

SUGAR CREEK ADMINISTRATIVE BOARD MINUTES

May 26, 2026

Mr. Howe called the meeting to order at 6 p.m.

PRESENT: Bob White, Tim Howe, Charlie Van Slyke, Pete Foran and Brian McDermott

ALSO PRESENT: Cory Ferrell, Manager and Kevin Goss, Superintendent

ABSENT: Vince Spaeth, Kent Johnson and Joe Colmone

ALSO ABSENT: Jean Paprocki

ADDITIONS AND/OR CORRECTIONS TO AGENDA: None

APPROVAL OF MINUTES FROM APRIL 28, 2026

A motion to accept the minutes for April 28, 2026, was made by Bob White and seconded by Pete Foran. All were in favor with abstentions from Charlie Van Slyke and Brian McDermott and the motion passed.

PUBLIC PARTICIPATION:

None

OLD BUSINESS:

None

NEW BUSINESS

MANAGER'S REPORT:

The month of April ended with 19 playable days, four more than initially projected. The golf course hosted 1,977 rounds; an increase of over 200 rounds compared to April 2025 and nearly 600 rounds above the five-year average. Green fee revenue was \$4,000 ahead of April 2025. Total revenue for April was \$21,000 above the five-year average. The driving range performed strongly, finishing \$15,000 above its five-year average.

Through May 25, 15 playable days were recorded, with fluctuations due to scattered rain. Total rounds reached 3,300, slightly above expectations. Total revenue from card and green fees was \$112,369, with slight comparisons to 2025 figures. Range sales totaled \$41,534. The recently installed Perryweather system activated during the storm, confirming its functionality and validating its use. Three golf outings were hosted in May. A highlight was the Midwest Golf Course Superintendent's Association event, hosted by Kevin Goss. Golf instruction included six classes in May: three youth, two adult, and one mixed adult-youth

class. A three-week introductory golf program was conducted with Albright Middle School, providing students with hands-on experience on the course, including etiquette and course navigation. Six banquets were held in May, including a Kentucky Derby event, a celebration of life, first communion, baby shower, retirement party, and graduation party. Five banquets are already booked for June. The Summer Junior Golf Program will begin on Monday, June 8, 2026. The Sugar Creek High School Prep Program will start on Thursday, June 11, 2026.

Board member, Pete Foran, noted a perceived drop in total revenue when comparing green and cart revenue to the number of days played. However, upon per-day revenue analysis, it was confirmed that revenue per playable day is significantly up, indicating improved efficiency and profitability.

SUPERINTENDENT'S REPORT:

May was 2.5 inches below average rainfall and 1.1 degrees cooler than average. The dry, cool conditions were favorable for turf health, firm playing surfaces, and project completion. April had been warm and wet, but May's conditions allowed for better growth and maintenance flexibility. Tees and divots: Mowed and filled three times per week. Fairways: Mowed twice weekly, sometimes three times. Rough: Mowed two to three times per week. String trimming: Performed weekly around trees, fences, and signs. Irrigation and equipment maintenance: Ongoing daily, with variable hours. Landscape bed maintenance: 48 hours per week devoted to weeding and upkeep. Remaining time is allocated to annual or monthly projects. Bunker edging: Primary focus this year due to being skipped in 2025. Time-consuming but essential for aesthetic and sand drainage. Tree pruning: Ongoing. Irrigation head and valve replacement: Multiple non-functional units are being replaced. Fairway bunker renovation: The bunker on hole 1 was fully renovated with new sand and improved drainage. This is part of a long-term plan to upgrade bunkers incrementally rather than all at once, which would require a major capital outlay.

The irrigation system, installed in 1996, is now 30 years old. 1996 model irrigation heads are being replaced due to rust buildup in the system. Replacement heads now cost \$450 per unit (down from \$800, originally \$200 in 1996). A case was purchased at a discount. Despite annual flushing, pockets of rust persist in the system. Gate valves for sectioning off irrigation zones are failing due to corrosion. Originally cheap, they no longer seal properly. The plan is to replace non-functional gate valves to allow isolation of zones like holes 6 and 4, enabling faster repairs. Irrigation maintenance now consumes about 30% of Kevin's time, plus two seasonal staff all summer. The current system is considered high-tech for 1996, with individual head control from the office computer. PVC piping is becoming brittle with age, leading to cracks even with minor handling. Modern systems use polyethylene pipe, which is fused and can last 50-80 years (up to 100 years in municipal applications). A

full system replacement would be a major capital project, estimated at \$750,000 significantly less than full 18-hole courses (\$2-3 million) due to Sugar Creek's smaller size. Alternatives include hiring a full-time irrigation specialist, but capital replacement is seen as more sustainable long-term.

For the Bridge Repair Project, a pre-bid meeting with contractors is scheduled for July 6, 2026. Public notice will be issued in early June. Bid opening: Early August 2026. Projected start date: November 2, 2026. The project requires full course closure during bridge demolition. To extend the season, a gravel path may be installed initially, with asphalt surfacing delayed until spring if weather prevents late-year paving. The delay strategy depends on weather, as asphalt plants may close early due to cold or snow (as occurred the previous year). Work includes repairing cracked and leaning concrete slabs and installing new railings. The board discussed whether to bid the asphalt component separately or include it in a larger municipal contract. Past experience shows piggybacking on park district contracts results in lower prices due to economies of scale. Since the asphalt portion is relatively small, it will likely remain part of the main bid. Larger asphalt projects are typically bundled with other municipal work for cost efficiency. On May 18, 2026, an inspection was conducted, and the course was verbally certified as an Audubon Cooperative Sanctuary. The official certificate and marketing materials are pending delivery. Certification provides access to ongoing educational resources, newsletters, and best practices for environmental stewardship. A species counting event is scheduled for June 18, 2026, at 6:00 p.m. Organized by Kevin, with three experts participating (including himself and Cory). Aimed at being educational and methodical, not a large public event. Group size will be limited to prevent disruption to golfers and wetland areas. Participants will be asked to sign up in advance for parking and organization. An orientation will be held at the shop, with guidance on species identification. Recommended apps: PlantNet (community-verified, free) and iNaturalist (best overall, partially paid). Open to all, regardless of expertise. The event will double as a tour and Q&A session, promoting environmental awareness

FINANCIAL REPORT:

Income statement for Period 4 was presented. Total revenue was \$48,000 higher than April 2025. Primary drivers included Increased rounds played (+23,000 rounds in revenue contribution). Reimbursement for the driving range net project. For expenses, Ground supplies expenses were higher than last year but within budget; the difference is due to timing (purchased earlier in 2026 vs. later in 2025). Building repairs (driving range net) were listed on page three, with both revenue and expense recorded. For Capital expenditures, an additional \$53,000 was spent compared to the same period in 2025. In 2025, the bridge

project was completed in spring; in 2026, it is scheduled for fall. The 2026 project is more expensive as it involves two bridges, not one.

The motion to accept the income statement was made by Charlie Van Slyke and seconded by Bob White. Roll call confirmed unanimous approval.

NEXT MEETING:

The next board meeting is scheduled for Tuesday, June 23, 2026. In June, the auditors will present the official 2025 financial audit. An unaudited version was shared in March. Board transition will occur in June. Brian will assume the chairmanship. Villa Park will retain its current representation. The Elmhurst contingent will lose one board member.

ADJOURNMENT

A motion to adjourn was made by Bob White and seconded by Charlie Van Slyke. The motion passed unanimously. The meeting concluded at 6:46 p.m.