

*THE CLUB AT SONTERRA  
BOARD OF GOVERNORS  
MINUTES*

*Date: Wednesday, August 14, 2007*

**Mickey Gayler, Chairman**

Arthur Abelman, STA  
Michael Adzija, Chairman Emeritus  
Marian Dyer, SWGA  
Lori Goforth, Vice-Chairperson  
Rosalie Hallenberger, Historian  
Cathy Lay, SWA  
Steve McKim, MGA  
Stephanie & Randy Park, Ambassador Council

**MEMBERS AT-LARGE**

Mike Cooney  
Milt King  
Grant Morris  
Gary Nedwed  
Becky Spears

*Absent: Cathy Lay*

Club Representatives: Ross Thornbrugh, Kathryn Comfort, Jeff Hunter, John Lewis, Stacey Semtner, Michelle Dodier and George Rojas.

Chairman Gayler called the meeting to order. He reminded the Board that we are now ratifying the minutes via email.

**COMMITTEE REPORTS:**

**MEMBERSHIP COMMITTEE/AMBASSADOR COUNCIL:** Stephanie Park informed the Board that Stacey Semtner has been out sick with pneumonia for the past few weeks. She is feeling better, just extremely weak. Currently we have 397 tennis members (this does not include upgrades), 582 social and 1092 golf members. In reviewing the reasons for resignations, the overwhelming majority is moving out of town, or their company has transferred them. We need nominations for membership to keep the Club full. Our new members are one of the best resources for nominations for membership. Mr. Thornbrugh commented that things have been difficult since Mrs. Semtner is has out sick, but the golf staff, Ms. Comfort, Jackie (Membership Assistant) and especially the Ambassador Council has been a huge help. Mr. Abelman asked if the Club still had a legacy membership? Ms. Comfort explained that we do, but only if you are part of the Partner Privileges program, which is only available to our full golf members. Mrs. Park reminded the Board that we have Cocktails with the Councils coming up this Friday from 6 to 8 PM and a New Member Reception and Open House on Friday, August 31. In addition, we have rescheduled the 4<sup>th</sup> of July fireworks for Sunday, September 2, where we will also have the celebration for Labor Day and the Club reaching Full with a Wait List. Mrs. Spears mentioned her concerns regarding the casual "tennis attire" that is going to be permitted at this Friday's Cocktails with the Councils and how hard it will be to go back to our usual dress code at the next event.

Ms. Comfort stated that we have the 3<sup>rd</sup> Annual Waterfall Classic coming up on Friday, September 28, which is a Golf Tournament & Casino Party. This is an appreciation tournament especially for our new members from 2007 and their membership sponsors. You can only participate in this event if you have nominated and sponsored a new member into the Club this year.

Mrs. Spears asked if a policy has been put in place for wait list members? Chairman Gayler explained that Ken Story will be meeting with the Policy Committee to discuss further.

**HOUSE COMMITTEE:** (See Sub-Committee reports below.)

**FOOD & BEVERAGE:** Marian Dyer (see report for details). Ms. Dyer reported that the new chef's catch has been successful. There are new managers in the Mixed Grill and Sports Grill and Mr. Fanelli is still reviewing the kitchen. They have added a new member to the Committee, Susan Crouch, who is also part of the Tennis Committee. There will be a small increase on the cost of mixed drinks, but we are still below market prices. Mr. Fanelli and Mr. Rojas are developing an "early bird" seating in the main dining room for dinner, which they hope to begin after Labor Day. They

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are also working on scheduling a wine dinner in the fall. The food on the menu in the Mixed Grill has been implemented and special signage for the golf course to remind golfers about calling their orders into the Mixed Grill has been ordered. They are beginning training sessions with the Mixed Grill staff. Mr. McKim passed on that he has noticed that the staff is not paying attention when members sit down in the Mixed Grill and it takes quite a while before a staff member approaches them. Mr. Rojas stated that they have discussed this issue and they feel that the training will help significantly with this problem. Ms. Dyer commented that the three different entries into the Mixed Grill is an added complication that they are working to resolve. Mr. Abelman asked if there was a process in place for the waiter when placing orders? Mr. Rojas explained that all orders are placed into the computer and are printed out in the kitchen, they are prepared by the ticket order. Ms. Dyer remarked that during the Committee meeting they discussed the volume done in each food outlet, and the Mixed Grill does more than any other area of the Club. For example, the clubhouse does approximately \$4,000 per month in dining sales and the Mixed Grill does \$14,000 per month.

Mrs. Spears asked if there was a menu for the pool? Mr. Rojas stated that the menu for the Sports Grill is used at the pool. Mr. Adzija requested that the staff be trained to address members by name. Mr. Rojas stated that this is part of the training. He further elaborated that we have many new staff members, and once they have completed training, it will help with consistency of service.

