

**OGDEN GOLF AND COUNTRY CLUB**  
**MINUTES OF BOARD OF DIRECTOR'S MEETING**

**June 27, 2024**

A regular meeting of the Board of Director's of the Ogden Golf and Country Club was held at  
5:30 p.m. Thursday, June 27, 2024 at the Club.

The following were present:

CONDUCTING: President, CARTER RANDALL

PRESENT: Vice President, CORY NIELSON  
Treasurer, FRANK REDD

DIRECTORS: CATHY BULLARD  
JOHN REDD  
TRISH CANNIZZO  
CHRIS DURRANT  
CASEY BISHOFF

ALSO PRESENT: Club Manager, VICTORIA THOMSON  
Superintendent, GREG GILMORE  
Head Chef, MATT TRUJILLO  
Restaurant Manager, KAREN COBB  
Head Golf Pro, BOB WALLIS  
Event Coordinator, JENN FIFE

EXCUSED: Secretary, DAN BUCKWAY  
CASEY SCOTT  
JOHN OLIVER

President Carter presided and Katherine Patten recorded the minutes.

**APPROVAL OF THE MINUTES:**

**Upon motion duly made, seconded and unanimously adopted,** the minutes of the May 16, 2024 meeting were adopted without opposition through e-mail voting.

**Grounds - Greg Gilmore**

Mr. Gilmore says he hasn't had any trouble with pumps all year. On Saturday night we had a power surge and he looked at the irrigation and it was red. Rocky Mountain Power said we had power. There was a power fault and none of the controls were working. The noisy air compressor turned off and watched how they operated. Pump number 2 kicked on and it was screaming. I called Mark to get a tune up and we spent 2 hours cleaning them up and everything and then we checked it out. They fired up and once the 2nd pump came on his eyes got big and said oh no. The bearing is not hot, but screaming. It means it will fail, but it's just a matter of when it will fail. Mr. Gilmore wrote Carter and asked what to do. We got some bids together. We need to take the pump we own and have it re-rounded and re-bared. This is a pump station that takes all day to water. We don't have a back up pump. I will be using staff to hand water. \$11,700 was the lowest bid. Mr. Gilmore is asking if we can use the Asset Protection Fund to pay for it. Mr. Randall says the cost to rebuild is about half at \$7,000. Having a back up now is good so I will have one on the shelf when it goes out. Mr. Randall thinks if one is going to fail and one will go out, we need the other pump to back it up.

**Upon motion duly made, seconded and unanimously adopted,** to get a new irrigation motor and do a rebuild with the same exact specs.

Mr. Gilmore says the soil moisture meters are out and we are keeping a log and the greens are doing better. The board is very pleased with the course. Mr. Gilmore will use the meter to look at the tee boxes next year to keep those nice.

Mr. Randall and the board commend Mr. Gilmore for the Invitational for the mens and ladies. It's the best condition he's ever seen the golf course.

### **Food and Beverage – Matt Trujillo**

Mr. Trujillo says he is getting a lot of positive feedback about the new baker. Everyone is noticing. She is doing great and it takes pressure off of Matt. Events have been going well. Mr. Trujillo will be trying new things out. The board has noticed the food, service, and everything has been better and gave positive remarks. The board thanks Mr. Trujillo for the invitational. All the food was amazing.

### **Food and Beverage - Karen Cobb**

Ms. Cobb says she's been busy with the event schedule. Sometimes it feels like we are needing more staff for events, but we have been able to balance the staff and make it work. Ms. Cobb is happy that everyone is happy with the events. Mr. Randall and Mr. Nielson notably have seen a difference in service and food. Mr. Durrant asks Ms. Cobb if she is happy with the staff she has. Ms. Cobb says there are some headaches, but everyone worked hard at the invitational. The staff was pumped and pleased with how they did. Ms. Cobb says it's nice for her staff to hear they are doing well.

