

ICC BOARD OF DIRECTORS MEETING MINUTES
6:00 PM, Monday, September 19, 2022

Members in Attendance

- Kevin Halterman
- Clint Brown
- Carsten Moeller
- Matt Spaulding
- Mike Coppess
- Brett Wright
- Nate Ohnemus
- Ross Huff
- Jody Ragan

Staff in attendance

- Nick Middleton

I) APPROVAL OF MINUTES

Motion	Approve July board meeting minutes
Motioned by	Mike Coppess
Second	Matt Spaulding
Discussion	None
Vote	Unanimous in favor

II) PGA PROFESSIONAL REPORT – Jason Marvelli (emailed)

Lot of backordered inventory that's making financials not look correct. Will carry over inventory into spring.
Notes from email below [Email from Jason](#)

III) FOOD SERVICE MANAGER REPORT – Nick Middleton

Food and beverage costs and plan for 2023

- Working on repricing the menu, hoping to be done in October
- Not looking too bad from strictly food cost
- Cheese curds (can't afford), chicken wings (new product)
 - Anything with manufacturing is difficult to procure
- Discussion with Jason and Jen about beverages
 - Beer will go up, liquor will go up
 - Suppliers usually increase prices in January
- Events coming up including weddings, booked into 2024. Christmas parties. Opera in November.
- Two comments from Mike Coppess, split into cost centers. Also need to consider bar wages.
 - Bar margin pre 2022 was 30%
 - 25% this year.
 - Nick: better service, more training, increased number of people.

IV) COURSE SUPERINTENDENT'S REPORT – Joe Burke (if available)

Plan for drainage on #10 fairway.

VI) REPORTS OF COMMITTEES:

Catering/Food Service Report

- Brett: want to try breakfast specials.
- Chili open try a breakfast, Bloody Mary / screwdriver / mimosa
- Email ahead of time, to get list of people attending

Clubhouse Committee Report

- N/A

Finance Committee Report

Accountants report.

Budget plan for 2023

Pro shop sales concern. Need to do a physical inventory.

Cash on hand sitting well.

Michael Coppess will be unavailable from November to April .

Motion	Approve Accountants report
Motioned by	Clint Brown
Second	Jody Ragan
Discussion	None
Vote	Unanimous in favor

VI) REPORTS OF COMMITTEES (continued):

Golf Committee Report (Brown)

- N/A

Green's Committee Report (Huff)

- Agreement with Townhome HOA for maintenance of the hillside
 - We were previously told not to mow it.
 - Our obligation is small
 - We bought chemicals but drought prevented us from using it
 - Our move is handle the Canadian thistle
- 75" plus a roller. About double the size as the current one. Good in cash.

Membership and Marketing Committee Report

- N/A

Rules and Enforcement Committee Report (Matt)

- N/A

Ladies Association/Social Committee Report (Jody)

- N/A, Wednesday night is end of league night

VII) OLD/ONGOING BUSINESS

- Driveway project delayed until fall 2022
 - First week or two of October
 - Jason to discuss options with group to fix southside by cart
- Culvert/Tube on #10
 - Needs to be removed regardless.
 - Would put up a temporary bridge
 - Armor side wall will be cost.
 - Much depends on what we decide after removing.
 - May need to adjust tee boxes to accommodate.
- Planning of future projects and new initiatives over next 1-3 years

VIII) NEW BUSINESS

- Replacing clubhouse roof
 - Done
- Purchase of multi-slit aerator for the Yanmar tractor

Motion	Purchase Yanmar Tractor. (This motion and vote was conducted via email)
Motioned by	Mike Coppess
Second	Ross Huff
Discussion	None
Vote	Unanimous in favor

Motion	Purchase multi-slit aerator
Motioned by	Brett Wright
Second	Ross Huff
Discussion	None
Vote	Unanimous in favor

IX) ADJOURN

Motion	Adjourn Board Meeting
Motioned by	Jody Ragan
Second	Ross Huff
Discussion	None
Vote	Unanimous in favor

NEXT MONTH'S MEETING: October 17, 2022, 6:00pm

Appendix

Email from Jason

Finance/Clubhouse – Pro Shop COGS will make more sense next month once we do a complete inventory. The inventory number now is not accurate. Typically, we will have done a mid-season inventory but with supply issue challenges inventory is coming in later than normal and not all bills had been paid yet. Having inventory on hand and bills not paid makes it about impossible to calculate an accurate inventory. With the lousy spring weather, I'm pleasantly surprised we're making a bit of a comeback with some of our sales numbers. I'm happy to begin the budget process as soon as Finance/Clubhouse is ready. I believe are October – December #'s have always been consistent from one year to the next. Weather doesn't really affect sales in those months.

Membership – Not a ton to report. Have a few families that I've allowed to play the balance of 2022 complimentary with them beginning on January 1st. This isn't anything we've published but are new members sponsored by current members.

