Board of Directors Meeting Minutes

Thursday, November 20th, 2025 @ 6 PM

Board Attendees:
Gina Castelli – by phone
Jake DeVito
Tyler Hoosier
Dan Loewenstein
Stephen McCorkell
Mark Thornhill Jr.
Louis Walsh

Staff Attendees:
Kelly Heroux
Todd Manderson
Steve Solsk

Comments from Shareholders

Larry D'Alberto, Luis Pabon, Bob Steve, Roy Penn and Tom Hudy were present.

Discussion from above shareholders: The above shareholders asked about starting up committees again. BOD are waiting on accountants for an answer.

There was another question on adding to Todd's staff payroll for additional staff to be hired. It would be discussed in executive session.

The last question asked was how we did on the Gap Assessment and paying for the clubhouse. The BOD stated that we did very well and all gap money collected was used solely for the clubhouse construction.

1.Approval of Meeting Minutes

a. Approval of October meeting minutes- approved by Tyler Hoosier, seconded by Steve McCorkell, all ayes.
b. Approval of Ad Hoc Minutes Regarding Board Appointment – approved by Jake DeVito, seconded by Tyler Hoosier, all ayes.

2. Old Business

a. Simulator National Grid Bill – cost was calculated at five (5) months of use, November – March at a total of $3000. This year the $3000 will be taken from money due to Todd. Motion made by Tyler Hoosier, seconded by Jake DeVito, all ayes.

b. Assistant Pro – Tyler Hoosier made motion to table for executive session.

c. New Cart Fleet Update – Jake looked into GPS from Yamaha for carts. It would be an extra $450 per year per cart. Club Car – could buy out lease by end of year. Lease ends in early September, 2026. This would be part of the 2026 budget if approved.

3. Restaurant

Gina presented the requests from Mark, manager of Iron's Edge. Clear logo glasses – BOD asked how many are needed and if restaurant is paying, then yes, if not, then what is the cost. Year-round signage – BOD asked what kind of signage were they interested in. Dividers for dining area – need more information. Bar canopy – it is in the budget. Outdoor propane lounge – need more information. The member Holiday party will be December 12th. Gina is working with Mark on the plans.

4. New Business

a. Guest Play Policy – discussions held. Tyler made motion to table the discussion.

b. Reciprocal Policy during Track Season - a survey will be sent out to members to ask their thoughts and ideas. Possibly raising price during track season. Todd agreed to manage it for track season. Also need to post our reciprocals.

c. Winter Operations – The entire paved area will not be plowed. There will be plowed, shoveled and safe walkways to clubhouse. The reserved parking signs will be covered for the winter to allow closer parking.

5. Business Manager Update

a. A/R $1099 past due balance from September.

b. 2026 resignations - 10

c. 2026 waiting list - 11

6. Treasurer's Report – please see attachment below this posting.

The next Board of Directors meeting is scheduled for Monday, December 20th, 2025 @ 6 PM.

Jake DeVito made motion to adjourn meeting, seconded by Mark Thornhill, Jr.

EXECUTIVE SESSION – executive meeting was held.