Board of Directors Meeting Minutes

Wednesday, August 27th, 2025 @ 5 PM

Board Attendees:
Jake DeVito
Dan Loewenstein
John Lockwood
Stephen McCorkell
Ely Moskal
Mark Thornhill Jr.

Absent: Roger Laime

Staff Attendees:
Steve Solsky
Kelly Heroux

Restaurant Attendee:
Mark Berning

Comments from Shareholders

Kevin Krogh, Steve Heidorn, Robert Hartman, Robert Steve, David Potts, Shannon Noonan, Dave Ostrom, Rick Funaro, Larry D'Alberto, Luis Pabon, Roy Penn and Tyler Hoosier were present.

Discussion from above shareholders: The above shareholders discussed finding a location for the gazebo. It needs repair but they are willing to repair, paint and stain it back to a good condition. Club would be required to pay to relocate it and prep the area and landscape around the structure. The structure needs an entirely new roof. Steve Solsky said the area next to front practice green is mostly buried tree stumps which would need to be removed and the holes backfilled. Shareholders thought it would be a good location for cigar smoking and to limit foul language being heard by members and guests. Board advised that there is an offer on the table for the structure and that the buyer is seeking quotes for transportation.

It was asked why there are executive sessions each month. Board stated that this is on the agenda but can be taken off future agendas and only added if an executive session is held.

The lack of financial reports is a worry not knowing how BSCC is doing. They would like to see something in the minutes or in a form of communication to the members on where the club stands financially. The treasurer typically reports to the Board at each meeting with a summary of how the club is doing financially. The Board stated that a summary can be added to the minutes, however the treasurer was absent for this meeting so no summary will be included in the August minutes.

Shareholders asked about reciprocals not being allowed to play at BSCC during track season. They were not allowed here which in turn stopped some members from going to other courses. It was recommended to possibly limit the tee times available next season instead of stopping it. Board stated that we can only control play at BSCC and that it is up to other clubs to decide whether to allow BSCC members on their course during track season.

Shareholder asked about the lack of casual/fun golf events during the golf season. (e.x. beer tasting scramble) Other than the hickory stick scramble during the centennial weekend celebration no other events occurred. Board acknowledged that those should have happened, one had been scheduled for mid-May but the clubhouse was not yet done and Irons Edge was not on-site full time. These types of events will be planned for the 2026 season

1.Approval of Meeting Minutes

a. Approval of July meeting minutes- approved by John Lockwood, seconded by Ely Moskal, all ayes.

2. Restaurant – Mark from Irons Edge, addressed the Board.

a. Mark thanked everyone for following up on the issues he brought to the Board at the previous meeting (removal of leftover contractor supplies, tinting the windows, ants resolved)
b. Television mobile stands needed. Mark would like to be able to move the TVs around the restaurant.
c. Heavier umbrella bases needed for the outside patio. Heavy winds are tipping the umbrellas over.

3. Old Business

a. Ice Machine for maintenance building has been ordered.
b. National Grid invoice – Still waiting for response from National Grid.
c. Water bill – Village had charged BSCC for a new water meter. Board questioned the charge since 2 meters from the old building had been returned to the Village. Village adjusted the bill saving the BSCC nearly $900.
d. Bar Window Tint – installed

e. Flag Pole – Board looked into the price of purchasing a flag pole from a couple different companies. With installation, it would cost around $4k. 2026 budget will include the purchase and installation of a flag pole.
f. Liberty Insurance audit update – Liberty is our old insurance carrier who is charging us $2800 based on an audit. Mark is handling the dispute case against them.

4. New Business

a. Shareholder Meeting – invitations and proxies are ready to be mailed to shareholders.
b. Office Copier – received quote from Seeley on possibly replacing office copier. Board is reviewing the quote which is a 63-month lease and determining if it is financially a good decision and does not disrupt the current operations in the golf shop and office.
c. Millings – Board was in contact with the Village of Ballston Spa and was able to secure 12 loads of millings for no cost. Millings were stockpiled by the maintenance garage to be used to repair cart paths and the work will be done when the crew has available time.
d. Course Improvement Meeting Summary – E. Moskal met with several members and Steve Solsky to discuss potential course improvement projects for the 2026 golf season. Selected projects will be sent in an email to membership to allow members to vote for the project of their preference. Votes will be tallied ahead of the Shareholder meeting in October.
e. Pavers – The additional pavers have arrived and will be installed as soon as the contractor is available to do the work.

5. Business Manager Update

a. member update – 391 members
b. A/R $19084 past due balances from July. The no playlist will be posted the beginning of September.

6. Treasurer's Report – Treasurer absent – no report provided.

The next Board of Directors meeting is scheduled for Monday, September 22nd, 2025 @ 5 PM.

EXECUTIVE SESSION - none