

Leamington & County Golf Club

**Minutes of the Board Meeting
Thursday 9th February 2017**

Present: Malcolm Lines – Treasurer (ML), Martin Bayley – President (MB), Angela Eadon (AE), Tony Jones (TJ), John O’Kelly (JOK), Roy Scott – Captain elect (RS), Chris Lees – President elect, Bryan Frazer – Club Manager (BF)

Apologies: Allan Murdoch – Chairman (AM), Graham Ford (GF), David Chamley (DC), Andy White – Captain (AW)

In the absence of Allan Murdoch, Malcolm Lines took the chair.

1. The minutes of the previous meeting had been circulated and accepted as a true record.
 - 1.1 AE raised a question on item 4.3 regarding a board nomination for President. AE felt the board had agreed to place nomination sheets on the notice board for senior officers. BF explained that this had happened and explained that he felt the board should nominate through that system a member who in the board’s opinion had the right skill set for a senior position in the club.
2. **Finance Report:**
 - 2.1 The treasurer (ML) presented the traditional monthly review of December’s accounts and also the draft annual accounts for the year 2016. He explained that HB&O required the Club to record the HMRC repayment in 2016. As a consequence, the accounts now show a pre-tax surplus of £68 932. This will need explanation to the members at the AGM. Other than bar income, which was down considerable against last year and budget, the accounts showed satisfactory results. Greens had done well returning costs at £10k under budget. Depreciation cost continues to be high reflecting significant 2016 capital expenditure, while un-recoverable VAT remained at ca £34k. RS asked how our green fee income of £42k compared to other clubs. BF explained there is no comparable average as it depends on how each club prioritises green fee income as a revenue stream. BF pointed out that £42k equated to £70 per playing member that would otherwise need to be recovered as an additional subscription cost. There was evidence of a reducing contribution from competitions and a question was raised about entry fees and if they needed to be increased. It was agreed that this was a matter for the Competitions Committee and BF was asked to raise this with them.
 - 2.2 ML asked the board to approve the greens equipment spend for 2017 as the kit (a tractor mounted blower, a hand mower for work around the clubhouse and a trailer) were needed in the first quarter. This was agreed.
 - 2.3 AE questioned the annual scheduling of future equipment purchases but was advised that these were only forecast requirements and it is possible they will not all need to be made in the specified year. BF agreed to check the cost of the proposed irrigation work.
 - 2.4 There was some discussion about other capital spend for 2017 which was deferred to the March meeting. RS raised the issue of the intrusive pillars in the lounge and whether a new carpet should be laid before their removal was considered. BF agreed to try to establish a cost for removing them.
 - 2.5 TJ raised the fact that the traditional format accountant’s assurance report reads rather negatively. ML will check if it needs to be included at all in the publication to members.

3. Managers Report: The Club Manager's report raised a number of issues.

- 3.1** MB asked a question regarding the outstanding 2017 subscription income. BF explained that renewal payments of £24k were outstanding and that email follow up had been sent to all members with outstanding balances. It would probably be end February before we had a definitive assessment of non-renewal. Currently we had received 20 resignations amounting to £12930 lost revenue and a further 25 members had changed category leading to a further reduction in income of £12961.
- 3.2** BF brought the board up to date with the latest information on Pete Easterlow and Malc Coleman. The prognosis for Pete was not looking particularly good but Malc, following his stroke, was showing increased signs of improvement. BF was requested to send appropriate cards from the board.
- 3.3** There was some discussion on the "Course Routing" question and what members who expressed a negative opinion could expect. It was explained by ML and BF that we are seeking the members' opinion, such that this might be considered in any future development plans for the course. We are not suggesting any opinion would be implemented in any given time scale.

4. Development Planning:

- 4.1** It was agreed to sign off and publish the 5 Year Course Plan as soon as possible together with an explanation of how the course would be managed in future and the protocols for making any modifications for the Plan. ML agreed to write a preface for the 5 Year Plan to outline how and why it came into being and how the board would ultimately control changes to it. BF would confirm with the MOC its agreement to modifying the management of both the course and buildings in future, leading to the replacement of the greens and buildings sub-committees with management teams onto which members would be co-opted. MB raised the question of a "Strategy Document" for the club. BF explained that he was drafting a 5 Year Plan for the club where all areas of activity would be defined and measurable. TJ will produce a strategy document before the next board meeting.
- 4.2** ML updated the board on discussions that had taken place with A C Lloyd and Jones Lang LaSalle (JLL) regarding the Club's options in relation to land acquisition and or disposal. ML explained that, given the imminent adoption of the WDC Local Plan, it is unlikely there will be significant short-term scope to present options to the planners but that it was prudent for the Club to continue to investigate the potential available to it. He specifically referenced the land adjacent to the boundary on the 16th hole currently owned by the widow of the late Mr Nayer which might become available. JLL had also reviewed the club's lease in respect of the practise ground and advised we had no security of tenure although ML was optimistic that the landlord might be minded to extend the lease, albeit for a shorter term than the original agreement.

5. Any other business

- 5.1** TJ raised a question on the late allocation of the £75.00 bar levy to accounts that were paid by Fairway Credit. BF explained that currently the levy was not allocated to the member's card until the club had received payment from Fairway Credit. Based upon the fact that monies relating to members paying by Fairway Credit was essentially guaranteed, BF agreed to review the current process and have the levy allocated as soon as the Club was aware of which Direct Debits were not collectable.
- 5.2** MB raised the issue of voting at General Meetings. Traditionally, if the number of candidates is fewer than or equal to the number of vacancies, these candidates have

been elected unopposed. BF agreed to review the voting procedure for a discussion at the March board meeting. Any changes agreed to be implemented at the March AGM.

5.3 BF raised a question from a member concerning the use of “Bar Card Levy” monies to enter competitions. The member’s argument is that the introduction and subsequent increase in bar levy was voted for at an AGM on the basis that it would be employed to promote bar purchases. Therefore, any change in the way in which this levy is used should also have been voted for at a GM. Several board members accepted that there are arguments against using a single levy for both bar and competition entry purposes. To progress any change from the current status quo would require members to have a second “Competitions Purse” BF confirmed that, to the best of his knowledge, this was possible within the current Club V1 system. BF was asked to investigate this further and report back at the next meeting.

5.4 (The January board meeting had already agreed that the Club should pursue compound, rather than simple, interest on the recent VAT repayment via the VAT Tribunal. Based on information supplied by ML, the board reached consensus immediately after the February board meeting to join between 200 and 300 other UK clubs in pursuing this claim also in the High Court with the support of KPMG.)

There being no other business the meeting closed at 8.15pm and the date of the next meeting set for Thursday 9th February 2017 at 6.00pm