

BSCC Shareholder Meeting

October 2, 2025



Agenda



- Approval of 2024 Annual Meeting minutes
- Nominations to the Board of Directors
- 2025 Accomplishments
- 2026 Objectives
- Course Improvements
- Membership
- Financials
- Q&A



2025 Accomplishments

2025 Accomplishments



- Clubhouse

- \$2.5M project on time and on budget (Sept. 2024 – May 2025)
- Funded by mortgage, savings, gap fee (now capital fee) and fundraising
- Audio, Wi-Fi, Security, real locker room, open bathrooms
- Commercial code compliant kitchen
- 5000 sqft building with a 1600 sqft patio
- Electric/power infrastructure suitable for electric carts
- Spectacular views
- Accessible to all

2025 Accomplishments



- Fundraising
 - Commemorative Pavers
 - Centennial Gear sold on -line
 - Dust and Demo Tournament
 - Mangino Family

2025 Accomplishments



- Financial savings
 - New Insurance Carrier >\$25,000 annual savings
 - Consolidated water and electric accounts ~\$3000 annual savings
 - Eliminated duplicative phone accounts ~\$2000 annual savings
 - Consolidated mortgages with BSNB ~\$1000, annual savings

2025 Accomplishments



- Administrative
 - Members Guidebook Issued prior to start of season
 - Executed 3 -year contract with Irons Edge
 - Policy guide for golfshop
 - Consolidated Junior Executive memberships
 - No Play list posted monthly –reduced AR's
 - Monthly detailed updates from Board
 - Maintained \$2500 capital fee

2025 Accomplishments



- Centennial Celebration
 - Hickory Stick scramble
 - Historic logo
 - Ribbon Cutting
 - Music, dinner, drinks and fun
 - Cheers to our longest members
 - Kate Oppedisamo
 - Dave Ostrom
 - Big Thanks to organizing members, BSNB and Irons Edge

2025 Accomplishments



- Clubhouse - Thank you
 - Terry Dwyer - Spectrum and Verizon
 - Tony Pino - Spectrum and IT infrastructure
 - Steve Heidorn - Easements, Title Search and closing costs
 - Steve Gottman - “worked” with Bank to eliminate \$12,000 survey cost
 - Leo Bouleris - Security Cameras and furniture install
 - Kevin Krogh - Helped make Nat Grid Gas move
 - Solsky’s Superhero's - Landscaping, tables, sod, tree removal, equipment removal



2026 Objectives

2026 Objectives



- Operations
 - Plan “fun” tournaments
 - Fix Bathroom on course
 - New Cart lease
 - Flagpole
 - Awning over bar window
 - Evaluate current assets –condition assessment with ballpark costs
 - Bridges
 - Parking lot
 - Cart Paths (millings free or purchased) (paved)
 - Etc.

2026 Objectives



- Administrative
 - Fix Website
 - Upgrade Quickbooks
 - Push on tax free status
 - Revisit guest play policy
 - Revisit reciprocal policy
 - Revisit Bylaws – shareholder ownership



Course Improvements

Survey Results



Q1 My selection for course improvement project:

Answered 142 **Skipped 0**



- Hole #12
48.59%
- Hole #17
21.13%
- Hole #4
19.72%
- No course improvement project
10.56%

ANSWER CHOICES	PERCENTAGE SELECTED	TOTAL ANSWERS
Hole #12	48.59%	69
Hole #17	21.13%	30
Hole #4	19.72%	28
No course improvement project	10.56%	15

12th Hole



NUMBER 12- GREEN EXPANSION, TREE REMOVAL, TURF REVIVAL

Expand green to extent shown white with dotted line.

Remove two trees.

Fill, grade, reseed area shown in orange dotted line.

Gordon Creek

Gordon Creek





Membership

Membership-Up, Up and Away!



- October 3, 2024 Annual Meeting: 368 Members
- **October 2, 2025 Annual Meeting: 395 Members**
- Cap of 400

- After many years of discussion, the Board consolidated Junior Exec. Classes (went from 4 down to 2).
- On January 1, 2025 the Board upped the assessment fee from \$1,850 to \$2,500. This will remain in effect for **10 years.**

Membership-Breakdown



- Student: 20 (not included in the total)
- 19-24 (YA): 17
- 25-29 (JE 1): 44, 1 couple
- 30-33 (JE 2): 30
- 34-69 (single): 143, 27 couple, 8 w/children
- 70+ (Senior): 58, 11 couple
- Corporate: 11
- Social: 11 (not included in total, no playing privileges)
- PGA: 1
- Weekend Single: 2
- Lifetime: 3

- **TOTAL: 393**

Track Season- Tee Sheet Fill %



- Track Week 1: 2024: 51.49%, 2025: 61.47%
 - Track Week 2: 2024: 57.3%, 2025: 59.09%
 - Track Week 3: 2024: 61.73%, 2025: 71.48%
 - Track Week 4: 2024: 51.55%, 2025: 55.06%
 - Track Week 5: 2024: 56.07%, 2025: 73.27%
 - Track Week 6: 2024: 49.66%, 2025: 63.11%
 - Track Week 7: 2024: 53.57%, 2025: 57.55%
 - Track Week 8: 2024: 53.47%, 2025: 51.68%
-
- Finding the balance between fill percentage and course conditions...



