

Ridgeview Country Club
Board of Directors Meeting – Annual Meeting
May 19, 2026

Board Members Present:

Chris Theis, Neil Olson, Paul Laskowski, Nate Lehmann, Scott Hanson, Ross Fremont, Kaitlin Zenner, Maddy Schintz, John Awsumb, Ryan Zuk, Derek Benson, Max, David, Hren

Also present: Clint Johnson

Meeting called to order at 6:30 by President Lehman. Quorum present.

Motion to approve the reading of the minutes was made by Fremont and seconded by Awsumb.

Motion to approve the honorary members was made by Fremont and seconded by Awsumb.

Greens Committee: Benson/Zuk

The course experienced a challenging start last year; however, conditions have improved significantly this season. Additional warm weather is needed to accelerate the growing season. Key accomplishments in 2025 included substantial completion of the cart path turnaround on Hole 17, construction of a new tee box on Hole 17, and planned landscape plantings in the turnaround area. Improvements were also completed around the pond on Hole 6, including installation of a new rock-lined ditch between Holes 6 and 7. On Hole 11, the area from approximately 100 yards in was renovated and cleaned up. The pond on Hole 15 was cleaned and cattails were removed. Brush cleanup throughout the course improved overall sightlines. Drainage projects on Holes 6, 7, 14, 16, and 18 are performing well, and work on Hole 13 is currently underway. Additional efforts included dead tree removal, general course cleanup, and ongoing irrigation repairs. Planned 2026 projects include additional drainage work, reshaping on Hole 4 beginning in late August, tee box improvements on Holes 7 and 14, landscaping and beautification initiatives, lower driving range drainage, cart path repairs on Hole 10, and continued course enhancements.

No questions were raised by members present.

Building & Grounds: Max

Ongoing clubhouse maintenance continues, and efforts remain focused on keeping the clubhouse in the best condition possible.

No questions were raised by members present.

House: Purdy

Purdy commented on his role and reminded members to treat staff with respect and to help maintain the club as a positive and welcoming environment.

No questions were raised by members present.

Golf Activities: Fremont/Schintz

A total of 1,779 rounds have been played this year, which is approximately 500 fewer than at the same point last year. The Men's Arrowhead has recently opened. The Member-Guest tournament will expand to 72 teams. A new Spring Classic women's tournament has been added this year, and the Junior

Arrowhead is scheduled for later this spring. Maddy also noted the addition of the new spring ladies' tournament in June and emphasized the continued goal of encouraging more women to compete and participate.

No questions were raised by members present.

Wednesday Women's League: Schintz/Zenner

Zenner was re-elected as the women's representative for the year. The Wednesday Women's League has its highest participation to date this year, and efforts will continue to build on that momentum. Additional participation is always welcomed.

No questions were raised by members present.

Long Range Planning/special projects: Olsen

Last year, the board discussed long-term planning for a new clubhouse, which generated strong attendance at the annual meeting. The board continues to evaluate clubhouse planning as part of its broader long-range planning efforts. The goal is to be prepared should conditions arise that make such a project appropriate. Significant resources have been invested in the golf course over the years, and additional course improvements remain in progress. The board is also evaluating whether the timing may be appropriate to shift some long-term focus toward clubhouse planning, provided the burden to the club remains manageable. Options for raising capital to support potential clubhouse projects are also being explored.

Questions from membership:

A member commented favorably on the club's efforts to plan in advance should conditions support a future project. In response to a question regarding whether surveys had been conducted to assess member perspectives, it was noted that surveys have been completed in the past and board members continue to speak with members directly.

In response to a question regarding whether any lots could be sold without a membership vote, the board stated that they could not.

Food & Beverage: Laskowski/Hanson

Chef joined late in the season last year and has done an excellent job acclimating to the role while building strong momentum for 2026. Several kitchen equipment improvements have been implemented to enhance kitchen operations and food quality. Feedback has been very positive, and the club looks forward to another successful year.

No questions from members present.

Social Activities: Zenner

The timing of the raffle party was extended slightly this year. Over the past four years, the event has raised approximately \$76,000 annually. This year, the raffle generated approximately \$105,000 in gross proceeds and \$87,000 in net proceeds. Kyla provided significant support to the raffle effort this year, along with many board members. Additional activities were added to the raffle party, and appreciation was expressed to the membership for their donations and participation. This marks the 17th year of the raffle party, which has raised approximately \$1.3 million over that period, with funds directed toward course improvements.

No questions were raised by members present.

Membership: Awsumb

There were 26 new members added. Not all individuals on the waiting list will be admitted immediately, and approximately 40 individuals remain on the waiting list. Member retention improved compared to the prior year, and overall membership remains in a strong and healthy position.

No questions were raised by members present.

Financial: Hren

At a high level, the club reported net income of approximately \$201,000. It was a strong year for dues income, with an increase of 5 percent. The membership mix shifted from 93 to 105 family memberships, single memberships increased by five, and social memberships increased by ten. Dues revenue increased by approximately \$100,000 year over year. Revenue also increased in food and beverage operations, with beverage spending up approximately \$82,000 overall. Most other revenue categories were generally consistent with the prior year. Beverage margins improved, while food margins remained relatively flat. Food and beverage costs increased due to staff turnover and greater reliance on hourly employees for coverage. Pro shop results were generally flat year over year. Golf course expenses increased by approximately \$11,000, driven in part by higher wages and costs related to special projects. New equipment was added, and the club has moved away from leasing in many cases in favor of purchasing assets outright. Depreciation increased by approximately \$32,000. Chemical usage costs declined, as did costs associated with short-term rentals. Cart expenses remained flat. The largest cost increases were property taxes, which rose by approximately \$78,000, and the club is actively contesting that increase. Employee benefits also increased as more employees elected health insurance and participated in the retirement plan. Repairs and maintenance costs, as well as insurance expenses, also increased. Overall, the club remains in a strong financial position, with a solid balance sheet and cash increasing by approximately \$172,000 year over year. The club continues to reserve funds for future needs. Approximately \$314,000 was spent on new capital assets this year, primarily for golf course equipment and on-course improvements, compared with approximately \$546,000 in the prior year. Over the last 12 years, approximately \$3.6 million has been invested into the club. The club has also locked in favorable interest rates and is covering known expenses proactively. One new note of approximately \$64,000 was added at a zero percent interest rate. Net income of approximately \$201,000, plus approximately \$311,000 in depreciation, less approximately \$314,000 in capital expenditures and a net debt reduction of approximately \$10,000, resulted in an increase in cash of approximately \$172,000.

Max added that the club is realizing cost savings by using in-house labor for course projects.

Paul commented on the property tax increase from the prior year and noted that the club is contesting the increase in coordination with NCC and with representation from Hanft Fride. In response to member questions, it was confirmed that legal fees are capped and that the filing has already occurred.

No questions were raised by members present.

New Business:

Nate thanked the staff, department heads, membership, and board of directors for their continued support and contributions to the club.

Election of officers and directors: Fredrickson presented

Of 332 ballots distributed, 126 were returned.

Nate Lehmann was elected President.

Chris Theis was elected Vice President.

Awsumb, Fremont & Prisk were elected to the governing board of directors.

Next meeting schedule for June 16th at 6:00

Meeting Adjourned at 7:21, motioned by Zuk, second by Fremont.

Submitted by Scott Hanson