

MOUNTAIN VIEW COUNTRY CLUB
MINUTES OF THE 106TH ANNUAL MEETING

The 106th Annual Meeting of the Mountain View Country Club, Inc., was held on August 21, 2004, at the MVCC clubhouse. The meeting was called to order by President Henry King at 8:30 a.m. Sufficient members were present to constitute a quorum for the transaction of business.

I. Invocation - The invocation was delivered by Jim Carpenter.

II. Remembrance - A moment of silence was held for the following members who had passed away since the last Annual Meeting: Active Members: Caroline Fairbanks, Michael Schmitt, and Helen Suhr. Long-time members who no longer belonged at the time of their deaths: John Cannon, Hugo Meyer, Margaret Olmstead, and Stanley Osbourne.

III. Minutes Approval - A motion was made and 2nded to accept the Minutes of the 2003 meeting; the motion passed unanimously.

IV. President's Report - President King presented his report (copy available).

V. Committee Reports - The following reports were presented (copies available)

1. Tennis - Andy Perham
2. Green Committee - Tod Mann
3. General Golf - Bud Harvey
4. Women's Golf - Peg Igleheart
5. Handicapping Rules & Tournaments - Tom Woodward
6. Social Committee - Diane Irish
7. House Committee - Ercel Harvey
8. Youth Committee - In Melanie Clarke's absence, Joanne McCarthy summarized youth activities.
9. Plant Maintenance - Mike Lammert
10. Club Manager's Report - Dan Hudson
11. Finance - Janet Patterson
12. Membership - Terry Williams

Following Terry's report, it was requested that his notes be posted in the Pro Shop. There was discussion of various options for membership, including reinstating the week-long membership and eliminating the initiation fee in certain cases. Terry stressed the need to determine the fairest way to obtain payment across all types of membership, and noted the various tradeoffs involved for all categories. Bob Calcagni noted the need to market the Club to Greensboro residents who are perhaps not aware that there is now no waiting list for such residents.

VI. Election of Directors and Auditor - Tom Woodward presented the Nominations Committee report. The four nominations for new directors are: Jennifer Lucas, Mike Lammert, Clay Simpson, and Clark Maser. John Van Blarcom was renominated as Auditor. It was moved and 2nded to accept the new slate as proposed. The motion passed unanimously.

VII. Election of Three Members of Nominating Committee - It was moved and 2nded to elect Lucille Brink, Larry Kreider, and Lonny King as the non-Board members of the Nominating Committee. The motion passed unanimously.

VIII. Clubhouse Task Force - Gwen Mann presented her report (copy available)

Following Gwen's report there was extensive discussion of the options available for replacing the current clubhouse. Doug Steimle announced his opposition to construction of a new clubhouse. Gwen and Henry noted the liability problem that would arise if injury occurred in a rehabilitated clubhouse. The state engineer would now be a witness to the fact that the old clubhouse should not have been rehabilitated because it could not have been made safe for occupancy. There was discussion as to whether the clubhouse was a public

or private building. Bobby Fairbanks said it was public to the extent that it was used for private non-club functions, and John Hasen noted that the State of Vermont would probably consider it a public building under state law. Henry quoted the inspector as saying that repair was not an option. Jim Hunt asked how the new clubhouse would be financed. Henry said it would be financed by a combination of efforts including: 1. the initial membership assessment of \$200; 2. voluntary contributions through a capital campaign that has already been given pledges of approximately \$100,000; and 3. a bank mortgage (the interest rate today is approximately 5 3/4%, but the rate will be known only when the mortgage is finalized. Repayment of the mortgage will be cranked into membership dues over the period of the loan. The additional dues will vary according to the terms of the mortgage and the interest rate. Thus far, only preliminary discussions with banks have been held. Henry said he would like to have the mortgage stretched out as much as possible, so that newer members would pay the brunt of the cost.

Jim Hunt said a group with views similar to his own intended to send a letter to the membership arguing for repair of the current building. He asked that the President's letter this Fall (which will ask for a yes or no vote from the membership on building a new clubhouse) outline the incremental cost of a new structure for each member. Henry noted that incremental costs would include an additional insurance premium of perhaps \$1500, additional property tax, and cost of heating a new foundation, which builders say is now essential for such structures.

Bill Eisner, Chair of the MVCC Capital Campaign, said that the \$100,000 in approximately 30 pledges includes one for \$25,000. Most pledges are specifically intended for a new building. Henry noted the need to wait for the membership vote before beginning the formal campaign for pledges. Bill invited the members present to participate in making a voluntary commitment. Henry noted that the By-Laws authorize the Board to make a final decision on the clubhouse, but that he felt a poll of the membership was essential in such a situation. Every shareholder is entitled to one vote. After the results are known, he will send another letter out to the membership. He mentioned that Molly Lambert had volunteered her accounting firm for tabulating the ballots at no charge to the Club.

Art Wright expressed his concern over the possible exodus of members; total Club membership may drop below 300 under the circumstances. With fees rising, the Club will attain an exclusive character it currently lacks. Art said the clubhouse could be repaired for \$100,000. Henry disagreed, asking where this figure came from. As for the membership issue, this is a serious one, which is why Terry Williams is working so hard on it. Henry noted that the \$400,000 figure for a new clubhouse is only an estimate at this point. Contractor bids will eventually be requested, but the Club is not ready for this yet. Lee Wright, who works for a firm which designs country clubs, said that in his experience, new members are attracted to improved clubs. David Dow argued for keeping the Pro Shop where it is. John Howard, a new member, said he thought the MVCC was a "great deal" compared with other far more expensive clubs.

In response to a critique of the new clubhouse idea by Paula Bickford, Terry argued that the present clubhouse was not designed to be really useful. For example, the kitchen facilities leave much to be desired for a nice social function. There is a real need to expand the utility and warmth of the clubhouse. Terry presented his vision of the future for members and their children. Alan Lukens argued for replacing the use of Fellowship Hall with a new clubhouse. Henry said he would "keep the door open" for obtaining a beer and liquor license. Larry Kreider said the membership owed a big debt of appreciation for all the work of the Task Force. This brought a round of applause.

Henry announced that the next Annual Meeting would be Saturday August 20, 2005.

The meeting then adjourned at 11 a.m.

Respectfully Submitted

Phil Gray, MVCC Secretary