Financials

Financial Comparison 2024 to 2025



		YTD 2024		YTD 2025	24 to '25 Comp. %	2025 YE Budget
Income						
	Golf Related Income	\$ 403,522		\$ 503,949 *	24.89%	\$ 492,270
	Sales Tax	\$ (65,722)		\$ (79,984)	21.70%	\$ (70,000)
	Restaurant Rent	\$ 33,100		\$ 22,000	-33.53%	\$ 35,000
	Misc Income	\$ -		\$ 32,000 **		
	Dues	\$ 865,843 ^		\$ 1,040,645	20.19%	\$ 1,050,000
		\$ 1,236,743		\$ 1,518,610	22.79%	\$ 1,507,270
Expense						
	Course Expense	\$ 180,634		\$ 186,787	3.41%	\$ 262,050
	Loans and Mortgage Int.	\$ 7,891		\$ 24,403	209.24%	\$ 25,000
	Administrative	\$ 106,677		\$ 135,743	27.25%	\$ 155,973
	Carts	\$ 47,141		\$ 41,486	-12.00%	\$ 42,372
	Labor	\$ 313,016		\$ 332,300	6.16%	\$ 439,500
	Utilities	\$ 45,859		\$ 36,727	-19.91%	\$ 85,040
	House	\$ 27,916		\$ 21,786	-21.96%	\$ 43,000
	Insurance & Taxes	\$ 103,978		\$ 122,798	18.10%	\$ 166,430
	Pro Shop	\$ 113,561		\$ 123,790	9.01%	\$ 151,750
		\$ 946,671		\$ 1,025,818	8.36%	\$ 1,371,115
Ordinary Income		\$ 290,072		\$ 492,792	69.89%	\$ 136,155
	Misc, Interest Income	\$ 27,421		\$ 14,964	-45.43%	\$ 25,000
		\$ 317,492		\$ 507,756	59.93%	\$ 161,155
Projected YE		\$ (236,046)		\$ (410,000)		
	October - December	\$ 81,446		\$ 97,756	20.03%	\$ 161,155
* Includes member charges for Restaurant and Merchandise						
** Pavers and Donation						
^ Golf related income booked to Dues						

Bank Accounts



	As of 9/26/25				
			2024		2025
	Operating Accounts				
	BSNB Debit Card Account	\$	1,726	\$	5,675
	BSNB Checking Account	\$	13,461	\$	50,184
	BSNB Stock Account	\$	99,982	\$	134,119
	BSNB Gap Assessment Account	\$	419,412	\$	7,848
	Savings Account				
	Investment Savings	\$	500,211	\$	496,915
	Total Checking/Savings	\$	1,034,793	\$	694,741

Wet Spring, Strong Revenue!



			2024		2025	
Green Fee's - Guest						
Guest 18	1213	\$	58,196	1116	\$	53,568
Guest 9	707	\$	28,216	668	\$	26,671
Corp. Passes Redeemed	491	\$	-	297	\$	-
Guest Passes Issued	592	\$	16,005	620	\$	21,285
Guest Passes Redeemed	548	\$	-	560	\$	-
Total GF-Guest		\$	102,417		\$	101,524
						-0.87%
Green Fee's						
Member Rounds	13420	\$	-	12784	\$	-
Tournament	721	\$	56,280	489	\$	35,797
GF 18 Hole - outside	765	\$	57,814	1082	\$	88,946
GF 9 Hole - outside	364	\$	15,690	396	\$	18,380
Reciprocal	204	\$	7,650	49	\$	1,960
PGA Comp	136	\$	-	9	\$	-
Group Rate	115	\$	5,942	108	\$	5,506
GF Military	14	\$	646	4	\$	156
HS and College	-	\$	-	199	\$	-
GF League	-	\$	11,869	-	\$	12,700
Total GF		\$	155,891 *		\$	163,445
						4.85%
Carts						
18 Hole	3571	\$	73,397	3466	\$	71,261
9 Hole	2207	\$	22,568	2223	\$	22,273
Fleet Rental	36	\$	2,700	46	\$	3,450
Season Pass	46	\$	37,478	61	\$	43,925
Total Carts		\$	136,143		\$	140,909
						3.50%
Total			\$ 394,450		\$ 405,879	2.90%

The Course is our Horse – Track Season



			2024		2025	
Green Fee's - Guest						
	Guest 18	421	\$ 20,208	431	\$ 20,688	
	Guest 9	247	\$ 9,860	213	\$ 8,520	
	Corp. Passes	173	\$ -	171	\$ -	
	Guest Passes	217	\$ -	263	\$ -	
	Total GF-Guest		\$ 30,068		\$ 29,208	-2.86%
Green Fee's						
	Member Rounds	4017	\$ -	4443	\$ -	
	Tournament	280	\$ 25,560	253	\$ 17,597	
	GF 18 Hole - outside	279	\$ 27,202	475	\$ 48,925	
	GF 9 Hole - outside	118	\$ 5,860	110	\$ 6,600	
	Reciprocal	109	\$ 4,360	-	\$ -	
	PGA Comp	22	\$ -	2	\$ -	
	Group Rate	11	\$ 572	12	\$ 640	
	GF Military	5	\$ 295	1	\$ 39	
	GF League	2	\$ 56	-	\$ -	
	Total GF		\$ 63,905		\$ 73,801	15.49%
Carts						
	18 Hole	1453	\$ 29,868	1731	\$ 35,590	
	9 Hole	818	\$ 8,371	811	\$ 8,255	
	Fleet Rental	36	\$ 2,700	24	\$ 1,800	
	Season Pass	1	\$ 250	1	\$ 410	
	Total Carts		\$ 41,189		\$ 46,054	11.81%
Total			\$ 135,162		\$ 149,063	10.29%

25



Q&A Discussion
