

**Thendara Golf Club
Board of Directors Meeting Minutes
October 23, 2025**

Directors Present: L. Bamberger, S. deCamp, A. Down, T. Down, K. Engelbrecht, S. Hirshfield, B. McCarthy, T. Noonan, J. Santamour, P. Venetz

Special Guests: R. Chapman, J. Fortier

The meeting was called to order at 5:40 pm by President T. Down.

SECRETARY'S REPORT: T. Down reported that copies of September 11, 2025, Board Meeting Minutes were previously distributed via email to the Directors. Reading of the minutes was waived and a motion was made that they be accepted by J. Santamour and seconded by L. Bamberger. A vote was taken by the Board to accept the minutes as written and approved by all.

GREENS COMMITTEE: J. Fortier reported.

- All greens and tee boxes have been aerated and top dressed, new ProCore aerator performed great and significantly reduced time normally spent on this task
- Ordering one more truckload of sand (38 tons) to blanket greens which helps insulate the plant from cold and wind damage
- Planned in house tree work:
 - 5th hole – left side tree line from tee to green so entire tee box can be used
 - 12th hole – 10 to 12 dying or dead cherries on left side are a danger and limit ability to grow grass
 - 16th hole – left side tree line encroaching and making area chronically wet
 - right of green 3 cherries, 2 are dead, a danger, always dropping leaves into bunker, and limit ability to grow grass
- Finalizing purchase, if approved, of dump truck to be used for plowing and in house tree work for log removal and chipper would be attached
- Requesting purchase of long bar chain saw as current saws are homeowner size and quality

A motion was made by K. Engelbrecht to accept the Greens' Report and seconded by A. Down. A vote was taken to accept and carried unanimously.

TREASURER'S/FINANCIAL REPORT: R. Chapman reported.

- Remarkably good weather promoted increased play, so revenue is \$46,841 over forecast
- Expenses are \$20,348 over forecast due additional labor for tree cleanup in spring and anticipated tree work this fall
- The excess for capital expenses (Revenue total \$1,206,991 – Expenses total \$1,074,511) is \$132,480

- Total capital expenses to date \$116,376, leaving \$16,104 anticipated excess
- \$16,104 would cover cost of burying power lines so last pole can be removed, dump truck, and long bar chain saw
- Rounds 574 less than 2024:
Full Members (6473), Associate Members (3397), Public (11028)
- 2026 Budget and dues/green fee increases - 2 options reviewed (attached)
- Option 1
 - dues - primary up \$50 to \$900 – add \$15,000
 - green fees -18 hole up \$4 to \$79, 9 hole up \$2 to \$45 – add \$28,000
- Option 2
 - dues - primary up \$100 to \$950 – add \$30,000
 - green fees -18 hole up \$4 to \$79, 9 hole up \$2 to \$45 – add \$28,000

After discussion by directors of the proposed capital campaign, expenditures, and budget options:

A motion was made by P. Venetz to approve the capital campaign; expenditures of wire burying, dump truck, chain saw; and 2026 budget option 1 and seconded by A. Down. A vote was taken to accept and carried unanimously.

A motion was made by L. Bamberger to accept the Treasurer's Report and seconded by S. Hirshfield. A vote was taken to accept and carried unanimously.

HOUSE COMMITTEE: No report.

PERSONNEL COMMITTEE: T. Noonan reported.

- Three contracts were reviewed.

A motion was made by L. Bamberger to accept the proposed contract and requested contract changes outlined in the Personnel Report and seconded by J. Santamour. A vote was taken to accept and carried unanimously.

TOURNAMENT COMMITTEE: No report.

PUBLICITY COMMITTEE: L. Bamberger reported.

- Committee meeting October 17, 2025 minutes attached
- Primary goal is to increase the online presence to generate enthusiasm for TGC which will help justify future price increases
- Plan to use low or no-cost options

A motion was made by J. Santamour to accept the Publicity Report and seconded by B. McCarthy. A vote was taken to accept and carried unanimously.

AUDITING COMMITTEE: No report.

HANDICAP COMMITTEE: No report.

NOMINATING COMMITTEE: No report.

BY LAWS COMMITTEE: No report.

SPECIAL PROJECTS COMMITTEE: B McCarthy reported.

- TGC has received a proposal from Horvath Towers for an easement to construct a cell tower on the property

 - Proposed are \$150,000 lump sum rent, \$10,000 lump sum for each additional carrier, 70 year term

 - Potential tower location (woods left of three green) and details reviewed

 - After discussion members agreed that access to the tower must be through adjoining property and not through hole three fairway or woods to the left of three fairway

 - The proposed rent, terms and lease were not approved nor was there agreement to approve the tower even if this alternative access is obtained by Horvath

 - B. McCarthy to communicate above to proposing party

MEMBERSHIP COMMITTEE: No report.

FIVE YEAR PLAN COMMITTEE/LR PLANNING: R. Chapman and B. McCarthy reported.

- Presentation and walk through of concept plan for entrance/parking lot renovation to the directors completed by R. Cantwell prior to start of board meeting (attached)

- Presentation of proposed capital campaign and long-range plan spreadsheet update (attached) to the directors completed by R. Chapman prior to start of board meeting

- Objectives and plan for capital campaign reviewed

- Potential components of mission statement reviewed

- President T. Down requested that prior to distribution to members, capital campaign information/solicitation letter be shared with him for review

A motion was made by L. Bamberger to accept the Five Year Plan/LR Planning Report and seconded by S. Hirshfield. A vote was taken to accept and carried unanimously.

OLD BUSINESS:

- Generator install planned for 2026 with research of options ongoing.

NEW BUSINESS:

-R. Chapman presented the 2026 calendar

-Board Business until next scheduled meeting in April 2026

A motion was made by A. Down that the Executive Committee will handle any issues that may arise until the Board's next scheduled meeting in April 2026 and seconded by J. Santamour. A vote was taken to accept and carried unanimously.

-2026 Officers

A discussion was held regarding 2026 Officers.

A motion was made by K. Engelbrecht to keep the current officers for 2026 and seconded by S. deCamp. A vote was taken to accept and carried unanimously.

President T. Down
Vice President P. Venetz
Treasurer K. Engelbrecht
Secretary B. McCarthy

A motion was made by T. Noonan for adjournment at 6:45 PM and seconded by J. Santamour. A vote was taken to accept and carried unanimously.

NEXT BOARD MEETING: Thursday April 30,2026 at 6:00 pm at the clubhouse.

Notes compiled and respectfully submitted by B. McCarthy – Secretary