



## BOARD OF DIRECTORS MEETING MINUTES

June 18, 2021 8:00 am

In Person at Aspen Valley Clubhouse and via ZOOM

---

**CALL TO ORDER/QUORUM** – Dennis Mayfield called the Board Meeting of June 18, 2021 to order at 8:01 am.

Directors in attendance in person: Tim Hansen, Randy Burton, Ed Gussio, Rissa Henderson, Frank Medina

Directors in attendance via Zoom video conference call: Dennis Mayfield, Charlie Alfano, John Harrington

Directors absent: Alisa Carlson, Dave Wilder

Staff present: Ivy Sampson, Nicole Ellman, Jeff Plattis

With 8 Directors in attendance in person and via Zoom video conference a Quorum was confirmed and the board meeting could proceed.

**CALL TO PUBLIC – Dennis Mayfield** – There were no members of the public present

### **APPROVE MINUTES FROM BOARD MEETING (5/28/21)–Frank Medina**

**MOTION** was made by Ed Gussio to approve the minutes from the Board Meeting of May 28, 2021 as presented. Motion was seconded by Rissa Henderson. Motion was approved unanimously. Frank Medina requested that Nicole Ellman upload approved minutes to the club website.

### **SET ANNUAL MEETING & ELECTION OF BOARD MEMBERS – Dennis Mayfield**

The Annual Meeting has been scheduled for Saturday, September 25, 2021 at 4:00 pm. Ivy Sampson will send out the notice of the meeting on or before July 25<sup>th</sup> to be in conformance with the required 60-day notification requirement.

### **COMMITTEE CHAIR APPOINTMENTS – Dennis Mayfield**

With the resignation of Bob Van Peursem from the Board, there is a need to fill the Chair for the Greens Committee. Dennis Mayfield nominated Ed Gussio to serve as the Greens Committee chair.

**MOTION** was made by Randy Burton to approve Ed Gussio as Chair of the Greens Committee for the remainder of the 2021 season. Motion was seconded by Tim Hansen. Motion was approved unanimously.

---

Dennis Mayfield nominated Alisa Carlson to chair an Ad-Hoc committee to review the club By-laws. **MOTION** was made by Ed Gussio to approve Alisa Carlson as Chair of the Ad-Hoc Committee formed to review the Club By-laws. Motion was seconded by Rissa Henderson. Motion was approved unanimously.

### **COVID-19 UPDATE – Charlie Alfano**

Charlie offered the following COVID update:

- Not a lot of changes since last month; COVID NOW still showing medium to moderate range of transmission potential. The CDC has not changed any recommendations in the past month; therefore, not recommending any changes to club operations from those enacted in May. We are currently in Phase 3 (Moderate level of COVID Transmission risk) as described in the Golf Committee Recommendations for Club Operations.
- A second round of COVID vaccinations were made available in June. Ivy Sampson indicated that additional vaccinations would be available next Friday (June 25<sup>th</sup>) at Forest Highlands if members were interested in receiving the vaccine.

### **FINANCE COMMITTEE – Tim Hansen**

Referencing the May 2021 Financial Report distributed by Ivy Sampson prior to the meeting, Tim Hansen noted that on the sales side, we are ahead of budget in most categories:

- Membership sales are \$93.5k ahead of budget YTD
- Food & Beverage are \$17.6k ahead of budget YTD
- Golf Shop sales are \$26.9k ahead of budget YTD
- Outside sales are \$6.6k ahead of budget YTD

Rissa Henderson commented that the Golf Shop has a much greater selection for both women and men apparel than last year. Randy Burton noted that we have about 1200 fewer rounds of golf compared to 2020 YTD, but are comparable to 2019 according to Shawn McCarthy.

Charlie Alfano noted that YTD, the House Committee budget is approximately \$2700 over budget; will there be enough extra funding available to complete the proposed tree carving adjacent to the putting green? Ivy Sampson noted that the overage in House expenses is due to the unbudgeted costs of providing electricity and covers for the television sets that were install on the front and back patios. Will need to determine the cost of the tree carving and the expected longevity of the carved tree before determining the funding source.

Randy Burton made a **MOTION** to approve the May 2021 financial reports as presented. Ed Gussio seconded the motion. The motion was approved unanimously.

### **FGMC UPDATES – Jeff Plattis**

Jeff offered the following

- Maintenance is running about \$4200 under budget YTD; however, sand and seed costs are way over budget for the year due to the needs of the course.

