Respectfully submitted,
Kelly Konczal
Recording Secretary

Greens Committee
April 13th

Course

- I feel like we are a couple weeks ahead of schedule weather wise. The sticks have been falling constantly.
- Aerification of greens on March 23rd went well.
- Finished all pre-emergent applications along with fertilization of rough.
- Spraying of herbicides on weeds has begun.
- We had our pre-bid meeting with Turfworks and irrigation contractors. Awaiting bids to come in. Special thanks to Ed Wachter for making the meeting and answering questions on where pipe and wiring are located under the ground. (Bids are due by April 17th)
- Installed drainage left of #1 green, 4 cart path right side past tees, 5 cart path by tees where it would always hold water, 7 cart path right side, and 16 approach.
- Pressurized irrigation system. We had to fix 3 leaks.
- Rob has still been working on reals on mowers, replacing bearings, and rebuilding mower decks in preparation for the season.
- Dan has been grinding stumps.
- Put all new cups, flags, and poles out. We've also switched the practice cups to full cups, it's much easier for us to move them around.
- We've been working on filling holes in the rough with soil and sod. Pretty much anywhere you see ropes and flags.
- Fixed steps on #2, #7, and #17 tees.
- Put the new tracks on the skid loader.
- We started having educational meetings in the mornings about how to become more efficient with our time and how to be safe on the course.
- The addition of sand containers on the par 3's.
- Added rock and concrete to #5 cart path behind the green. This was to stop the flow of water under the path (where the green stakes are). There were also a couple of spots on #18 cart path.
- Dave Smith has been getting ready for the spring plant sale.

Projects

- Limb Sycamore left of bridge #10 and trees on the course.
- Continue filling washed out areas in rough.
- Add steps on #13, orange, red, and gold tees.

- Upgrade the well.
- Fix drainage 7 green/right, 13 rough/right-(4 drains), 15 rough/left by green, and 17 rough/approach.
- Level 10 ladies tee, 11 blue tee, and 18
- Stain 10 bridge and replace 2x6x8 boards (6).
- Brush hog native areas.
- Plant new tree past the dying ash on #1, right side of cart path.
- #14 cart path from blue tee to halfway house.
- Repair walk bridges.
- Start topdressing greens every 10 days. Just a skiff.
- Fertilization of tees and fairways. End of April/beginning of May
- Implementing spray program on greens, tees, fairways, and surrounds.
- Add cut throw road between 16 tees to 17 cart path for maintenance equipment.
- Edging of the bunkers.
- I wanted to give Alex a big thank you for taking over picking the driving range. This has allowed my crew to be much more efficient with our time in the morning.
- Ernie Brock has been hired. Ernie is my father-in-law and has mowed rough for me for the past 10 years at Birch Creek (part time). We are fully staffed except for the 3 college employees that will start the end of May.

Golf Report 4.16.26

Men's League and Ladies League have begun

Some new things for ladies league this season

Ringer Board

Closest to the Pin

Opening Day and Masters Pick-a-Pro

Opening Day – 18 Participants – Eichelberger/Trentmann Winners

Master's Pick-A-Pro – 21 Participants – Cowie/Young Flight 1, Eichelberger/Rahm Flight 2

Cart Staff getting into the rhythm

Closing the Range early on Wednesdays to Clean Pick to mow on Thursdays

Krakow Cup and Lottery

Krakow Cup is full; there were 7 openings made available to the Krakow Cup Lottery

The lottery drawing took place on March 19th in the clubhouse.

May 11th Golf Committee Meeting

We will be discussing whether Social Members should be allowed to play in Krakow Cup

Discuss members logging scores in Golf Genius instead of Staff

New Products in the shop

Keeping up on Inventory, Quarterly audits with Jim Eichelberger. Staying on top of it.

Should not be receiving anymore hard good (Golf Clubs) this season.