### **Pro Shop - Bob Wallis**

Mr. Wallis says sign ups for the Presidents Cup are about to go out. The tournament will be held on the 18th and 19th of July. Tomorrow we have the first round of the last chance qualifier. We have 14 guys playing. We have a total of 2 spots to fill. The main rule is you have to play at a previous qualifier to be able to play in the last chance qualifier. We aren't changing cups or tees during the State Amateur. On the State Amateur Media Day there are 55 people playing. It will be fun. Casey Scott is doing his morning show here for the media day. The past champions and UGA members will be playing. Junior Golf is going well. Nyomy has 65 kids and she's done a nice job with that. The Invitational went well. It was straight forward. Mr. Durrant and the board thank Mr. Wallis for his long hours on the invitational. Mr. Randall asks if all the staff was tipped out for invitational. Ms. Thomson will distribute the tips to the staff. She says everyone was paid well.

### **Events - Jenn Fife**

Mr. Randall introduces Ms. Jenn Fife as the new Event Coordinator. This is Brian Fife's wife and they are members of the club. Ms. Thomson says she's been doing great. Ms. Fife got thrown in there and is handling everything well. Ms. Thomson appreciates everything she's been doing. Ms. Fife says we've planned a bunch of upcoming events. Ms. Fife announces all of the July events happening. We have a pie making class and root beer on July 23rd for the kids and parents.

Department Heads excused.

### **General Manager Ms. Thomson-**

#### Membership

#### **The following memberships were submitted for consideration:**

Tyrone Konecny - Full Equity

Chase Carter - Full Equity

Brady Mock- Full Equity

Jarett Hatfield - Full Equity

#### **The following memberships were unanimously approved by ballot.**

Ms. Thomson made a new membership contract form for canceling your membership and for inquiring about memberships. Ms. Thomson and Mr. Randall has talked about it. Ms. Thomson made a new spreadsheet to keep track of who is selling their membership and why they are selling. Mr. Randall asks if a member is interested in selling, is there only one chance to rescind. The board says yes we talked about that in a previous meeting. Ms. Thomson asks the board if there is a limit on inquiring about selling their membership or buying a membership. The board says they can always inquire. Shannon Hoskins was on the selling

sheet and she wants to switch to a lifetime membership. She's been a member two separate times. She last joined in October of 2017 and she was a member previously in the 70's. She does not meet the year requirement of 30 years. She's 84 and she mostly lives in Mesquite. Mr. Johnny Redd asks if she can move to a non-resident membership. They are never here. Ms. Thomson will talk to her about the non-resident membership. Ms. Hoskins is 4th on the list. The board told Ms. Thomson to see if Ms. Hoskins will trade her equity membership for the non-resident membership and pay her \$5,000. Mr. Johnny Redd thinks she will like it. Ms. Thomson asks why the payout is 75% and 50% for the selling member. Mr. Nielson says it gives the selling member incentive to bring a buyer to the table to get a higher payout. Ms. Thomson asks about changing the percentage. The board says it is where it needs to be.

## **Committee Chair Members**

### Grounds - Frank Redd

Mr. Frank Redd says this afternoon Rob Despain sent two emails. He will get bids for the fence. He wants to be the project manager on the Adams Avenue project. The board agrees. Mr. Frank Redd suggests landscaping behind the 12th green, because it's such an eyesore. We would take the bushes out and add rocks and trees. The cost of this project is \$25,000. It wouldn't happen until the fall. We have a design and photo renderings of what it would look like. It will look very beautiful and hide the shed. Mr. Randall will send out the pictures and see what the board thinks. Mr. Randall says from the course remodel, we have \$67,800 left. It will cost about \$22,000 to finish the fence. We have options of what we can decide to put money into. We can fix the bunkers on number 10, modify number 18, remodel number 12. Mr. Randall wanted to put this before the board to let them know, we have options. Mr. Randall will talk to Eric about lowering number 18. Or we can change it completely and open up the Birch Creek. We have options of what we choose to do. Mr. Frank Redd says we will get **\$135,000** for the fencing. The fencing covers the corner to the shop and also includes moving the irrigation. Then we can look at number 18 as a completely separate thing. Ms. Cannizzo says we can inquire from the membership and vote. Mr. Randall will forward those out. Ms. Cannizzo asks if we can get green slats on the fencing where the neighbors are on numbers 3 and 6. Mr. Randall agrees to get it done, it's unsightly. Mr. Randall says this is part of the 5 year planning. We plan to add 8 foot fencing on our property along those holes. Mr. Nielson says to let the Grounds Committee decide and then bring one project at a time to see how much it is and then vote and decide. Mr. Frank Redd suggests a poll so we can inquire from the membership. Mr. Randall says let's start with the fence from the corner to the shop and see the pictures of number 12 and vote on that. Mr. Randall sent the rendering and estimate to the board of directors to improve number 12. Mr. Randall says the bid also includes removing the wood from the net behind #14 green and replacing it with a concrete curb to secure the bottom of the net.

