

SUGAR CREEK ADMINISTRATIVE BOARD MEETING
MARCH 24, 2026

PRESENT: Kent Johnson, Bob White, Brian McDermott, Charlie Van Slyke, Vince Spaeth and Pete Foran

ALSO PRESENT: Cory Ferrell, Manager, Kevin Goss,

ABSENT: Joe Colmone, Tim Howe

MEETING CALLED TO ORDER AT 6:02 PM

ADDITIONS AND/OR CORRECTIONS TO THE AGENDA

None

APPROVAL OF MINUTES FOR NOVEMBER 25, 2025

A motion to approve the minutes for November 25, 2025, was made by Vince Spaeth and seconded by Pete Foran. All were in favor except for Pete Foran, Kent Johnson, Charlie Van Slyke and Bob White abstaining due to not being present at that meeting. All were in favor and the motion passed.

PUBLIC PARTICIPATION:

None

OLD BUSINESS

None

NEW BUSINESS

SCGC GROUNDS IMPROVEMENT- CART PATH REPLACEMENT

The board reviewed a paving project for a ~700-foot cart path from the first tee to the first bridge, part of the Elmhurst Park District bid process.

Originally budgeted at \$63,600, a bid was received from Chicago Land Paving Contractors Inc. at \$42,650 (corrected from initial misstatement of \$52,650).

A recommendation memo was read endorsing approval for the award and contract execution.

Motion passed unanimously. This is the first phase of a multi-year improvement plan (projected 3–4 years) under the 10-year capital plan.

MANAGER'S REPORT- CORY FERREL

2025 Season Recap

Playable Days: 173 (one more than 2024).

Rounds Played: 29,000 (down from 33,000 in 2024).

Cart & Green Fees Revenue: ~\$965 thousand (up \$83,000).

Driving Range Revenue: \$305,000 (record high, up \$122,000).

Strong growth in beginner programs, with the driving range serving as a key access point for new golfers.

2026 Season Start (Early Performance)

March Playable Days: 4.

March Rounds: 633.

YTD Cart & Green Fees: \$18,000.
YTD Driving Range Revenue: \$9,470.

Unseasonably warm weather, including a record 65°F on February 16 (previous: 58°F). ABC7 Chicago featured the course, generating positive media exposure. Driving range reopened February 27 after net repairs; first-day sales exceeded \$3,500, indicating strong demand.

Junior Golf Camp: Registration opened Feb 28; over 250 sign-ups, generating > \$95,000 in revenue.

Adult & Youth Programs: >\$13,000 in registrations; group lessons begin in May.

Banquets: 4 hosted in Jan/Feb; 3 booked for April; facilities cleaned, repainted, and equipment serviced.

Staffing: Seasonal hiring underway.

Overall, the season is "on a wave" with strong momentum.

A board member questioned the alignment of 753 daily usage and \$9.965 million revenue.

Clarification: the revenue reflects combined cart and green fees; daily usage includes ~210 rounds, reconciling the figures

SUPERINTENDENT'S REPORT- KEVIN GOSS

Kevin provided a winter weather summary:

Dec and Jan: 3°F colder than average.

Total snowfall: 34 inches (average for Chicagoland).

Early winter onset with late November snow.

Intense cold in January: -10°F (up to -40°F with wind chill) necessitated monitoring of attic fire suppression pipes.

Weather warmed starting February 10; Feb and March were 4°F above average

Course maintenance activities recently included mowing greens/tees weekly, branch removal and landscape clean up and additional rock placement for creek bank erosion control. Native seeds were spread in shoreline areas. Stormwater survey points were taken for permit compliance of creek project. Final phases of bridge repair planning with V3 engineering consultant. Timeline is for project to take place in November to minimize course use impact. Insulation and Soffit sealing work was done in clubhouse attic to minimize risk of freezing pipes. Driving range net and cables were damaged on January 22. An insurance claim was filed with repair cost of \$28,000. Insurance payout is uncertain since it is based on a proration based on age of materials. Sand bunker restoration on hole #1 is underway to improve drainage. All bunkers were replaced in 2013. Currently it is planned to replace 2 bunkers per year for cost management.

Kevin Goss and Corey attended the GCSA 100th-anniversary conference. The 2025 Communications & Outreach Award went to Kevin Goss (Villa Park, IL), honored for environmental leadership based on the following:

1. Community Outreach: Educates via presentations, social media, and educational posters (wildlife, native plants) in clubhouse.
2. Hosts field trips for College of DuPage students, guest speaker and advisory committee member.
3. Active on park district environmental committees (policy, energy, invasive species, recycling).
4. 2024 stream bank naturalization project significantly improved watershed health.

FINANCIAL REPORTS

INCOME STATEMENT FOR PERIOD 12- DECEMBER 2025

Brian McDermott began by stating that this income statement is unaudited. Total Revenue was up \$187,000 vs 2024: 17% over budget. Net Profit (2025): \$354,000 far exceeds \$42,000 goal and up \$206,000 from 2024. Reminder was given that debt repayment to both parent bodies timeline has not been finalized. A motion was made to approve income statement by Pete Foran and seconded by Kent Johnson. All were in favor and the motion passed.

INCOME STATEMENT FOR PERIOD 2- FEBRUARY 2026

Minimal activity due to golf offseason. No detailed review was needed. Reminder that net profit from 2025 is the surplus that covers current year expenses until golf season resumes.

A motion was made to approve income statement by Vince Spaeth and seconded by Charlie Van Slyke. All were in favor and the motion passed.

NEXT MEETING

Our next meeting is scheduled for Tuesday, April 28, 2026.

ADJOURNMENT

A motion to adjourn by Kent Johnson and seconded by Vince Spaeth. All were in favor and the meeting adjourned at 7:11 p.m.