

SUGAR CREEK ADMINISTRATIVE BOARD MINUTES

JULY 28, 2026

Mr. McDermott called the meeting at 6:00 P.M.

PRESENT: Joe Colmone, Tim Howe, Kent Johnson, Brian McDermott, Vince Spaeth and Bob White

ALSO PRESENT: Cory Ferrell, Manager, Kevin Goss, Superintendent, Jean Paprocki
The Recording Secretary

ABSENT: Pete Foran

ADDITIONS AND/OR CORRECTIONS TO THE AGENDA:

Move the audit to the beginning of the meeting

APPROVAL OF MINUTES FOR MAY 26, 2026

A motion to accept the minutes for May 26, 2026 was made by **Vince**

Spaeth and seconded by **Tim Howe**. All were in favor and the motion passed.

PUBLIC PARTICIPATION:

None

OLD BUSINESS

None

NEW BUSINESS:

AUDIT FOR THE YEAR ENDED DECEMBER 31, 2025 -SUGAR CREEK GOLF COURSE

The presentation began with the motion that the Administrative Board accepts and approves the audited financial statements for Sugar Creek Golf Course made by **Bob White** and seconded by **Vince Spaeth**. Ed Tracy from Seldon Fox then introduced the 2025 audit to the Board. The 2025 audit was completed and the report received the highest finding that an auditor can give which is a clean and unmodified opinion. Ed highlighted specific information as he presented each section of the audit beginning with the balance sheet showing current assets were 7 to 1 over current liability showing a healthy balance sheet. Adjustments included the golf cart lease and another is the pension liability is slightly overfunded resulting in lower employee contributions the following year. The operating revenues were at a record high at \$1,600,000 versus 1,300,000 from last year which is the highest he has seen since beginning our audits. Lastly, looking at cash flow, the course generated \$478,000 for the year from operations which again is a record high. He concluded that Sugar Creek is in a really strong position with record revenues, the highest cash balance he has recorded and a pension fully funded. The motion to approve the audit was passed as all members of the Board voted unanimously for approval.

INTRODUCTION OF NEW BOARD MEMBERS:

Brian McDermott is now the chairman for this year. The only change to the Board is that **Charlie Van Slyke**, representing Elmhurst, is leaving the Board and we now revert back to 7 members with 4 members representing Villa Park and 3 members from Elmhurst.

OPEN MEETINGS ACT TRAINING REQUIREMENT:

A reminder that all new members must complete the training for the open meetings act. It only has to be completed once even if you are serving on several boards.

MANAGER'S REPORT:

This was a combined report for both June and July, so beginning with June, playable days were 28 versus 29 in 2025, but monthly rounds surpassed last year by 22 with 4,781 rounds, with an increase of revenue by \$794 over last year with \$161,428 in greens fees and cart revenue. Driving range revenue was \$44,600 with a slight decrease of \$1,401. July had several weather-related closures from storms and poor air quality which affected playable days and consequently rounds and revenue. Ending on July 27, we had 24 playable days with 3,817 rounds and \$128,928 in revenue, which is a considerable decrease from last year but there are still 4 more playable days. The July 4th weekend had the course and driving range open during the morning but closed in the afternoon due to heavy rain and thunderstorms. Then poor air quality closed the course on the 16th and 17th with a golf outing canceled and rescheduled for August. Otherwise, daily play kept the course busy augmented by summer programs such as the Junior Golf Camp, which concluded on July 20, 6 golf instruction programs, including 3 youth classes, 2 adult classes and 1 adult/youth class, leagues, and banquet bookings. The High School Prep program also ended with players well-prepared for upcoming high school golf tryouts in August. In August there are 4 banquets and 2 golf outings scheduled.

SUPERINTENDENT'S REPORT:

The weather for June was completely the opposite of May, which was dry and cool, while June had rain 18 days out of 30 days. July continued this trend when heavy rains totaling 4.6 inches fell from July 2nd to the 4th leaving the course with temporary flooding, saturated soils, and root rot in many areas. After July 4th, conditions were dry, hot and sometimes smoky with only trace amounts of rain and a significant heat wave. This led to a challenging year on turf grass as we battled drought and summer decline of turf. Heavy thunderstorms on July 27th have us now pumping and cleaning up storm damage again. The crew was busy with many projects. These included edging all 15 sand bunkers around the course, painting the driving range garage building, replacing broken gate valves on holes #3,4,6 and 7, and completely renovating the bunker on the 4th hole with new drainage and sand with the goal of replacing all sand bunkers on the course by doing 2 a year. To further the restoration project, the crew planted 550 native plants plugs in less established areas around the creek and removed invasive plants from native grass. Other projects included the mandatory pre-bid meeting involving the bridge repairs and guardrail project held on July 6th where two contractors attended, and participating in the Audubon BioBlitz competition on June 18th when 5 participants identified 157 species in 2 hours. Kevin also supplemented much of his presentation with visuals which were both informative and entertaining such as the broken gate valve, the renovated sand bunker and the animals spotted on June 18. Also, Sugar Creek is now officially a certified Audubon Cooperative Sanctuary along with 45 other courses in Illinois. Only 740 courses are certified through this program out of 16,000 total golf courses in the U.S. The bad news is that we had significant driving range net damage from the storm on July 27th. We submitted claims to PDRMA and have contacted contractors for repair. Price is important but time is of the essence.

FINANCIAL REPORTS:

APPROVAL OF BUDGET COMPARISON REPORT

Before the Board considered the Income Statements for Periods 5 and 6, 2026, **Brian McDermott** addresses significant changes. Looking at the Income statement for Period 5, revenues have remained consistent with the major difference being daily use fees and driving range up about \$30,000. Total revenues are up \$69,000 with \$27,000 from an insurance reimbursement. Expenses are consistent with the only difference being the hiring

of a supervisor. A motion to accept the May income statement was made by **Joe Colmone** and seconded by **Kent Johnson**. All were in favor and the motion was passed. The Board then considered the Income Statement for Period 6, 2026. Revenues have remained consistent highlighting our instruction program is at almost 98% of our budget, our daily use and driving range are up \$35,000 with no significant changes to expenses. We are about \$77,000 ahead of last year and ahead of budget with final numbers at \$307,000 this year versus \$223,000 at this time last year. A motion to accept the June income statement was made by **Bob White** and seconded by **Kent Johnson**. All were in favor and the motion was passed.

NEXT MEETING:

The next meeting will be scheduled for Tuesday, August 18, 2026 at 6:00 p.m.

ADJOURNMENT

A motion to adjourn was made by **Vince Spaeth** and seconded by **Tim Howe** and all were in favor. The meeting was adjourned at 6:44 p.m.

Respectfully submitted,