

BOARD OF DIRECTORS MEETING  
THE MONARCH AT ROYAL HIGHLANDS, INC.  
September 24, 2021

A meeting of the Board of Directors for The Monarch at Royal Highlands, Inc. was held at 8:00 a.m. in Mtg Rm B at the Rec Center. Those present: Vince Laverghetta, Esther Patterson, Steve Bryan, Steve Snover, Bill Ortvals, Jim Oddo, Steve Ryan and Lisa Ritchey. Therese Buono was absent. Luis Colon, General Manager, Terry Stephenson, Course Superintendent, Lisa Ann Zummo F/B Manager, Crown & Shield, were also in attendance.

Vince Laverghetta called the meeting to order. The Minutes of the August 27, 2021, meeting were approved.

**Superintendent's Report – Terry Stephenson**

- The 7500 rough mower is still down. Wesco to look at one deck not working right.
- Did early order program this week for chemical products for next year (getting at today's pricing which does not increase for 12 months).
- Finished spot spraying fairways, tees this week. Need to be finished 30 days prior to reseeding.
- Will be verticutting and top-dressing greens next week.
- Lowering height on greens, tees and fairways for overseeding.
- Raising height for roughs for winter play.

**Manager's Report – Luis Colon**

Luis is working on the budget for presenting to the Executive Committee. Once it is reviewed by Committee, it will be presented to the Board for final approval.

Luis looked into group rates that were previously put in place. For example, one group was paying \$25 per each outside player for 18 holes of golf during prime time, plus allowed free golf for the leader of the group and employee guests. In the future, the lowest group rate will be \$35 per each player.

It is a benefit to the club to allow non-members to use their own carts on the golf course to keep the battery usage low on our leased carts.

**Food & Beverage Manager - Lisa Ann Zummo**

Food and liquor costs and associated expenses continue to rise. We have raised pricing on some items, but effective October 1, everything will go up. Lisa called around other restaurants and checked other menus to compare pricing to look at ways to increase revenue and reduce expenses. For example, Card Bingo agreed to not pass along the 5% food discount to participants instead of raising the price of bingo. Lisa will have a discussion with other large groups using our restaurant regarding discontinuing the 5% discount. Happy Hour prices will remain the same but there will no longer be a 5% discount. The 5% discount remains in effect for individual meals.

It was suggested that in the future when we hold a group/couple's tournament, that we provide an ample lunch menu and utilize the outdoor grill for cooking hamburgers and hotdogs to ensure the food is hot.

**Treasurer's Report – Steve Ryan**

BB&T will be closed on Saturday, October 9<sup>th</sup>, due to transitioning, however, they assured Luis that our business will not be interrupted.

Treasurer's Report				24-Sep-21
Account	Account Type	Bank	APY	Balance
Cash - Operating	Checking	BB&T	0.00%	79,738.93
Petty Cash	Currency	Office Safe	0.00%	1,400.00
Capital Reserve	Checking	BB&T	0.05%	13,556.74
Ford Interest Advantage	Note/Checking	Ford Interest Advantage	0.65%	221,217.24
Non Operating Investment Account	Cash	Raymond James	0.00%	-
Non Operating Investment Account	Institutional MM	Raymond James	0.03%	148,555.85
Cash Balance as of 09/24/2021				464,468.76
Change from 08/27/2021 Report				(3,729.63)
BB&T Loan	Monthly On 28th...\$10,101.43		4.80%	805,695.72
Personal Note	Monthly on 1st...\$2191.00		6.00%	122,924.36
Accounts Payable(Including lease payments)				29,897.31
BB&T Credit Card				953.98
Cash Balance 09/24/2021				464,468.76
Cash Balance 09/18/2020				385,515.30
Difference				78,953.46

**Secretary – Esther Patterson (nothing to report)**

**Vice President – Lisa Ritchey**

Lisa presented the Policy for Gifts and Memorials (see below).

**Steve Bryan made the motion, seconded by Jim Oddo, to adopt the Policy for Gifts and Memorials. Motion approved**

**Policy for Gifts and Memorials**

*The Policy for Gifts and Memorials for current and former members of the Monarch Golf Club is intended to provide a uniform and timely process for honoring the members while protecting the beauty and playability of our golf course property. Donations of trees will be the only approved*

memorials to be added to the golf course. All current memorials on the golf course will remain and be grandfathered.

### **Approval Process**

1. Applicants must submit a letter of application to the Monarch Board of Directors that outlines in sufficient detail the memorial proposal, including the desired type of tree and specific location desired.
2. Upon receipt of the letter of application, the Board will make its decision at the next scheduled meeting.
3. Should the memorial be approved, the Building and Grounds Chair will coordinate with the applicant(s) regarding moving forward with the recommendation and installation of the memorial. Appropriate time frames for the purchase and installation will be determined if not outlined in the letter of application.
4. Should a memorial not be approved, the Chair may make a recommendation to the applicant regarding an acceptable memorial.
5. Memorials approved will be documented in the minutes of the Board meeting and communicated to the membership via the newsletter or electronic communication.

