

**FRANKLIN COUNTY COUNTRY CLUB  
BOARD OF DIRECTORS MEETING MINUTES  
DECEMBER 15, 2025**

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 Jim Eichelberger, Bill Elcan, John Chandler, Dennis Lottmann, Nick Risch, Steve Ruether, and Sam Unnerstall. Board Members not in attendance were Stephen Trentmann and Sherri Schaefer. Also in attendance were Ed Wachter, Dave Thoenen, Alex Weinhold, and Kelly Konczal.

**VISITORS** (No Report)

**APPROVAL OF MINUTES**

The November 2025 Board of Directors meeting minutes were presented and read by those present. Nick Risch moved to approve the minutes as presented. Seconded by Dennis Lottmann; unanimously approved.

**FINANCIAL REPORT**

The November financial statement and accounts payable report were presented. Sam Unnerstall reported the \$93,000.00 CD at Heritage Bank was renewed for 7 months at 4%. The cost of goods of Pro Shop was reviewed versus sales for the month. Kelly Konczal noted there have been a lot of returns that may be throwing the numbers off and cleaning up of inventory and demos. Sam asked about miscellaneous income at \$14,000 this November versus less than \$1,000 last year. Kelly stated there were 3 wait list members who declined membership plus several resigned members original joining fees all written off to miscellaneous income. Bill Elcan moved to approve the Financial Report. Seconded by John Chandler; unanimously approved. Accounts Payable were reviewed. Steve Ruether moved to approve Accounts Payable. Seconded by Nick Risch; unanimously approved. The monthly transfer to short-term capital savings was reviewed; Kelly Konczal would like to transfer \$13,000.00 into the short-term Capital account. The Board agreed.

The Board reviewed the Capital Budget for 2025/2026:

- Dave Thoenen reviewed the top priority items of equipment are a \$23,000.00 buyout of current leased equipment to include four utility carts, green mower and roller, perimeter mower, tee mower, and two grinders; four used utility carts currently leased at WingHaven the past 3 years for \$22,000.00; and a used skid steer for \$40,000.00.
- Capital maintenance facility items include upgrading the electric for \$15,000.00 and upgrading well for \$25,000.00.
- Dave Thoenen reviewed the equipment lease is up in August and equipment for a new lease needs to be ordered in February. The new lease will be for Toro equipment and Dave would like the new lease to be a lease to own after 6 years.
- Cart path work to be completed at #14 and along halfway house for approximately \$35,000.00.
- Clubhouse area capital items include new driving range mats for \$9,000.00, new lazy river motor for \$5,000.00, and replace the large Sunbrella for approximately \$10,000.00.

- Following review, Jim Eichelberger moved to approve the equipment items listed, the #14 cart path, facility upgrades listed, and clubhouse items listed. Seconded by Dennis Lottman; unanimously approved. Will start looking for the skid steer now and other items as cash flow allows.
- Other items reviewed but not approved at this time include a Sand Pro, a used Truck 2500, and extending the parking lot.

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

## **COMMITTEE REPORTS**

### **Green Committee – Dennis Lottmann**

Ed Wachter reviewed the December Green Committee Report. The full report is attached.

On behalf of the Board of Directors, Steve Ruether thanked Ed Wachter for his 20 plus years at FCCC. The Board presented Ed with an Honorary Membership and a set of new golf clubs to be purchased. Ed thanked everyone and noted how special the gift is for him.

Dave Thoenen stated there have been no good applicants for the horticulture position; Dave will continue to search. Kelly Konczal noted there will be a staff lunch for Dave Wehmeyer's retirement in the clubhouse later this week; a Hawthorne gift certificate is being given to Dave.

### **Golf Committee – Stephen Trentmann**

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

Bill Elcan suggested a guest day where a member brings 3 guests in a tournament with hors d'oeuvres after play. This is a good way to bring guests to the course. Held during the week, one or more a summer; special guest fees can be set to include food.

The covered carts policy was reviewed. Alex will not charge extra for a covered cart; will be available first come, first served basis. Alex will either bring out of barn on cold days or can be requested to go switch out depending on available staff for the day. Alex also reviewed removing the covers during the summer and purchasing bins to store in. Sam Unnerstall further noted to review the leased carts for any damage now and nearing the two-year wear and tear warranty time frame in order to be reported in plenty of time.

### **Manager's Report**

Kelly Konczal reviewed for Maria Riegel:

- The recent Bylaw vote results were presented. The change in delinquency when due and how handled passed with a 202 yeas votes and 8 nay votes received. The Bylaw change to allow electronic voting for Bylaw changes passed with a 199 yeas votes and 11 nay votes received. In total, 210 of the 423 voters eligible cast a vote.
- Kelly reviewed the Manager's Report submitted by Maria Riegel. The full report is attached.

### **Membership Committee – Sam Unnerstall**

There were two (2) Full Stockholder requests for resignation from Jeff Eckelkamp and Roger Walkenhorst and one (1) Young Executive resignation request from Jon Sartors. There was one (1) request for transfer from Full Stockholder to Senior Stockholder from Bill Collumbien. John Chandler moved to approve the resignations and transfer. Seconded by Jim Eichelberger; approved unanimously.

The next three applicants on the wait list, Kevin Sullivan, Sam Clayton, and Jud Price Jr., will be contacted for membership.

The Board reviewed expanding the membership totals. The Board discussed course availability at this time. Alex Weinhold will review numbers and tee sheet from the previous season for the Board to discuss further.

The current membership totals are Stock 356, Senior Stock 25, Young Executive 59, Member Plus 2, Social Non-Stockholder 83, Golf Membership Wait List 25, and Honorary 7.