**Upon motion duly made, seconded and 7 out of 11 adopted,** to improve number 12 using the funds from the golf course renovation project. (\$65,800). Details in the renderings and the estimate is below.



- TRANSPLANT TREES 3
- AUSTRIAN FINE 5
- SHOWTIME CRABAPPLE 3
- CHINESE DOGWOOD 3
- BUTTERFLY BUSH 4
- VIBURNUM SNOWBALL 9
- COMMON PRIVET 8
- BLUE OAT GRASS 18
- YEW 21
- BUTTERFLY MILKWEED 9
- Mosaic Path
- Dark Mulch

12 Green View Scale 1"=10'

Simplified Landscaping  
May 4, 2024



WAS THIS APPROVED? I ONLY GOT 8 BOARD RESPONSES. WITH JOHN BEING NO AND THE REST SAYING YES. I DIDN'T SEE 3 BOARD MEMBERS RESPOND, UNLESS THE REPLIED ONLY TO YOU? This is approved with 8 of 11 votes



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## Estimate

**Estimate No:** 8879  
**Date:** 5/4/2024  
**Valid Until:** 5/13/2024

**Customer:**

Ogden Golf & Country Club  
4197 S. Washington Blvd.  
Ogden, UT 84403

**Project:**

Ogden Golf & Country Club  
4197 S. Washington Blvd.  
Ogden, UT 84403

**Simplified  
Landscaping  
Contact:**

Leif Handy

**Email:**

leif@simplifiedlandscape.com

**Cell Phone:**

801-564-9559

### Scope of Work

Project Description:

Landscaping Project to screen the maintenance shop and beautify behind 12 green.

Plant placement and quantities found on the landscape drawing dated May 4, 2024 provided by Simplified.

Description	Amount
<b>Design:</b>	\$475.00
<ul style="list-style-type: none"><li>Design and project layout.</li></ul>	\$4,435.00
<b>Site Prep:</b>	
<ul style="list-style-type: none"><li>Mobilization</li><li>Removal and disposal of plants and shrubs above and below the rock wall.</li></ul>	

**Irrigation Includes:**

\$3,366.15

- Hand trench from nearest valve box containing valve wire. Approx. 150 feet along the fence. OGCC to provide the wire and connections.
- Bore under the cart path on the west side to install plants and drip in front of the fence to be installed.
- Tie into existing main line and install Hunter ICZ 1" drip valve assembly for reclaimed water into a new oval shaped tan valve box. Valve box installed in the landscape area on the east side. All fittings and any pipe needed to perform the tie in will be supplied by the OGCC.
- All lateral piping after the valve installed and supplied by Simplified. Pipe to be pulled in with a pipe pulling. Greg will confirm the location of the pulling as to avoid any issues with the current irrigation system.
- 1/2" distribution tubing installed before mulch has been placed.
- All plants installed with point source watering.

**Planting Includes:**

\$10,414.30

- See Plant Dated May 4, 2024
- All plants installed with a compost and starter fertilizer back fill.
- All trees and shrubs (plant sizes 5g. and larger) warrantied for a period of 12 months from the date of the final invoice.
- All trees 2" C. and Larger staked with tree stakes.
- Any transplanted trees not warrantied.