- Have a full staff of 11 FT and 2 PT; approved to over-hire due to attendance issues; attendance is steadying out and performance of staff is improving
- Carts and groomer for greens that were approved for purchase are being delivered.
- Course watering is running fine; course watering is heavy now. Tim Hansen noted that the club has spent about \$10k more than last year YTD on irrigation water. Jeff also noted that the reclaimed water order has been requested to deliver as much water as can be delivered; most likely to fill the lakes in anticipation of needs for fire suppression.
- Blanketed No 14 green for 3 weeks; pleased with the outcome; No 18 green lack of sun is still impacting growth; had to plug sod into 18<sup>th</sup> green.
- Lot of expense this year has been on verti-cutting, sanding and seeding which are labor-intensive activities.
- Working with Ivy on putting up post/2 strand fence along No. 9 lake in an attempt to impede geese from jumping from the lake to the 9<sup>th</sup> fairway; Ivy indicated that we are also purchasing solar lights that flash every 2 seconds to be installed along the lake to discourage the geese from being on No. 9 fairway. Dennis Mayfield stated that Jim Arcari who lives behind the 9<sup>th</sup> green has offered to use the laser from his back patio to dissuade the geese from being on the 9<sup>th</sup> hole. Jeff indicated that he will loan the laser to Jim and show him how to use it.
- With the eased COVID restrictions, Rissa Henderson requested that Jeff remove the cushions in the cups on each hole. Jeff indicated that he will get with Shawn to make sure they are removed from all of the holes.
- At the FGMC Board meeting, removal of the large dead pine tree behind the 18<sup>th</sup> green was discussed. The tree is on AVGC property. Would be about \$2k to remove. Tim inquired if the home owner on the adjacent property has been approached about splitting the cost of the tree removal. Frank Medina also suggested that the removal be scheduled after October to minimize impacts to play during the season.
- Frank Medina inquired if blankets to cover all of the greens have been purchased. Jeff indicated that they are measuring the greens to determine the size of blankets and overall square footage needed to cover all the greens and potentially some tee boxes. Frank suggested that the blankets should be ordered as soon as possible to ensure delivery prior to the upcoming winter.

Tim Hansen made a **MOTION** to give Jeff Plattis authority to spend up to \$25k to order blankets to cover the greens and select tee boxes. Frank Medina seconded the motion. The motion was approved unanimously.

Dennis Mayfield noted that homeowners adjacent to the Hole No. 1 fairway have complained about dust being kicked up by mowers and golf carts. The area may need some type of dust mitigation efforts. Ed Gussio also inquired if there were any preparations necessary in anticipation of the monsoon season, such as culvert clean outs, etc. Jeff Plattis indicated that some of the run-off that reaches the course comes from adjacent residential areas and cannot

---

be impeded (i.e. No 6 fairway). Area where water flows through culverts and under bridges are all ready for normal monsoon flows.

### **GREENS COMMITTEE – Ed Gussio**

As just having been approved as Greens Committee Chair, Ed has scheduled a meeting with Jeff Plattis to become familiar with FGMC and the workings of the committee.

Tim Hansen indicated that the subcommittees for the course improvements have met and are paring down the list of items to be included in the proposed improvement package. Once the list is completed, the costs to implement these recommendations will be identified for further consideration. Ed Gussio indicated that he will be reaching out to course architect Mike Gogal as well as Bob Van Peurseem to get an understanding of the status of the package preparation.

### **HOUSE COMMITTEE – Charlie Alfano**

Charlie indicated that Alisa Carlson has been in contact with the wood carver that would potentially carve the damaged tree adjacent to the putting green into a large tee with the Aspen logo. The cost would be about \$800. Tim Hansen indicated that if we are going forward with the carving, we need to look at ways of keeping water from infiltrating the carving that would shorten the life span of the carved tree. Tim indicated that he had to house the carving that is now adjacent to the path approaching the cart barn; this was originally in front of the club house but the original tree root system that supported the carving was no longer viable.

At the May 28<sup>th</sup> Board Meeting there was an issue with respect to a motion that was voted on regarding the placement of boulders along the edge of the parking lot to prevent parking in non-paved areas. According to Robert's Rules of Order and the Aspen Valley Golf Club By-laws the proposed motion did not secure the needed majority of 6 yeas votes needed to pass. Rissa Henderson noted that boulders in other areas of the parking lot have been placed to prevent such off-lot parking and to preserve the trees in these unpaved areas and that Jeff Plattis' staff has indicated that they could move the boulders, which would eliminate some of the anticipated costs. Randy Burton indicated that if the House Committee has the funding or means to get the boulders placed in the proposed locations, Board approval if not necessary. Ed Gussio indicated that use of Maintenance staff would be acceptable but not during peak season.

Charlie Alfano made a **MOTION** to send the issue of boulder placement along the parking lot edges back to the House Committee for discussion/implementation. Rissa Henderson seconded the motion. The motion passed unanimously.

### **GOLF COMMITTEE – Randy Burton**

Randy Burton offered the following:

- First RAZZ event took place on June 9<sup>th</sup>; field was full.
  - Culturally, trying to change players to putt everything out.
  - Rissa Henderson inquired if Rangers on the course can advance people who are playing slow or are behind. Randy Burton indicated that the Pro Shop Staff are making rounds
-

each day and are looking to speed up play. Frank Medina stated that the expectation that play will be completed in 4 hours needs to be reinforced with members and guests by staff and also within the membership.

