



Board of Directors Meeting Minutes
Clubhouse Conference Room
December 18, 2025 | 5:00 pm

In Attendance: Patrick Barley, Dusti Kuehne, Brent Russell, John Gallagher, Karen Stewart, Dave Livon, Jim Lentz, Wayne Stoltenberg, Ashley Buchanan, Jeremy Little (Assistant GM)

On Phone: Chad Williamson (CFO)

- Patrick Barley, President, called the meeting to order at 5pm
- November minutes were approved
- November consent agenda approved
- Finance report delivered by the Chad Williamson, CFO
 - A review of the November financials was presented to the Board.
 - November operating income exceeded budget by \$1,800, significant contributions included golf shop merch, retail wine sales and Battle of Vaquero revenues.
 - Employee holiday fund contributions were \$551,000, up \$ 60,000 from 2024. Average contribution was \$1,270.
 - Currently \$1.2M remaining in maintenance capital. Year end capital projection is \$4.7M.
- General Manager report presented by Jeremy Little
 - November capital investments included new golf ops office project , tree work.
 - Took delivery of one new Escalade.
 - Received letter of complaint about pickleball court lighting from an attorney representing villa resident and club member, Glenn.
- President's remarks presented by Patrick Barley
 - Discussed candidacy of applicant, Parrot. Board voted unanimously to deny application.
 - Discussed residency of waitlist candidate, Azim. Based on findings, voted to move Mr. Azim from resident waitlist to non-resident waitlist.
 - Executive session

The meeting adjourned at 6:05

(Brent Russell, Secretary)

12-18-25

(Date Signed)