**Mulch includes:**

\$4,725.00

- Dark brown mulch around the plants.
- Light brown mulch used to highlight the path for the mowers.
- Weed fabric billed separately at \$0.45 a square foot if desired. 6,000 total square feet.

**Concrete Curb:**

\$1,550.52

- Install a concrete curb for the net on 14 tee box.
- Planting and mulch not included.
- Prep for curb by excavating and installing 3 inches of crushed gravel.
- Install 4" concrete curb set to the height of the grass.
- Install 2 eye bolts at each end and install two rows of 1/2" rebar.
- Concrete strip approx. 20' long and 12" wide. 4" deep.

Total \$24,965.97

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Pro Shop - Casey Bishoff/ Cathy Bullard

Ms. Bullard talked to Mr. Wallis to see what he needs from the board. Mr. Wallis told Ms. Bullard that they are good. There are a few different things they are working on with the ladies association.

### Men's Association - Johnny Redd

Mr. Johnny Redd says we are slowly getting our budget back on track.

### Invitational - Casey Scott

Mr. Randall was thrilled with how Casey and his committee did. Ms. Thomson noted that Karen was here all these long hours and she put in a lot of work into the invitational. Ms. Jenn Fife was thrown in as well and was here to help. Ms. Cannizzo asked if the department heads are compensated as well. Ms. Thomson says Ms. Cobb got 5% on banquet gratuity. She says the department heads didn't get a lot. Ms. Thomson didn't know about Ny and Jace. The board asked Ms. Thomson if we are doing it fair. Ms. Thomson says as a manager she never felt comfortable taking tips from the staff, but she wouldn't mind paying out Karen and Matt a little extra. Ms. Thomson will finalize the tip share tomorrow. Mr. Randall wants to make sure everyone was compensated. He wants to make sure everyone from the cart kid to Karen and Matt is fairly compensated. Ms. Thomson says the kitchen hasn't gotten much in the past, so she bumped them up this year.

### Handicap - Chris Durrant

Mr. Durrant says they had a few people appeal their frozen handicap. We came to an understanding. The deal was to get the word out with the handicaps so we can keep people honest. We have people who haven't posted scores and talked with them. It worked out well. Mr. Durrant says a letter goes to an offender and they have the right to appeal and negotiate with the UGA.

### House - Dan Buckway

### Membership - Trish Cannizzo/ Frank Redd/Carter Randall

### Finance - Cory Nielson/ Frank Redd

Mr. Nielson says the balance sheet has changed in cash from last year since we don't have an assessment or ERC credits. We have a good cash flow. We are looking into working with our excess cash in a money market account or interest account. We are working on bank reconciliation and making good progress. Our note payable principal is getting paid down. We have \$10,000 a month for that payment. Food and Beverage had a \$18,000 profit last month. The pro shop is doing a little better than last year. Our net income minus the initiation fees is - 2.8% so we are right in line with last year. We have received \$100,000 in initiation fees. And we approved some more today.



### Pool- Casey Bishoff and John Oliver

Mr. Bishoff says Ms. Thomson did great with getting things going with the pool. It seems we are busier than ever. Mr. Bishoff commends Ms. Thomson for her efforts. Ms. Thomson says Sydney, our Pool Manager has been good. We have a QR code for swimming lessons. We have our first private party on Saturday. Mr. Nielson says the pool is mostly an expense. The only revenue for the pool is the pool card income at \$25/person and guest fees.

### 5 year planning - Executive Committee

### Social - Trish Cannizzo/ Casey Scott

Ms. Cannizzo plans to meet with Victoria, Jenn, and Casey soon.

