Vaquero

Board of Directors Meeting Minutes
Clubhouse Conference Room
April 28, 2026, 5 pm

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

Not in attendance: Ashley Buchanan

- Patrick Barley, President, called the meeting to order at 5:00pm
- March minutes approved
- March consent agenda approved
- Finance report delivered by the Chad Williamson, CFO
    - Operating expenses were over budget by $60,477, with key contributors including entertainment, decor, equipment rental and fertilizer expense.
    - $2,121,200,000 spent on capital improvements, with $267,800 remaining in reserve.
- General Manager report presented by Mike Abbott/Jeremy Little
    - Discussed upcoming budgeting process and timeline to begin in May.
    - Comfort station/Racquet area inventory system now in place.
    - Mr. Abbott met with HOA leadership. Club Board discussed potential candidates for HOA Board.
    - Presented new member "Step-Up" program and received support from Board to explore further. Discussed raising initiation fee. Additional data requested.
    - Presented "Ambassador" membership to include local, select PGA professionals, and received board support to explore further.
    - Discussed concept of bylaw review, potential changes. Board sentiment is mixed.
    - Jeremy Little presented survey results. 344 responses, 42% participation. Top priorities include the addition of a restroom near the back nine comfort station, ladies locker room enhancements, ranch house revisions and racquet area enhancements.
    - Reviewed architectural concepts of club property, potential enhancements.

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- Pool area repairs underway, with plan to open memorial weekend. Member pool usage will be monitored during the 2026 season to determine future priorities.

- President's remarks presented by Patrick Barley
  - Outstanding feedback from the USA/Sweden event (Mr. A shared financials from the event...net expense to the club was ~ $4,000).
  - Presented 2028 Collegiate Invitational tournament concept. Board voted unanimously to approve.
  - Karen Stewart presented a policy change request related to adding new pickle ball teams. Board voted unanimously to approve.
  - Executive session.

The meeting adjourned at 7:05 pm

Brent Russell
Brent Russell (Aug 4, 2026 16:55:26 MDT)
(Brent Russell, Secretary)

8/4/26
(Date Signed)