**CLUB MAINTENANCE:** Becky Spears (see report for details). Mrs. Spears met Mr. Thornbrugh to discuss lingering maintenance issues, as well as routine maintenance items. They developed plans of action to resolve these issues. Our new club horticulturist, Gary Tupe, has begun and he will be focusing on the grounds and landscaping. He is extremely excited about the opportunity to be part of Sonterra. Mr. Nedwed asked if he would be doing anything with the main entrance from Stone Oak Parkway? Ms. Dyer explained that this area is not controlled by the Club. She recommended that Mr. Nedwed contact the Sonterra Property Owners Association with his suggestions.

Mrs. Spears stated that the Committee spoke with Mr. Thornbrugh about several member volunteers who would be willing to donate some time to the Club to review the Club's décor. They would want to work with APGM's interior designer to use the existing items around the Club and rearrange them to give the Club a fresh, new look.

Mrs. Spears is working on a "to do" list of projects for Mr. Thornbrugh and Chairman Gayler and hopes to have it completed this week. Mr. Abelman mentioned that there are some serious items, such as the side walk by tennis, that need to be repaired. He recommends placing cones or taping off these until they can be repaired. Mr. Thornbrugh felt that we could do something to warn people about these areas.

**GOLF & GREENS COMMITTEE:** Co-Chairs Marian Dyer and Steve McKim (see report for details). Ms. Dyer reported that we have received 14.75" of rain over the past few weeks, which has interrupted our mowing practices. Now that the weather has dried up, the cut will become better. With arrival of the summer heat, the Committee recommended that traffic control on the courses be addressed now before negative impact on the course occurs. Greens aerification occurred on August 13 on the North Course and the Canyon Creek Course is scheduled for August, weather permitting. Currently, 9 holes have been completed on the bunker project. Four holes (#1, #5, #12 and #13) will be saved for last because we will be doing bunker modification on these holes. With these modifications, the project will cost more than was originally projected. Based on what has already been completed, we expect to have the bunker project completed by early to mid-September, if the weather cooperates. Ms. Dyer informed the Board that the Committee reviewed the overseeding plans for both courses, as well as the status of the pending Canyon Creek renovations.

Mr. Hunter informed the Board that he is working on the new scorecards. They have been designed and he is in the midst of filling out the paperwork to have the courses re-rated, before we have the new scorecards printed. Mr. Nedwed asked if we would have the courses re-handicapped? Mr. Hunter explained that this is not something that we planned on doing based on the complicated nature of the process and the specific criteria involved. He elaborated that to do this process, we would need a minimum of 200 cards per hole. Ms. Dyer stated the SWGA does keep their past scorecards and she could

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provide them to Mr. Hunter. Mr. Hunter asked if the Board felt the course was handicapped incorrectly? Mr. McKim and Mr. Nedwed both stated there are holes that need to be reviewed. Ms. Dyer informed the Board that the SWGA won the Hill Country Stableford Cup on August 7. Congratulations to Jeff Hunter for qualifying for the Senior Club Professional Championship.

Mr. McKim stated that the MGA had 104 players for their Shamble. The BRUTE Tournament is coming up on September 1 & 2, and the Men's Club Championship is this weekend.

Mr. Hunter informed the Board that the Texas Golf Association has approached the Club about hosting their 4-Ball event with us in May 15-18, 2008. He explained that this is one of the four most prestigious events in the state and would be a great opportunity to show off the Club. They typically have a practice round on Thursday, 144 players on Friday and Saturday and about 88 players on Sunday and would want to be on the North Course, which means there would be 3 days that the members would not be able to play the North Course. Mrs. Spears commented that she has been part of many of these golf event committees and understands both sides. She feels that this would be a great amateur event to be held at the Club and it would be a great opportunity for the members to "give back to the game." She would really like to see the Club host this event. Mr. Nedwed felt that we should not host the event until the renovations on the Canyon Creek course are complete. Mr. King asked if it would be possible for members to play in the afternoons after the tournament? Mr. Hunter did not think it would be possible. Mr. Grant asked if members could volunteer to help with the event, such as marshalling? Mr. Hunter stated that they are always looking for volunteers to help with this type of event and they would be excited to have the assistance of our members. Mr. McKim asked if we would have any media coverage of the event? Mr. Hunter stated that the newspapers would cover the event and it would be incredible word of mouth. Mr. Thornbrugh also stated that this is not an event that would be hosted every year by the Club; typically different courses are selected each year. Mr. Nedwed asked if there was a reason why they would not play the Canyon Creek course? Mr. Hunter explained that the North Course is better known. Mr. Nedwed reiterated that he felt that we should not host the tournament until the Canyon Course renovation was complete. Mrs. Spears commented that this is the type of event that can really create a "buzz" about our Club and help instill a sense of pride among the members. Chairman Gayler asked if the Texas Golf Association would require any modification to the course? Mr. Hunter stated they would make no modifications. Mr. King commented that this would be a wonderful opportunity to get our members involved in the event to generate enthusiasm about hosting it at Sonterra. Chairman Gayler asked if other courses were being considered? Mr. Hunter stated that he was not sure, but would find out. Ms. Dyer remarked that the Classic Affair would need to be confirmed for the first week in May, if we decide to host this event. Mr. Morris commented that the Golf & Greens Committee discussed the subject of Canyon Creek renovations at length at the last meeting and they understand that it will be late-September before APGM will announce anything about the plan for the Canyon Creek course. Mr. Nedwed is concerned that the renovations might conflict with the tournament. Mr. Hunter stated that the golf shop staff will also contact our sister clubs and other local private clubs to help offset tee times. Mr. McKim asked if a decision needed to be made this evening? Mr. Hunter stated that the Board didn't need to decide tonight. Mr. Nedwed asked if the dates could be pushed back because he is concerned about conflicting with the Canyon Creek course renovations? Mr. Hunter stated that the dates could not be changed. Mr. Abelman motioned that the Club should host Texas Golf Association 4-Ball Event on May 15-18, 2008. Mr. King seconded the motion. The Board voted and had one opposed vote, the motion carried. Chairman Gayler asked that Mr. Hunter contact and inform them of the Board's decision and instruct them that the Club would have some member interest in volunteering to help with the event.

