

SUGAR CREK ADMINISTRATIVE BOARD MINUTES

SEPTEMBER 24, 2024

**Mr. McDermott** called the meeting at 6:02 P.M.

PRESENT: Joe Colmone, Greg Gola, Kent Johnson, Claire Kubiesa, and Brian McDermott

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

ABSENT: Chuck Howard and Charlie Van Slyke

ADDITIONS AND/OR CORRECTIONS TO THE AGENDA

None

APPROVAL OF MINUTES FOR AUGUST 27, 2024

A motion to approve the minutes for August 27, 2024 was made by **Claire Kubiesa** and seconded by **Greg Gola**. All were in favor and the motion passed.

PUBLIC PARTICIPATION:

None

OLD BUSINESS

None

NEW BUSINESS

MANAGER'S REPORT:

The report began with an update on the final days of August with the 26<sup>th</sup> and 27<sup>th</sup> reaching heat indexes in the low hundreds canceling all high school golf team matches and golf instruction classes. Lower temperatures for the remaining 4 days brought in close to 600 rounds. Great weather continued with the weekend of Labor Day having a near sold-out capacity day with over 260 golfers. The clubhouse/kitchen and storage areas were inspected by the DuPage Health Department and passed. The parking lot was seal coated and parking lines were restriped on 2 separate days. The golf leagues are winding down with the Tuesday Morning Ladies League completing their 2024 season next week as well as Youth Group classes on Monday and Tuesday finishing next week. The high school golf teams are attending conference events this week with Regionals and the State tournament following. September hosted 15 events with 7 combination shotgun and banquet events, 6 tee time golf only, and 2 banquets rentals. The August data was updated, and looking at the September golf data until the 23<sup>rd</sup>, there were 20 playable days with 3,481 rounds which is trending towards matching or surpassing 2023, greens fees and cart revenues were at \$87,927 with driving range revenue at \$16,456.

SUPERINTENDENT'S REPORT:

Both August and September have been significantly drier than average with no significant precipitation for three weeks until the rainfall on September 22<sup>nd</sup>. Coupled with temperatures

over normal, water management and irrigation system maintenance were critical these last two months. The rain and cooler temperatures on the 22<sup>nd</sup> stimulated turf growth which required extra mowing this week. This dry period was advantageous in making more progress on our "borrow pit" projects from the Creek Restoration Project. These projects included replacing 200 feet of pipe excavated from #4 fairway and replacing the fairway sprinkler system. A drainage system was also redesigned and installed to capture water from the cart path and other low areas and route it to the pond after the previous system was destroyed during the project. Also, an erosion control blanket was delivered to finish seeding the "borrow pit" area on #1 which was a challenging area which hopefully will be returned to normal by next year.

#### FINANCIAL REPORTS:

##### INCOME STATEMENT FOR PERIOD 8—AUGUST 2024

The Board considered the Income Statement for Period 8, 2024. **Brian McDermott** began with the Jr. Golf revenue being lower than previous years due to fewer participants, but that does lead to increased tee times for the public and greens fees revenue are up \$76,000 over last year. Revenues are up \$48,000 over last year. No significant difference in expenses but full-time salaries are down due to not hiring a clubhouse supervisor. In response to a query about cart rentals, there is a new three-year lease for new carts, which caused the increase. Both revenues and expenses are on track to make budget. A motion to accept the income statement was made by **Kent Johnson** and seconded by **Claire Kubiesa**. All were in favor and the motion was passed.

##### 2025 SUGAR CREEK PROPOSED BUDGET SUMMARY – 9/24/24

The discussion began with a motion to recommend the Proposed 2025 Sugar Creek Golf Budget to the Parent Bodies. Corey then introduced a summary of the proposed budget with the focus on four core areas: greens fee, cart rentals, driving range usage, and the Jr. Golf Camp, which comprises about 85% of overall revenues. Corey stopped to answer a question about increased driving range usage, and his response was credit card readers which simplifies the process as the golfer can go directly to the range. Using data about the current demand for golf on a national level and information about the last three-year average, Sugar Creek should expect to maintain similar rounds participation with the anticipation of being open for a regular, full-length season, which translates to 27,000 rounds of golf on 159 playable days and for golf cart revenue 18,900 rentals based on the current 70% ridership. Rates, which have not increased since 2023 for greens fees and driving range and since 2021 for cart rentals, will increase. The proposed total operation revenue for the 2025 budget is \$1,378,797, an increase of \$68,335 versus 2024 budget. The significant increase in expenses is due to contract services. The first being the maintenance contract and Army Corp of Engineers reporting (\$22,788) as the maintenance of the shorelines from the Creek Restoration Project continues for two more years. The other significant increases are for health care, (\$20,393) and electricity (\$11,000). At this point, a discussion ensued about health care increases as under notable adjustment to expenses included a health budget increase to \$244,694 which should be adjusted to \$33,165. **Brian McDermott** noted it and would speak to the finance department. Wages are also expected to increase by 6% due to adjustments to minimum wage increases and inflation and full time increases by 4.95%. Total operating expenses for the 2025 budget is \$1,333,804 – an



increase of \$77,894 versus 2024 budget. The last part of the proposed budget includes capital purchases. They include the continuation of the long-range equipment replacement program with the purchase of a utility vehicle and top dresser (\$57,000) and the repair of the west bridge and guard rails estimated at \$80,000 which follows the engineering project that was completed in 2024. A new bridge was estimated at \$250,000 and Kevin reassured the Board that a replacement bridge would be safe and last a long time. Finally, \$25,000 is targeted for a feasibility study for the possible replacement of the maintenance facility, which is inefficient and rusting through. Also included is the loan repayment to the two Parent Bodies of \$50,000 to each entity, which were made during prior years when annual debt payments were unable to be completely or partially covered from operations and from capital projects that were funded. There have been discussions within the park district and the Village of Villa Park about writing off the loans and forgiving the payments but that has yet to be determined. Total Capital Expense for the 2025 budget is \$262,000 – a decrease of \$36,759 versus 2024 budget. Looking at other notable adjustment to revenues, the total for the 2025 budget is proposed at \$1,378,797. Looking at other notable adjustments to expenses, the total of all expenses including capital for the 2025 budget is projected at \$1,255,910 with the net surplus of revenues less expenses for the 2025 budget \$54,552. A motion to accept the 2025 Proposed Budget Recommendation was made by **Claire Kubiesa** and seconded by **Kent Johnson**. All were in favor and the motion was passed. The recommendation will go to the **Parent Bodies** for approval.

#### NEXT MEETING

The next meeting will be scheduled for October 22 at 6:00 p.m.

#### ADJOURNMENT

A motion to adjourn was made by **Joe Colmone** and seconded by **Greg Gola** and all were in favor. The meeting was adjourned at 7:25p.m.

Respectfully submitted,