Moving forward, it will not be The Monarch Golf Club's practice to have other types of memorials or plaques on the property. For special accomplishments/occasions, a brick may be purchased and installed on the patio.

### **Membership – Bill Ortvals**

Status Change: Lillard (Bonas) and Regina Johnson - Equity Family - effective 10/1/21

Adds: Dennis Hamilton - Single General - effective 9/15/21  
Donald Bynum - Single Limited General - effective 9/15/21  
Maxine Hopf – added to Steve Snover Equity Family – eff 9/1/21

Resignations: Larry Harper - Single Limited General - effective 8/31/21

### **Marketing - Steve Snover**

Steve provided the Board with a list of fees/dues of other golf courses, specifically of interest were Arlington Ridge, Plantation and Legends. It was noted that all three of these are HOA owned, which kept the golf member cost low and it wasn't determined what the additional trail fee charge was, which was not included in the membership cost.

### **Golf – Jim Oddo**

Plaque Updating: All the names have been gathered and are ready for engraving. We are “on-time” for a November 1<sup>st</sup> deadline

Scorecard and Handicap Reviews: 143 Scorecards were reviewed since the last B.O.D report. 94% of all cards were accurately posted. The errors that were identified continue to be issues of not reporting at all, reporting incorrectly due to a math error.

2022 Calendar is complete. Everyone has approved for public view, and the document is ready for publication.

Local Rules were discussed and established. Bag tags and/or laminated sheets for a member's golf cart are being established for publication.

Upcoming Events: Menu discussed and decided upon.

October 6<sup>th</sup> – MMGA Ringer Day #1

October 14<sup>th</sup> – Hospice Memorial Tournament

October 18<sup>th</sup> (Monday-new date) – Battle of the Sexes

October 20<sup>th</sup> – MMGA Ringer Day #2

October 21<sup>st</sup> – COURSE CLOSED AT 12:00 Noon for Overseeding

October 25<sup>th</sup> – COURSE CLOSED AT 12:00 Noon for Overseeding

Steve Bryan mentioned the idea of creating an “executive course” inside of our existing course to accommodate any of our members who cannot play the length of the rated course and/or cannot take the heat in the summer. Luis and Terry to look at the logistics and come up with a plan, and Steve Snover will get with Steve Bryan to work out the marketing.

Drop Area on #6: Any golf balls that land in the conquina area around the tree need to be played from the new drop area outside of the conquina. The “Ground Under Repair” signs will be removed.

### **Building and Grounds Report – Steve Bryan**

Steve asked Terry about the black tee progress. Terry identified the areas in question and sprayed them for nematodes and crickets.

Garden Sponsors: All of the gardens have been reassigned and have sponsors. Big thanks to the volunteers both past and present who have volunteered to take care of the gardens on our course. And a big thank you to all the current and new sponsors who have volunteered to take care of our course gardens....

#1 Tee Box	Peg Johnson
#2 Tee Box	Linda Gietz and Evelyn Weasner
#3 Tee Box	Ann Carter and Patti Walden
#5 Green	Gary and Lisa Ritchey
#6 Tee Box	Keith and Esther Patterson
#7 Silver Tee	Evelyn Weasner
#9 Tee Box	Royal Highlands Garden Club
#9 Green	Jim & Debbie Duane and Terry & Ruth Pollard
#13 Tee	Ralph Acquaro
#13 Green	Barbara Bradford and Jackie Klein
#16 Tee	Putterflies
#17 Tee	Sandi Bryan, Michele Penski and Jackie Klein
#17 Green Tee	Debbie Dame
#18 Tee	Keith Beile
#18 Green	Rick and Marsha Mason

Brick Cleaning and Sealing: Carol Smith sent instructions from the manufacturer on how to best care for the memorial bricks on the patio. I am waiting for the final quote from TNT Cleaning Solutions (Tim Kholer – new member) to get the bricks done. He is waiting for the water-based sealer to come from his supplier and drier weather to do the job. This will be paid for with funds from the brick account. Carol is resigning from the Brick Project and Vince Laverghetta has volunteered to take it over.

Foxhatchie Grass on Course: Steve looked at the areas where the long foxhatchie and other grass is either impacting play or growing beyond the boundaries of cart paths and original plantings. We would have to rent a piece of equipment (small backhoe), purchase fill dirt and sod or other ground cover, plus provide labor to remove grass, spread fill dirt, and lay sod. It has been determined that the cost is prohibitive at this point. Once Terry and his crew have trimmed these grasses, then our volunteers can maintain them.

**Communications – Therese Buono (absent)**

Meeting adjourned at 9:25 a.m. The next Board Meeting will be held on October 8 at 8:00 a.m. in Mtg Rm A at the Rec Center.

Respectfully submitted,  
Esther Patterson, Secretary