**BUDGET/CAPITAL FUND COMMITTEE:** Co-Chairs Steve McKim and Mike Cooney. Mr. Cooney stated that the Committee did meet and reviewed the current status of the fund. As of August 31, we will have accrued \$541,885 and the Committee projects that an additional \$121,021 will be added to the account by the end of the year for a grand total of \$662,906. We have two major projects that we are working on, the bunkers and the tennis court lights. After reviewing the bunker project, the initial estimate of \$400,000 will increase to \$480,000-\$510,000, once everything is complete, which the committee expected since no one was sure how extensive the drainage work would be for the project. In addition, there is \$116,000 committed to the tennis court lights. Chris Hamill, who is in charge of Capital Projects for

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APGM, will be at Sonterra on Thursday to begin finalizing the scope of the work for the lights. Ultimately, Mr. Hamill is endeavoring to have 4 courts with new lights and controllers completed, as well as the footings and light poles for as many courts as the current allocated funds of \$116,000 will allow. The Committee determined that once these large projects are completed, they will be better able to see what other capital projects can be done.

Mr. Abelman asked if the Club had handicap accessible restrooms? Ms. Comfort informed him that currently, the only restroom with handicap access is located at the end of the hallways in the main clubhouse. Chairman Gayler explained that the Club was built before handicap access regulations were implemented; therefore the Club has been grandfathered under the old rules. Should the Club renovate the restrooms, then they would be required to have more handicap access.

**TENNIS COMMITTEE:** Arthur Abelman (see report for details). Mr. Abelman reported that the Mixed Club Doubles Championship is coming up on August 20 – 24, and they have 80 participants signed up. Leagues will begin on September 4. They are working to reschedule the Sneakers & Cleats that was rained out in July. The Committee will be discussing the possibilities of hosting the Lone Star Levels tournament at the Club. Once the Committee has had the opportunity to discuss the event, Mr. Abelman will bring it before the Board for approval. Typically this event is held in February on a Friday and Saturday and they would only use about 14-16 courts. The only way we would agree to host this tournament is if the Club has complete control. Mr. Abelman informed the Board that the Sonterra teams did not win at sectionals and he thanked Ms. Dodier for coming out and cheering them on.

**SONTERRA WOMEN'S ASSOCIATION:** Mrs. Lay was unable to attend the meeting, so Mrs. Hallenberger reported in her absence. Mrs. Hallenberger announced that the SWA would be hosting their annual Welcome Coffee on August 24, beginning at 10:30 AM. This event is open to all Sonterra ladies.

**HISTORIAN:** Rosalie Hallenberger stated that she is working with a new member, Lily Gardner, to create a Theatre Club. She will be scheduling a meeting work out the logistics of the group. Ms. Dyer asked how involved management was in managing the groups and if there is a limit for the number of Clubs with a Club groups? Mr. Rojas stated that the groups are all managed by members and the Club just helps them coordinate meeting spaces at the Club. Mr. Thornbrugh stated that we don't have a limit of the number of Club within a Club groups and his former club had far more groups than what we currently have. In addition, since they are run by members, instead of Club management, they are not a strain on our resources, but instead, are a great benefit to Sonterra, since they help get our members connected into the Club and are a wonderful opportunity for members to meet each other.