Golf Committee – Events over the last couple months, or since the last board meeting, have been good. Both corporate events in August went well along with our one corporate event in July. The Husband/Wife had a nice turnout while the 3 – day Labor Day Tournament had a record number of players over the three days. Two events left – Ryder Cup this Sunday and Chili Open on Sunday, October 30th.

Driveway Replacement – Have spoken to Rob at Cambron & Thacker. They're working on a large project currently at Overton Funeral Home. I've asked for them to begin the balance of the driveway the week of October 3rd. Chances are they won't be ready for that Monday and if they aren't we'll look at beginning the week of October 10th. Once tear out begins, players will park on the range and drive carts up to the clubhouse. We will take our fleet down to the range every morning and those are the carts members and guests will drive up to the clubhouse. Dining will remain open as our members playing will still be able dine. If all goes well we will be able to drive on the drive the following week.

There has been some talk about replacing some of the far south end of the parking lot as it's probably worse than the drive which is hard to believe. **If the funds are there we need to determine how much and how much ASAP.** Happy to meet anyone interested here tomorrow a.m. to look at that.

Clubhouse Roof- We've replaced the roof via the hailstorm on 6/26. This was covered under our insurance policy. Replacement cost was just under 15k while the insurance check was around 31k.

Copy of letter from Heritage Hills Townhomes Owners Association

August 29, 2022

Kevin Halterman, President
Board of Directors
Indianola Country Club
1610 Country Club Road
Indianola, IA 50125

Dear Kevin,

The Heritage Hills Townhomes Owners Association recently installed its new Board of Directors for 2022/2023 and, as a result, questions from members and Board Members have been raised regarding the lack of weed control next to the property lines of the HOA and the Indianola Country Club. There is an increasing weed pressure by Canadian Thistles as well as foxtail and other grasses and weeds that are relentlessly invading the HOA lawns where these weeds and grasses have not been mowed on a timely basis. The results mean not only does the weed pressure persist and expand but, it is also very unsightly for all concerned.

Therefore, the Heritage Hills Townhomes Owners Association Board of Directors respectfully requests that the Indianola Country Club be a good neighbor and take immediate steps to remedy this situation by cutting down and continuing to control the weeds and grasses in areas adjacent to the HOA property lines. The HOA asks its contractors to mow and trim the lawns up to the property lines and would like the Country Club to reciprocate by doing the same on its property. The Country Club already does this on other adjacent properties along the pathway to and the tee area of the 2nd hole and along the 13th and 14th fairways.

Should there be a need to further investigate the weed and grass pressures indicated, please advise and a meeting can be arranged to view the problem areas together and arrive at a workable solution. I do have pictures and videos I would be happy to send if you think it necessary.

Respectfully,



Chuck Brice, President
Board of Directors
Heritage Hills Townhomes Owners Association
805 Trail Ridge Road
Indianola, IA 50125

Vote for Yanmar via email

2:33 5G

< Tractor > **Inbox** ☆

K Kevin Halterman Aug 10
to Brett, me, Clint, Jody, Matt, Mike, Nate... <

Good morning,

The John Deer tractor is at a point where it needs to be replaced. A Yanmar is currently available and priced at \$38,500 (without sales tax) with a loader. The finance committee has approved the purchase using current cash on hand. The Yanmar is priced \$10,000 under a similar John Deere tractor and is currently available. Delivery of a John Deere is currently undetermined.

Mike moved to make the purchase and Ross seconded the motion. Please reply with a yay or nay on this purchase. We will include the action in the September minutes.

Thanks,

Kevin D Halterman
President/CEO
Peoples Bank

2:41 5G

< jody ragan Aug 10
to Matt, Kevin, Brett, me, Clint, Mike, Nat... >

Yay.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Matt Spaulding <matt@pei-wt.com>
Sent: Wednesday, August 10, 2022 7:11:45 AM
To: Kevin Halterman <KevinH@mybankpsb.com>; Brett Wright <brett@515golfcars.com> <brett@515golfcars.com>; carsten.d.moeller@gmail.com <carsten.d.moeller@gmail.com>; Clint Brown <clint@iowagolf.org>; Jody Ragan <Ragansbiz@msn.com>; Mike Coppess <Mwcoppess1@outlook.com>; Nate Ohnemus <nohnemus@infomaxoffice.com>; Ross Huff <rdhuff05@gmail.com>; Wade Elgin <wadeelgin@gmail.com>

Cc: Joe Burke (jjheburke@msn.com) <jjheburke@msn.com>

Subject: Re: Tractor

...

W Wade Elgin Aug 10
to jody, Matt, Kevin, Brett, me, Clint, Mike... <

Yay

...

K Kevin Halterman Aug 10
to Wade, jody, Matt, Brett, me, Clint, Mike... <

Motion passes and thank you everyone with your timely reply. You can move forward with the purchase Joe.

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