- Member/Member and Kachina Kapers tournaments were very successful this year; Thursday Women's group is also a successful event.
- President's Cup matches have been set, with first round matches underway next week and to be completed within the next 3 weeks. The fields for each division are
  - 14 Women
  - 17 Men's Combo (Blue/White)
  - 32 Men's Blue
  - 13 Men's Black
- The TBD removal has been plugged into the Jonas system for removal 4 days in advance which results in actual removal 72 hours prior to tee times.
- The Firecracker Tournament will start on Thursday (6/24). Had 4 dropouts with a potential 5<sup>th</sup>. This leaves the waiting list around 17, who will be given first priority for next year's tournament.
- Under the Code of Conduct, Golf Committee approved a requirement that all carts must be returned by 7:30. There have been instances where the carts have been brought back significantly after 7:30 which poses a safety threat since carts are not equipped for driving in the dark. It was suggested that cart return requirements be added to the Code of Conduct which would allow for sanctions to be imposed if violated.

Randy Burton made a **MOTION** to modify the Code of Conduct to require all members and guests to have carts returned to the Cart Barn no later than 7:30. Rissa Henderson seconded the motion. The motion passed unanimously.

### **MEMBERSHIP COMMITTEE – John Harrington**

The letter from Attorney Brandon Kavanagh was reviewed by the Membership Committee and several members who submitted a letter opposing changes to the transfer fee policy. The discussion within the committee and with members resulted in a recommendation to set the minimum membership sales price at \$9000 and set the transfer fee retained by the club at \$3000. Randy Burton noted that the sales price could be set higher than the \$9000 minimum level, but the transfer fee would remain at \$3000.

John Harrington made a **MOTION** to revise the wording of 1-1-2020 policy #9 to read "The Transfer Fee shall be \$3000 to the Club regardless of the selling price, and can be adjusted at the discretion of the Board as needed with prior notice being given to the selling members already participating in the program." No revision to #1- Minimum selling price for newly listed memberships to set the minimum membership sales price at \$9000 and set the transfer fee at \$3000. Tim Hansen seconded the motion. The motion passed unanimously.

John Harrington and Ivy Sampson will include a write-up in the Mountaineer weekly e-mail blast to members clarifying the minimum sales price and transfer fee policy.

### **CONTINENTAL BANKRUPTCY UPDATE – Dennis Mayfield**

Ed Gussio indicated that the subcommittee established to identify issues associated with the CCC bankruptcy (which included several club members with business and real estate expertise in the Flagstaff area) met to investigate how the bankruptcy could potentially impact AVGC. The priorities identified were as follows:

- How does AVGC secure the rights to the reclaimed water used to maintain the golf course (AVGC is subcontracted to CCC who hold the primary contract with the City of Flagstaff)? The FGMC maintenance contract references the reclaimed water allocation but is not the legal document for the water purchase. Installing a separate meter to secure the water directly from the City would have to be done from the Fox Glen area, which would be very expensive.
- Looking at the language of the FGMC agreement regarding the sale/bankruptcy. Are considering the use of Randy Nussbaum, an Attorney who specializes in bankruptcy issues to provide guidance to the Committee.
- The CCC will be listing the sale of the golf course with a broker. AVGC will be given first right of refusal on the purchase. The Continental Golf course only made money in 2020 due to increase golf play during the pandemic.
- In the event of the sale/bankruptcy, the make-up of the FGMC Board (currently 3 CCC and 3 AVGC) would change to 3 AVGC, 1 CCC, 1 Walnut Canyon, 1 \_\_\_\_\_.
- Since Ed has been appointed Chair of the Greens Committee, he will assume the role on the FGMC board previously held by Bob Van Peursem.

Ed Gussio made a **MOTION** to allocate up to \$6000 for use in hiring Attorney Randy Nussbaum to provide guidance regarding the CCC bankruptcy. Randy Burton seconded the motion. The motion was approved unanimously.

### **GENERAL MANAGER UPDATE – Ivy Sampson**

Ivy reported on the following:

- One member has yet to pay the 2021 dues. By laws required Board to vote on membership revocation.
  - With the Mountaineer newsletter being sent out weekly, the need for the monthly newsletter was questioned. It was agreed that the Mountaineer provides more frequent updates to members and therefore elimination of the monthly newsletter would be acceptable. Jenny Carson from Blue Star will be reaching out to Committee Chairs for input in the Mountaineer.
  - There have been multiple requests for the food services to be extended past 6:00 pm. On a trial basis, will be conducting a Happy Hour and keeping the kitchen open to 7:00 pm on Fridays and Saturdays through the end of the month.
-

- Have received very positive feedback regarding the Member/Member and Kachina Kapers tournaments.
- With the Fourth of July holiday upcoming, grilling on the patio on the weekends will be restarted.

Tim Hansen made a **MOTION** to revoke the membership of the member who has not paid the 2021 dues. Rissa Henderson seconded the motion. The motion was approved unanimously.

### **OLD BUSINESS**

Rissa Henderson inquired if handicaps are being revisited this year. Randy Burton indicated that handicaps fall under the Golf Committee. The Golf Committee is pushing for members to post all scores so that handicaps accurately reflect their abilities.

**NEW BUSINESS** - Next meeting July 23<sup>rd</sup>, 8:00 am.

Board meeting adjourned at 10:15 am.