### Tournament Committee - John Oliver

### Rules - Dan Buckway

## **OLD BUSINESS**

### **Card Room**

Mr. Johnny Redd says that the card room has started. Ms. Thomson says we received \$9,000 in sponsors. She has shopped for furniture and got couches and chairs for \$2,600, a dart board for \$150, and painting for \$1,200. Ms. Thomson says we have additional money in the budget because we have a separate budget for the shuffle board. Various members chipped in \$500. The next thing she is looking into are tables. She will reframe the pictures to the wood that matches the bottom trim. Ms. Thomson says it was cluttered. She won't throw away pictures, but will display them elsewhere. Ms. Thomson has received good feedback on the project so far.

### **Terrace Room**

Ms. Thomson has shopped for leather chairs or other types of fabric. She is trying to switch back to black or white. Ms. Thomson will nail down a specific vendor so we can get a specific price. She has also ordered chair covers that are super cheap. And we have made our money back on chair covers by charging the events who have used them. Ms. Thomson will get with Ms. Bullard to discuss things further.

## **NEW BUSINESS**

### **ADA Compliance-**

Mr. Durrant says we had Craig Kellerstrass's friend come to the club as a guest. He is paralyzed and none of the bathrooms worked for him. None of our bathrooms are ADA compliant, but we are grandfathered in. So unless we do any major construction, it doesn't need to be changed. Ms. Thomson talked with someone on this and this rule could change sooner rather than later. She says maybe we can look into two bathrooms. We can also change the bar so it drops for an ADA section. A board member asked because we are a private club, does it apply to us? Ms. Thomson will look more into that.

### **Aging list**

Mr. Chris Calhoon has never paid his initiation fee or any dues since December when he joined. The board says to send him to collections and we have another membership to sell. Ms. Thomson says the last communication was when Hannah got a hold of him, he said the check was in the mail, but the club has never received anything.

**Upon motion duly made, seconded and unanimously adopted,** to remove Chris Calhoon as a member and send him to collections.

### **Virg Toller-**

Mr. Randall says Oakridge CC's initiation fee is at \$75,000 other clubs are at \$45,000. We have continued to sell memberships. Mr. Randall proposes raising the entry fee. Since we are full, we should raise the buy-in. Ms. Bullard agrees that we should go to at least \$35,000. Logan CC has gone up. Ms. Bullard says since our course is in perfect condition we should raise the initiation fee. Mr. Durrant says the exit list can't sell their memberships. Mr. Nielson says it will encourage them to sell and find a buyer since the payout will be greater. Mr. Randall says if he had the choice between Oakridge CC and Ogden CC, he would pick here. We are only 20 minutes away and have a \$50,000 difference. Mr. Durrant says \$40,000 seems reasonable. Other board members say to raise to \$45,000. Mr. Nielson says if Virg wants to transfer to corporate primary membership and his two kids want to be corporate affiliates, we can offer him one for \$22,500 and the other for \$20,000. We will offer him this deal before it's raised to \$45,000. Mr. Randall says we are still the cheapest option and we are full. Other clubs are still going up for the initiation fee. We can raise to \$45,000 and if we lose members we can change it.

**Upon motion duly made, seconded and unanimously adopted,** to raise the initiation fee to \$45,000. Virg will have until the next board meeting to take the offer proposed above.

**Upon motion duly made, seconded and unanimously adopted,** that any new member that comes to the club has to be put on auto pay.

**Lifetime Membership-**

Our Lifetime Member, Brett Nilsson contacted Carter saying that the \$40 dues increase was excessive. We had this conversation when we made the change and some of the lifetime members play as much as full equity members. Mr. Nilsson says we should have given notice. Mr. Randall wants the board's thoughts about modifying the lifetime dues. Ms. Bullard says to stay as is, the change was necessary. Some board members asked about the cost of the Lifetime membership dues. The Lifetime members are now paying \$220 per month. The board agrees that it brings the lower paying members to the right amount they should be at.

**Geo Fencing-**

Mr. Bishchoff asks about geo-fencing. Are those being modified? Mr. Wallis is modifying those. Mr. Wallis is also modifying for members who need it.

There being no further business, the meeting was adjourned at 7:18 p.m. APPROVED BY:

DATE: \_\_\_\_\_