

UNAPPROVED

FRANKLIN COUNTY COUNTRY CLUB BOARD OF DIRECTORS MEETING MINUTES AUGUST 18, 2026

The regular meeting of the Franklin County Country Club, Inc. Board of Directors was called to order by the President, Sam Unnerstall, at 5:31pm. Present were John Chandler, Jim Eichelberger, Sherri Schaeffer, Nick Risch, Dennis Lottmann, and Sam Unnerstall. Not in attendance were Stephen Trentmann, John McCormack, and Bill Elcan. Also in attendance were Tom Skornia, Scott Schroepfer, Audrey Sharma, Maria Riegel, Dave Thoenen, Alex Weinhold, and Kelly Konczal.

VISITORS

Tom Skornia was in attendance to observe and see if any decisions on Senior Stockholder membership had been made.

Scott Schroepfer reviewed the employee health insurance renewal options. Scott recommended the option to stay with United Healthcare with a 17% increase in cost and increased deductible at \$8,000. The deductible for employees again being partially covered by a Health Reimbursement Account; FCCC would fund back to \$3,400. Scott recommends the HRA instead of a Gap Plan. Following questions to Scott from the Board; the Board will review further in Executive Session.

APPROVAL OF MINUTES

The July 2026 Board of Directors meeting minutes were presented and read by those present. Dennis Lottmann moved to approve the minutes as presented. Seconded by Sherri Schaefer; unanimously approved.

FINANCIAL REPORT

The financial statement and accounts payable report were presented and reviewed. Reviewed the new leased equipment will be capitalized and depreciated with FCCC owning the equipment at the end of the lease. The past few years the leased equipment has been an operating expense and exchanged for new equipment at the lease renewal. The Board discussed the upcoming fiscal budget, and timing to complete, is difficult during the summer with the fiscal year ending September 30th. The Board discussed calendar year or fiscal year ending March 31st; Brandon Pfaff will be invited to the next Board meeting to review changing the fiscal year. The Board reviewed estimated Year-End Net Income and if further spending will keep from owing taxes this fiscal year. Management will review items for further spending and email the Board of Directors. Nick Risch moved to approve the Financial Report. Seconded by Sherri Schaefer; unanimously approved. Jim Eichelberger moved to approve Accounts Payable. Seconded by Dennis Lottmann; unanimously approved. The monthly transfer to short-term capital savings was reviewed; Kelly Konczal would like to transfer \$15,000.00 to the short-term capital savings. Sherri Schaefer moved to approve the transfer. Seconded by Nick Risch; 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 August Green Committee Report. The full report is attached. Dave corrected the Green Committee report to state Wideman will be doing the pump upgrade, not Pelton.

Dave commented on the greens that will heal up; cooler weather will help. Jim Eichelberger asked about drainage on the greens and the last time checked. Ed Wachter showed Dave where the drainage lines are at the greens and Dave plans to check the drainage lines this fall.

Golf Committee – Stephen Trentmann

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

Dennis Lottmann noted receiving complaints about the marks left on the range and course following the MGA Junior Golf event. The Board discussed whether having again in the future and reviewed these events are Board approved.

Manager's Report

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

Audrey Sharma reviewed the condition of the pool and need for new coping and tile around the perimeter of the pool. The pool is at the twenty-year mark and at the age where work will be needed; these improvements will help extend the life of the pool. Several bids have been received and presented in previous meetings. Audrey and Maria Riegel support the bid from Hidden Valley Pools & Exteriors who can complete the coping and tile work together for a bid of \$99,873.00. Maria mentioned this was also the best price received and references contacted were good. The bid from Hidden Valley was reviewed for warranty; Maria can reach out to Hidden Valley to review but the same clauses in the bid were also in the bid from Landmark. Hidden Valley is booking up for next spring so need a decision on approval. The Board reviewed including other upcoming needs for the pool. Following discussion, Jim Eichelberger moved to approve the coping and tile to be completed by Hidden Valley. Seconded by Dennis Lottmann; unanimously approved.

The Board approved the dogwood tree and plaque to commemorate LB Eckelkamp Jr donated by Sparky and Chris Stuckenschneider. The Board requested to look at alternate locations. The Board also reviewed a course clock for the club and possibility of having one donated; Alex will research prices.

Reviewed updates on the POS system, Club Prophet Systems, and what the system has to offer. For now, the system is continually updating, and CPS offers integrations with other platforms, such as the current web site. Other systems have been looked at but are often much more expensive.