**House & Entertainment Committee – Nick Risch**

Nick Risch stated a House Committee meeting will be held January 6, 2026. The membership has been emailed looking for members to join the committee; 5 or 6 members have replied with interest. Along with Maria Riegel, other staff included will be Geron Elfrank, Trinity Clark, and Belle Nieder.

Kelly reviewed from the Manager's Report submitted by Maria Riegel. The full report is attached. The Board reviewed the Member Christmas Party and ideas how to handle the large attendance in the future. Kelly noted the staff have already discussed and made notes for some changes to offerings for next year. The idea of having the event RSVP has been discussed but still unsure this is a good option to switch to.

**Rules & Bylaws Committee – Sherri Schaefer (No Report)**

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

**Long Range Planning – Steve Ruether**

Steve Ruether reported meeting along with Bill Elcan to discuss the committee. Tyler Anderson and Scott Sullivan have agreed to join the LRP committee. Steve and Bill are committed to moving forward quickly and scheduling the three member meetings for the irrigation replacement in the next few weeks. The goal is to have the vote completed by March 1<sup>st</sup>. Steve discussed members of the Board meeting to review what will be presented to the membership. Several meetings will be scheduled to develop the presentation; any Board member is welcome to attend.

**Old Business (No Report)**

**New Business (No Report)**

**Introduction of Matters by Board Members (No Report)**

There being no further business, the meeting was adjourned at 7:24pm.

Respectfully submitted,  
Kelly Konczal  
Recording Secretary

Green Committee  
November 2025

COURSE

- 2" rain for month. 38" for the year
- Leaf removal completed.
- Overseeded all roughs.
- 3 cups in greens have been installed.
- Irrigation heads on holes 7 rough, 13 white tee, 16 gold tee and 18 gold and orange tees are installed and hooked up to Irrigation boxes. They have been programmed into the computer.
- Fix drainage issue #7 tee.
- Fix drain line #4 rough.
- Fix catch basin #10 fairway.
- Remove trees #8 blue tee, #15 bottle neck 2 Elm trees, #12 6 dead trees left rough.
- Irrigation system is winterized.

PROJECTS

- Work on Dam #12 lake.
- Finish mowing no mow areas.
- Repair walk Bridge #6
- Stain #10 Bridge.
- Level out French drain lines holes 4, 6, 10, 12, ongoing.
- Fix drainage issue #15 at end of fairway left side.
- Drainage #17 right rough/fairway.
- Limb up trees.
- Trees to cut down 5 Post Oaks dying at front entrance, dead Ash tree Halfway House, Cedar tree at #10 black tee.
- #14 Cart path from blue tee to halfway house.
- Repair cart path #5 white tee.
- Installed catch basin #4 cart path.
- Refurbish tee markers.

## Golf Committee 12.8.25

- We met Monday December 8<sup>th</sup> at 4:30pm, the meeting lasted one hour and 15 minutes.
- Our committee is made up of the following:
  - Stephen Trentman, John Chandler, John Rosenbaum, Angie Nieder, Scott Sullivan, Alex Weinhold and Maria Riegel.
- Items Discussed
  - 2026 Event Calendar
    - New Events
      - Opening Day, Mid-Summer Classic, Closing Day
        - All Blind Draw Best Ball 2-Person Teams
      - Couples Golf Scramble
        - Three Tournaments in 2026, 9-hole and 18-hole flights.
        - Cardinals, Fair and Halloween Themes
      - PGA Tour Pick-A-Pro (Master's, PGA Championship, US Open, The Open)
  - Potential Ladies' League Revisions
    - GHIN Handicap, Heat Rule at their discretion, letting the Staff know if they will not be attending a league night.
  - Player of the Year Changes
    - Standard, Elevated events
    - Player of the Year Championship points system
  - Borgia Golf Team potentially helping repair ball marks and divots after Monday outings.
    - Alex followed up with Head Coach Michael Pelster. Michael responded well to the idea and will come up with a plan heading into the summer.
- 2024 vs 2025 November Round Count
  - 2024 – 810
  - 2025 - 1097

# Board Meeting 12.15.2025

## Manager's Report

- Simply Voting Results
  - o To be determined at 12:00pm on Monday, December 15
- Tom DeGrand Lessons | Insurance Update
  - o We've talked to Jeb Maciejewski regarding insurance coverage for Tom DeGrand if he gives lessons out here. The simplest thing to do would be to put him on our payroll as a salaried employee. He would be covered under our work comp insurance, and the members could pay him directly or member charge.
- Golf Shop Inventory
  - o Maria, Kelly & Alex met with Sherri & Jim to discuss the previous inventory discrepancy and how to improve to assure it doesn't happen again
    - Hard inventory counts will be done by two people
    - Jim has volunteered to audit after the count
    - We purchased a scanner for the counter to ring in items and eliminate guesswork for the golf shop employee when ringing in items.

## Entertainment Report

- Past Social Events
  - o Member Christmas Party | Saturday, December 6<sup>th</sup> | 5 – 9pm
    - We guesstimated about 135 members came to the Christmas Party this year
    - In the past couple of years, we've seen about 75
    - The kitchen and service staff did a good job handling the larger than usual crowd
  - o Santa Brunch | December 14 | 8:30 or 11:00am Reservations Available
- Past Member Rentals
  - o Mace Dental Christmas | December 4
  - o HTH Christmas | December 5
  - o Clark Christmas Party | December 10
  - o Boland Golf Group | December 11
  - o LPL Christmas | December 13
- Upcoming Member Rentals
  - o Sparky Poker Group | December 17
  - o Meramec Christmas | December 18
  - o PSWD | January 2