

CITY OF COUNTRYSIDE

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Meeting Minutes - Regular Meeting of the FLAGG CREEK GOLF COURSE ADMINISTRATIVE BOARD

Tuesday, August 19, 2025

6:00 PM

Council Chamber

Committee Members

Chairman – John Von Drasek

**Board Members – Member Michael Natale, Member Tom
Frohlich, Member Kevin Dahill, and Member Frank Urban**

1. CALL TO ORDER.

The Flagg Creek Administrative Board Meeting was called to order at 6:08 p.m.

2. ROLL CALL.**Present:**

Chairman Von Drasek, Board Member Frohlich, and Board Member Urban

Absent:

Board Member Natale and Board Member Dahill

Also Present:

Finance Director Schutter and General Manager Jeter

3. Communications from the Public

None.

4. CONSENT AGENDA.

4.a. Approval of the Regular Meeting Minutes from July 22, 2025.

4.b. Donation Requests for August, 2025.

4.c. Review of the Paid Invoices for the Month Ended July 31, 2025.

Member Frohlich made a motion to approve the Regular Meeting Minutes from July 22, 2025, donation requests for August, 2025, and paid invoices for the month ended July 31, 2025 under the consent agenda. Motion was seconded by Member Urban.

The motion carried by the following vote:

Aye: 3 Chairman Von Drasek, Member Frohlich, and Member Urban

Absent: 2 Member Natale and Member Dahill

Nay: 0

5. NEW BUSINESS.**5.a. Rounds Report for July, 2025.**

General Manager Jeter said that July brought some hot weather and heavy rain days. The golf course hosted 8,135 rounds. This is a 62 round shortfall compared to the prior year. On a year to date basis, the golf course is still 197 rounds ahead of the prior years' mark.

5.b. Presentation and discussion of the monthly financial report for the period ended July 31, 2025.

Finance Director Schutter said that YTD green/league fees, gaming fees, cart fees, and concession revenues trail the prior year by approximately \$13K combined, although the range revenues exceeded the prior year by just over \$49K. Total revenues exceeded the prior year and budget by \$36K and \$18.5K respectively. These results have been achieved largely by an increase in range volume and the increase in bucket prices.

Net income from concessions is relatively flat to the prior year and budget in terms of net dollars generated although there was an improvement in the net margin of about 1% from the prior year.

Year to date capital outlays total just under \$98K and consist of a portion of the costs for the starter shack rebuild, engineering costs for the cart path resurfacing project, the picker cage for the former beverage cart gator, progress billings on the dredging project (Hole #9), benches out on the course, and the purchase of a new Smithco Sprayer for the Maintenance Department.

Personnel costs as a percentage of revenue are reflected at 25% versus 26% achieved in the prior year, and a year to date budget of 27%.

5.c. Consideration to approve the profit sharing distribution for fiscal year 2025 in the amount of \$450,000.

Member Frohlich said he had a prior conversation with Member Dahill who wanted to communicate his thoughts on the profit sharing distribution for fiscal year 2025. Member Dahill, although absent at the meeting, asked Member Frohlich to communicate his preference which was to forgo a distribution this year to accommodate the club house improvements in the current year as well as potential future improvements to the driving range.

Golf Course Manager Jeter asked Finance Director Schutter if there was a way to table this item so we could have our whole committee present to discuss this – noting that two members were unable to attend the meeting.

Finance Director Schutter said that all three parties will still have to approve this item. The timing might get a little sticky relative to the audit process and we might have to take it to the City and Park District first (if deferred by this Board tonight) only to bring it back at the next Advisory Board.

Golf Course Manager Jeter said that we have \$90,000 built into the budget for the club house/bar improvements although the most responsive bidding contractor came back with a quote of \$140,000 and that is not including the bathrooms.

Finance Director Schutter asked the group to reconsider the proposed profit sharing recommendation after he gave an overview of how the process has historically been administered. He explained that the normal reserve is \$150,000 so we would start with that amount plus the current request is building in an additional reserve of \$183,000 which would then accommodate the requested \$450,000 profit sharing distribution. In his opinion that would leave the golf course with an additional reserve of almost \$200,000. He also noted that the annual budget is built to cover the capital plan from projected annual revenues after covering budgeted operating costs.

Finance Director Schutter said that we start with the balanced budget that has some allocation of profit sharing already. Every year since COVID we have outperformed pretty significantly on a bottom line basis. I would prefer from a timing standpoint not to defer a profit sharing decision because we would likely run into issues closing the audit process on time. The Committee continued their discussion on this item. After the discussion Chairman Von Drasek asked if we were looking to reduce the profit sharing from \$450,000 to \$350,000. The Committee agreed that they were looking to reduce the dollar amount.

Chairman Von Drasek said he would like to entertain a motion to approve the profit sharing distribution for fiscal year 2025 in the amount of \$350,000. The motion was made by Member Urban and seconded by Member Frohlich.

The motion carried by the following vote:

Aye: 3 Chairman Von Drasek, Member Frohlich, and Member Urban

Absent: 2 Member Natale and Member Dahill

Nay: 0

6. ADDITIONAL ITEMS.

General Manager Jeter just said that the golf course is doing very well.

7. ADJOURNMENT.

A motion was made to adjourn the meeting by Member Frohlich and seconded by Member Urban.

The motion carried by the following vote:

Aye: 3 Chairman Von Drasek, Member Frohlich, and Member Dahill

Absent: 2 Member Natale and Member Urban

Nay: 0

Chairman Von Drasek declared the meeting adjourned at 6:41 p.m.

Approved:

Chairman John Von Drasek

/km