Membership Committee – Sam Unnerstall

There was one (1) Full Golf Stockholder resignation received from Tom Piontek and three (3) Social resignations from Amy Thieman, Rosie Fischer, and Sarah Deckhert. Dennis Lottman moved to approve the resignations. Seconded by Nick Risch; unanimously approved. There was one (1) Full Golf application received from William Snyder and one (1) Young Executive application received from Ryan Schweissguth. Dennis Lottmann moved to approve the applications to the wait list. Seconded by Sherri Schaefer; unanimously approved. Connie Barringhaus was added as a Full Golf Stockholding member from the wait list.

A Spousal Designee application from Chris Boone was reviewed.

The current membership totals are Stock 361, Senior Stock 31, Young Executive 58, Social Non-Stockholder 78, Golf Membership Wait List 25, and Honorary 7.

House & Entertainment Committee – Nick Risch

Nick Risch reviewed the House Report; the full review is attached. Nick Risch further stated looking at having a launch night for the new Chef and Sous Chef and have been reviewing equipment needs with the new chef to be budgeted for the kitchen.

Maria Riegel reported replacing hourly staff in the kitchen and bringing back a former staff member to work on Sundays and deep clean the kitchen. Reviewing budgeting in deep cleaning for the winter.

Rules & Bylaws Committee – Sherri Schaefer

The Bylaws vote on Article X and Article XI, Section 1 – 4 closed at midnight on July 20, 2026, on the Simply Voting platform. The results for Article X, Section `1 – 4 were 186 Yes votes and 6 No votes. The results for Article XI, Section 1 – 4 were 185 Yes votes and 7 No votes.

Continuing Bylaw revisions, Sherri Schaefer reviewed changes to Article II, Membership Classification. The Board reviewed at length the addition and details of the new Senior Member classification. The Senior Member classification includes:

- All rights and privileges of Full Stockholder classification include full voting rights and ownership interest in the assets of the Club but waives the stock redemption value associated with the member's share of stock, if applicable.
- Must complete an application for transfer and be approved by the Board of Directors.
- Eligibility begins January 1st of the calendar year the member ages into the classification. Dues discount begins after the application is approved.
- Senior Members are responsible for assessments. Senior Members will be charged at the percentage of the regular assessment as the percentage of regular Full Stockholder dues. For example, if the Senior Members' dues are 75% of regular dues, the member shall pay 75% of the approved assessment.
- Eligible to serve on the Board of Directors.

Following further review, Dennis Lottmann moved to approve the changes to Article II and bring to the membership for a vote, including the Senior Member classification as presented with the following changes:

- Senior Membership is eligible at the age of 75 and with 20 consecutive years of Full Stockholder membership.
- The discount on monthly dues set at \$95 a month less than the regular Full Stockholder dues. This discount can be amended or suspended by the Board of Directors.
- At age 86, a Senior Members dues will be set at \$0 and opens up a new membership.
- Current Senior Stockholding Members are not allowed to transfer to the Senior Member classification. Seconded by John Chandler; unanimously approved. Sherri will clean up the wording and email out to the Board for review.

The Board discussed current members who have become eligible for Senior Membership since the Senior Stockholding membership ended in April 2026. John Chandler moved to approve those eligible members be offered the new program and the discount retro to January 1st of this year. Seconded by Dennis Lottmann; unanimously approved.

The Board reviewed the current list of Senior Stockholding members. There are currently seven (7) members over the age of 85 paying \$0 dues. Jim Eichelberger moved to approve to no longer count the zero dues members in the golfer membership count and open up seven (7) memberships from the golf wait list. Seconded by Dennis Lottmann; unanimously approved. The 7 members added from the golf wait list include Tom Hagar, Larry Haeffner, Josh Schwartz, Kyle Wolfe, Lucas Hoemann, Tom Degrand, and Bradley Hanneken.

The Board discussed the current 10% and 20% discounts for those of age as Full Golf members and whether to grandfather in those with the discount or no longer apply the discounts. A list will be compiled to review at the September meeting how many would be affected by taking away the discount.

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

Long Range Planning – Bill Elcan

Bill Elcan submitted a Long-Range Planning committee report. The report is attached.

Old Business

The Board reviewed the candidates for the upcoming Board election. One possible candidate winters out of state and requests attending meetings virtually. The Board reviewed and would allow. As more than 3 candidates are required, the Board will keep enrollment open for two more weeks in an effort to get more candidates.

New Business (No Report)

Introduction of Matters by Board Members (No Report)

There being no further business, the meeting was adjourned at 8:35pm.