Fitting Days

Taylormade, Callaway, and Titleist

Round Count

2025 YTD 3984 – 2026 YTD 4536

2025 April 1549 – 2026 April 1366(as of 4.16)

Board Meeting 04.20.26

Manager's Report

- Ice Machine Routine Maintenance & Filter Change | April 27th
 - o Work being done by Vivian Company – sold us both machines
 - Halfway House
 - Vivian came out April 16th to repair the ice machine
 - New Ice Machine
- Pool Maintenance
 - o Spot painting starting April 20th
 - o Power washing pool deck to be done by outside services on 26th
 - o Pool Opening by Landmark on May 7th (start filling)
 - o Landmark coming back on May 14th to turn on pumps, filters, ext.
 - o Large Pool Umbrella here
 - Course Maintenance to install sometime this month.
 - o Met with Matt Flagg and Sundek about the Pool Coping (Concrete lip around the pool)
 - Consensus is it needs to be replaced, the chemical reaction that is causing the cracking and breakage will continue to happen regardless of any sealing you put on it.
 - In the process of getting quotes to add to next year's budget to replace the coping.
 - Other Pool Bids
 - o Full Pool Painting/Crack Fixing within the pool
 - Will prevent larger cracks and pool leakage in the future
 - First bid from Legacy came in at a minimum of \$52,862
 - Bid attached
 - o Tile replacement around the pool
 - Looking to replace with larger tile with less ground to lower the amount of maintenance needed.
- Quote for concrete on walkway out front
 - o Matt Flagg looked at the upper walkway at the front of the building between the two sets of stairs.
 - Large Crack & Uneven slabs – Major Tripping Hazard
 - Current Quote to fix up to the slab before the slab by the first stair is \$5861
 - Bid Attached
 - Might want to add at least one more slab to bring to the first stair, or bring all the way to the parking lot.
 - Would like to replace as soon as possible before golf season gets in full swing to prevent accidents
 - Was told someone has already witnessed someone trip and fall, but no one has come forward saying they tripped
- Spectrum
 - o A lot of issues in the last month with internet and/or phone lines – many were not country club specific.
 - o router replaced
 - o We were told there is a weak signal and they have to replace the line coming to the clubhouse
 - o There is a workorder out to bore the new line – the other lines have been marked.
- Other Repairs & Maintenance
 - o Kitchen Sink faucet replacement and underneath leak – Rob Bardot fixed
 - o Leak in Men's restroom – Heggemann Plumbing fixing on 4/20
 - o Ladies' locker room door – Adam Dobsch fixed



Via Email: Dunlavy23@gmail.com
Attn: Audrey Sharma

FCCC – Franklin County Country Club

4.14.2026

Dear Audrey,

- Mask off drains & cover lights
- Sandblast (brush blast) pool surface to promote adhesion of new coatings
- Clean pool & remove sand
- Clean & route any larger cracks with diamond wheel grinder
- Apply two (2) coats of Tnemec Series 215 patch to larger cracks
- Apply two (2) coats of Tnemec Series 161 Epoxy to pool surface
- Apply two (2) coats of Tnemec Series 161 Epoxy (Black) to stripes & swim lanes
- Apply silica into final coat to create a nonskid surface

Base Bid.....\$52,862.00

Alternate:

- If removal of previous coating is requested

Add to Base Bid.....\$86,218.00

Clarifications:

If Alternate is accepted, designated parking will be required for dumpster & forklift
Base bid does not include removal of existing coating
Draining of pool figured to be done by others
Not responsible for light dust on property
No caulking or sealant figured
Not responsible for hydrostatic pressure
Not responsible for any unforeseen structural damage

FLAGG ENTERPRISES LLC



Matthew D. Flagg
314.623.6541

P.O Box 179
Washington, MO 63090

Fully Licensed and Insured
flaggenterprises@yahoo.com

April 15, 2026

JOB NAME:

Franklin County Country Club
Front Entrance

Front Entrance concrete, tear out and pour back
4" thick 4000 psi #4 steel 2' oc
Slab section 10 x 14.5
Walkway 5 x 31

TOTAL JOB COST

\$ 5,861

This is just an estimate for the work needed to be done and because of any possible unforeseen problems, any changes in the work as described above could result in a price change. Prices are good for a period of 30 days. Should you have any questions, please call.

Thank you for the opportunity to earn your business. Looking forward to working with you in the near future.

Respectfully,
Matthew D. Flagg

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Full payment will be paid upon completion of work specified above.

I agree that should I fail to pay all sums owed pursuant to this proposal and any approved extras, Flagg Enterprises, LLC. Shall be entitled to recovery of any and all costs of collection, including court costs, expert witness fees, if any, and a reasonable attorney's fee, whether or not any suit is commenced.

Date: _____ Signature: _____

Entertainment/House Report

- Easter Brunch
 - o Sold Out
 - o Feedback on the buffet:
 - Liked the variety
 - A big step up from Santa Brunch
- Grill Feedback
 - o Poor Feedback about food quality at second week of men's league
 - Working with Garrett & kitchen on improving
 - Following week of men's league there was the feedback of a large improvement
 - o Service During first week of Ladies league
 - Understaffed when the last rush came in
 - Have devised a different staffing plan while managing labor
 - o New Menu!
 - Garrett released on Friday, April 10
 - Lots of new options with some familiar favorites
 - "Lunch" Menu will be available during all grill hours
 - Dinner Menu is available for Ladies League, Men's League and after 5pm on Thurs, Friday & Saturday
 - Feedback so far has been positive, but we are still working towards consistency and will make final changes/touches next week before laminating the new menu.
- Special Member Nights
 - March Madness, March 28
 - Unfortunately, we only saw a few tables, none which came in for bucket specials or Trivia. Still brainstorming future ideas.