



**Board of Directors Meeting Minutes  
Clubhouse Conference Room  
January 27, 2026, 5 pm**

In Attendance: Patrick Barley, Dusti Kuehne, Brent Russell, Karen Stewart, Wayne Stoltenberg, Dave Livon (phone), Michael Abbott (COO/GM), Jeremy Little (Assistant GM), Chad Williamson CFO

Not in Attendance: John Gallagher, Jim Lentz, Ashley Buchanan

- Patrick Barley, President, called the meeting to order at 5:02pm
- December minutes were approved
- December consent agenda approved
- Finance report delivered by the Chad Williamson, CFO
  - December revenue exceeded budget by \$75,000, however higher than expected operating expenses, HOA dues and consulting fees contributed to a total operating income \$28,000 below budget.
  - Currently \$1.2M remaining in maintenance capital. Year end capital projection is \$4.6M
- General Manager report presented by Mike Abbott and Jeremy Little
  - Discussed remaining maintenance capital (\$1.2M) and priorities identified by Mr Abbott.
  - Shared service/experience enhancements, examples include Sunday brunch, sushi nights.
  - Study of professional fees for racquets.
  - Member Town Hall Meeting scheduled for February 22, 2026.
- President's remarks presented by Patrick Barley
  - Next Board meeting February 24, 2026. March Board meeting scheduled for March 24th, dinner with spouses to follow.
  - USGA Junior tournament, April 2026, event approved by Board.
  - Wayne Stoltenberg shared an update on the real estate development along holes #3,#7.
  - Executive session

The meeting adjourned at 6:44

(Brent Russell, Secretary)

1-27-26

(Date Signed)