Respectfully submitted,
Kelly Konczal
Recording Secretary

Greens Committee
August 10th

Course

- I've realized being a golf course superintendent in Missouri is no easy task. Missouri is the hardest state in the country to grow bent grass greens. Being a superintendent comes with so many different types of emotions. A sense of accomplishment one minute and rethinking your life choices the next minute. It comes with constant criticism. (Why are greens so slow?) So, what I've learned is to try your very best and make small mistakes rather than large ones. There is nothing about this job you can hide from members, they see it all. The good and bad the ugly.
- The heat and the humidity have been brutal this month. I don't think I've ever mowed this much grass in one month. The zoysia and rough have been growing constantly. It's been round after round of constant mowing. Which isn't a bad thing, it just takes a lot more time and labor.
- On Sunday August 2nd the greens got dry in the afternoon. It's going to probably take a couple of weeks before they heal up but they will heal up. This just goes to show, if you have healthy root system they will recover.
- Dan had to spray black algae again this month. This is the 4th time this year. This tells me our greens don't drain very well. We might have to evaluate how we want to aerate greens this spring. Maybe go with a longer aerification time.
- I know I said I learned my lesson on regulating the growth of the f-ways last month. I learned not to spray the upper rate. So, I sprayed a lower rate of growth regulator to slow them down. My goal is for them to keep their green color but slow the growth down. Having to mow the tees and f-ways 3 times a week is a little ridiculous.
- Our crew has been busy spraying clover, nutsedge, goosegrass, and crabgrass.
- The big tree at the front of the putting green that was struck by lightning has officially died. We are taking it down at the end of August/ beginning of September.
- For the last couple of weeks, we have been trying to do a better job of making the greens roll a little faster. I've learned rolling the greens more helps a lot when it comes to the scalping problems we have been having.
- This month we are losing our seasonal help as they are going back to school.
- Our horticulturist Brittany is getting ready for a mum sale this fall, pre-sale order forms are due by August 30th, so she knows roughly how many mums to have ready.
- Brush hogging native areas has started.
- Wyatt and Dan applied fertilizer to the rough.

- The bridge on 10 finally got stained.
- As far as upgrading our well that feeds the irrigation lake, it is scheduled for the end of August. Pelton Pump Co. will be doing the upgrade. We will be increasing the North well from 50 gal per min to 100 gal per min. So that's 72,000 gal of water per day extra.
- We have received our 4 Clubcar golf carts.
- Our New Toro equipment will arrive sometime this month. We are receiving a greens mower, 2 f-mowers and 2 rough mowers. We are also implementing our buyout plan. We are buying out 4 golf carts, green mower/roller, toro sidewinder (Which we mow around greens with), tee mower, and 2 grinders. All of this is a total of \$23,000; with tax it's \$25,297.24.
- Rob is in the process of replacing an engine in one of our Jacobsen tee mowers. Rob also must make sure that all of the Jacobsen equipment that we are sending back are operational as our lease is up, and a couple rough mowers need some work.
- Mike our Irrigation technician has been fixing irrigation leaks nonstop. The leaks seem like they are never ending, and the satellite boxes that run irrigation heads are constantly going out. I'm extremely grateful that we are getting a new irrigation system. It can't get here soon enough.
- Piping and materials for our irrigation project are slated to arrive the week of September 7th. I'm meeting with DJ Trautman (the superintendent slated for the irrigation project) on Monday the 10th at 12:30 pm to discuss our course layout and where we want to place our piping and material. Dennis Lottmann will also be at this meeting.
- I met with Dave Dobsch about the concrete work on #14. This project will be finished by the end of September. I'm having Dave price how much it would be to finish the cart paths on 14, 15, and 17. That way we can figure how much it is going to be for our long-range plan.
- I've been working on my budget for next year, trying to figure out what to put into Capital improvement. I'm not sure why we are trying to figure out what our budget is at the beginning of August. This is a hard time to figure out the budget especially since we are not through our busiest period yet. It is an extremely busy time for this. I've asked Sherri Schaefer to help me with this since Sherri has way more experience than me at setting a budget. I'd like us to be able to move this timeline back to October when our budget should be completed. (Thank you Sherri.)

Projects:

- Finish budget
- Tree removal by putting green
- Add steps to #13 tees
- Upgrading of well
- Continue Brush hogging native areas
- Fertilize f-ways and tees at the end of the month with a(slow-release fertilizer).
- Add sand to bunkers
- Cut through road between 16 tees and 17 cart path for maintenance equipment.
- Fix drainage left side of #7 green/left.
- Keep Spraying clover, nutsedge, crabgrass, and goosegrass.
- #14 cart path.
- Irrigation project preparation.
- Speed up greens.
- Level #10 ladies tee.

