

CITY OF COUNTRYSIDE

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

Tuesday, January 20, 2026

6:00 PM

Council Chamber

Committee Members

Chairman – John Von Drasek

**Board Members – Member Michael Natale, Member Tom
Frohlich, Member Frank Urban, and Member Doug Whitaker**

1. CALL TO ORDER.

The Flagg Creek Administrative Board Meeting was called to order at 6:00 p.m.

2. ROLL CALL.

Present: Chairman Von Drasek, Board Member Natale, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Also Present: Finance Director Schutter and General Manager Jeter

3. Communications from the Public

None.

4. CONSENT AGENDA.

4.a. Review of the Paid Invoices for the Month Ended December 31, 2025.

4.b. Approval of the Regular Meeting Minutes from December 16, 2025.

Member Natale made a motion to approve the Regular Meeting Minutes from December 16, 2025 and paid invoices for the month ended December 31, 2025 under the consent agenda. Motion was seconded by Member Frohlich.

The motion carried by the following vote:

Aye: 5 Chairman Von Drasek, Board Member Natale, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Nay: 0

5. NEW BUSINESS

5.a. Consideration to appoint a member to serve as the Advisory Board Chairman for the 2026 calendar year.

Chairman Von Drasek stated that we need to appoint a Chairman for the 2026 calendar year.

A motion was made by Member Urban to appoint Member Natale as Chairman for the 2026 calendar year, seconded by Member Frohlich.

The motion carried by the following vote:

Aye: 5 Chairman Von Drasek, Board Member Natale, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Nay: 0

5.b. Rounds Report for December, 2025.

General Manager Jeter said that for the month of December the course was covered in snow for most of the month. Construction on the clubhouse started on December 15th effectively ending the golf season for 2025. Overall we trail last year's rounds by 659 rounds.

5.c. Presentation and discussion on the financial report for the period ended December 31, 2025.

Finance Director Schutter said that YTD green/league fees now exceed the prior year by just under \$2K while trailing the YTD budget by just under \$8.5K. Year to date range revenues now exceed the prior year and budget by just under \$102K and \$91K respectively. Total revenues now exceed the prior year and budget by \$88K and \$79K with gains in greens/league fees and range revenues being partially offset by year to date underperformance in gaming and concession revenues. The positive results in greens fees and range revenues have been achieved largely by an increase in rounds, range volume, and an increase in bucket prices.

Net income from concessions is relatively flat to the prior year in terms of net dollars generated and the net margin achieved on those sales. Net income from concessions is up by just under \$6K while the net margin achieved on those sales also improved by 3% to the year to date budget of 49%.

Year to date capital outlays total just over \$381K and consist of a portion of the costs for the starter shack rebuild (\$15K), design fees (\$18K) and construction cost progress billings (\$56K) on the club house remodel project, engineering and progress billings for the cart path resurfacing project (\$117.5K), progress billings on the dredging project on Hole #9 (\$15K), completion of the drainage improvement project on Hole #1 (\$37K), range mat replacements (\$9K), new bench replacements throughout the course (\$7K), the Smithco sprayer replacement purchase for the maintenance department (\$61K), and the replacement of 5 EZ GO carts for the course (\$45K).

Personnel costs as a percentage of revenue are reflected at 33% versus the prior year and year to date budget level in said amount.

6. ADDITIONAL ITEMS

General Manager Jeter said things are moving along with the construction, we should be done in about a month from now.

7. ADJOURNMENT

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

The motion carried by the following vote:

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, Board Member Urban, and Board Member Whitaker

Nay: 0

Chairman Natale declared the meeting adjourned at 6:18 p.m.

Approved:

Chairman Michael Natale

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