**POLICY COMMITTEE:** Co-Chairs Grant Morris and Milt King (see report for details). Mr. King explained that the Committee reviewed the current guest policy for tennis guests, specifically regarding the use of tennis courts for practice by teams, which are advancing to Sectional or National playoffs, and where the majority of team members are Sonterra members. The Committee decided to amend the language in the Rules and Regulations to allow such practice sessions at the discretion of the Director of Tennis, Michelle Dodier. The Committee emphasized that guest fees must be collected from these non-members. Chairman Gayler stated that he would entertain a motion for the Board's approval for this amendment. Ms. Dyer asked how many non-members they were talking about? Ms. Dodier explained that this year they only had 2 non-members and last year they didn't have any at all. Ms. Dyer motioned for agreement and Mr. King seconded the motion. The Board unanimously agreed.

Mr. King stated that the Committee also discussed being more involved with Mr. Thornbrugh in the process for members who commit rules infractions. The Committee wants to support Mr. Thornbrugh in his decisions regarding infractions and show members that their fellow members agree with the actions being taken.

Mr. Abelman asked if windbreakers/warm-up suits were allowed during Sunday Brunch? The Board reviewed the Rules and Regulations, which stated "After 5:00 PM and during Sunday Brunch, cocktail or business attire for ladies. Slacks, sport coat/blazer (optional) & dress shirts for men. All blue-jean material clothing is forbidden." The Board felt that

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windbreakers/warm-up suits are not appropriate during Sunday Brunch or dinner. Several Board members mentioned inappropriate attire in the dining rooms. Ms. Dyer suggested having an educational piece in the next newsletter that would not only outline what the Club's Rules & Regulations state regarding attire, but give some specific examples of what is inappropriate to wear in the dining rooms during brunch and dinner. Mrs. Goforth volunteered to write the article and will get it to Jeannette, the Policy Committee, and Chairman Gayler for their review as soon as possible, so that it can be included in the September newsletter.

Mrs. Spears explained that she was recently informed of an incorrect rule by a Club employee. She emphasized the need that all staff take the time to read the posted Board Minutes and Committee Reports, so they have a full understanding of what is happening at the Club and are informed of the latest Club and Board decisions.

**NEW BUSINESS:**

**SPECIAL PRESENTATION "RETURNING HEROES HOME":** Presented by Dennis Noll, on behalf of Steve Huffman. See attached brochure for full details. In brief, the presentation explained that "Returning Heroes Home" is working to build a new 12,000 square foot rehabilitation center for injured soldiers to help both them and their families. Several members are already supporting this project and felt that the Board and Club should considered becoming involved in raising funds to help build this rehabilitation center. After the presentation was complete the Board held discussions.

Mr. Morris remarked that he felt this would be the ideal charity for doing a club wide event. Mrs. Spears agreed that we definitely need to do something that includes all members. Chairman Gayler recommended that an ad hoc committee of the Board be created and led by Mr. Huffman, along with members of the staff, to develop a club wide charity event. Mrs. Spears motioned that this be done and the Board unanimously agreed. The Board thanked Mr. Noll for his presentation.

**OLD BUSINESS:**

**FOOD & BEVERAGE MINIMUM LETTER:** Mr. Thornbrugh stated that the food and beverage minimum increase letter was distributed to the Board. He reminded the Board that this letter will only go to those members who are NOT currently paying \$120 a quarter.

Ms. Dyer mentioned that at the last Board meeting the question was raised on whether the statements show the remaining balance of the food and beverage minimum. Chairman Gayler explained that Jeannette did research this issue and she explained that the balance of the minimum does show at the bottom of the statement, unless you have already met your minimum for the quarter, in which case there is nothing noted on the statement. Ms. Dyer asked if our billing system could be adjusted so that it will tell members if their minimum has been met? Ms. Comfort explained that we have spoken directly with the billing system support team and, so far, they have been unable to make this change.

**RULES & REGULATIONS REVISIONS:** Mr. Thornbrugh stated that the verbiage revisions to the Club Rules and Regulations regarding transferable memberships and a 30-day policy for downgrades (see attached for specifics) has been submitted to our legal counsel for review.

**ROOM DIVIDERS:** Mr. Thornbrugh explained that we will be refurbishing the current dividers and ensuring that we had adequate indoor storage for them once they are completed.

**CANYON CREEK RENOVATION MEETING:** Mr. Thornbrugh explained that Ken Story contacted him and asked that the Board select a date that the Canyon Creek Master Plan Committee could meet with representatives from APGM regarding renovations. Mr. Story indicated that APGM would be available to meet September 24 – 27, at the convenience

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of the Committee. Mr. Morris stated he would poll the Committee members to pick a date and time and will forward that information onto Mr. Thornbrugh as soon as possible.

With no further business to discuss, the meeting was adjourned at 8:27 PM.

Mickey Gayler  
Chairman, Board of Governors

*Minutes Approved By Email Ratification on August 27, 2007.*

*Minutes Compiled by: Jeannette H. Walker, Administrative Assistant*