Golf Report

Member Tournaments

- 7.25 - Mid-Summer Classic – 8 Players, revisiting a format change for Closing Day
- 7.28 - Employee Appreciation Day - Par 3 Trial Run, Thank you member volunteers!
- 8.1 - Couple's Golf Scramble – 32 couples
- 8.15-16 - Club Championship – Low numbers due to other tournaments in the area
- 8.28-30 - Battle of Krakow Ridge – Waitlist, expanded field this year

Outside Events

- 8.3 - New Haven School District Outing – 74 Golfers
- 8.24 - Gateway PGA Pro-Pro Shamble – Field not finalized

Looking ahead for 2027 events already

- 2-Person Scramble series

Staffing

- School is back in session
- Compiling Fall/Winter To-Do List

Junior Golf

- 70ish Junior Golfers up from 48 in 2025
- Better planning for 2027

Next Golf Committee Meeting

- Sept 14th
- Discussing tournament dates for 2027

Round Count

- August 2025 (8.13) – 1687
- August 2026 (8.13) – 1298
- YTD 2025 (8.13) – 15724
- YTD 2026 (8.13) – 15756

Board Meeting 07.20.26

Manager's Report

- Pool Bids
 - o Would like permission to approve Hidden Valley Pools to do both the tile and the coping in Spring of 2027
 - \$99,873 Capital project
 - o They are currently booking out for next year and we do not want to miss the opportunity to get on their schedule.
 - o Audrey Sharma here to speak and answer any questions.
- Dogwood Tree in Memory of LB Eckelkamp
 - o Sparky & Chris Stuckenschneider would like to donate a tree and plaque in memory of LB Eckelkamp at the club. They would like to plant a small dogwood tree this fall in the island area of the parking lot and are seeking approval from the Board.
- Chef & Sous Chef Hired
 - o Daniel "Tut" Wilson III starting the 19th
 - o Jesse Averion starting the 27th
 - o Chef Matt coming to do the Ladies League Dinner on September 8th.
- Other Repairs & Maintenance
 - New Computers installed
 - Club Prophet Updated on all computers
 - New outlets installed in kitchen
 - Hoping to fix the equipment tripping
 - Also having equipment looked at for routine maintenance to see if they could be the source of the issue
 - Kitchen Ice Machine had small part replaced
 - Landmark Aquatics out and fixed a leak caused by a worn out O-Ring earlier this month
 - Also recommended having multiports and gaskets replaced
 - o If worn out these can blow and cause excessive damage and/or injury
 - \$3,500 – adding to next years budget
 - Parking Lot resealed

House Report- Board Member Nick Risch

The last month has been quite an exciting one for the House committee. We have had a lot of work to do and I'm looking to grow the committee. First off thanks everybody and the demanding work at the pool and just all the summertime activities.

The biggest effort over the last month has been the hiring of our new executive chef. He will be starting soon. Through this process, we brought candidates in for an interview, narrowing it down to the final two who did a tasting for us at the club. I would like to thank Mr. Steve Richardson for attending the interviews and helping us out with that. During the tasting at the club, the chefs were asked to present us with a soup, a salad, and an entrée with ingredients provided by Maria. Our two candidates did an excellent job and provided high-quality food and the type of food we believe our members would enjoy. This made a difficult choice for us to choose a final executive chef. Chef Daniel "Tut" Wilson III was our final decision and I believe he has the experience in both management and culinary to do a good job. The best news is that the runner-up candidate, Chef Jesse Averion was willing to accept the sous chef position. He also had amazing food that fit our clientele well with a strong background at the Blue Duck restaurant in St. Louis County. We believe this team will give us the benefit of having two strong chefs within budget constraints and provides a backup as we move forward.

One other item to discuss in closed session after the meeting.

Summer is wrapping up and I want to make sure we have a few things that are included in the budget items moving forward one being the maintenance required for the pool. This will be expensive as the staff brought us budget request in prior meetings however, if we do not take care of the pool, this 50-year pool will not last 50 years. Additionally, the kitchen needs some TLC and we should budget for an annual professional cleaning. Once the chef has started and gets a feel of the kitchen, I will be asking him for a 5-year budget plan. We have some money in the budget for repairs, and he will have to get on that. Items such as a salamander.

One other note to add is the parking lot was resealed again allowing for proper maintenance. I appreciate the staff working together to get this coordinated with members and limit the downtime of the club during the summer. I also greatly appreciate the board members and your work with us on deciding what plan is the best plan and getting the most out of the parking lot that we have now.