

From: SimsburyCT Postings January 19, 2010 11:07:07 AM  
Subject: Simsbury Farms Complex Committee Minutes 01/14/2010  
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Simsbury Farms Complex Committee  
Minutes January14, 2010 meeting

Present: David Dell, Mark Lubetkin, Dennis Fallon, Tony Braz, Ron Patterson, Tom West, Chair. Town: John Hampton, Gerry Toner. Guests: Bob Mennillo, Gerry Wetjen

Minutes: The November minutes were accepted with noted typo's corrected

Maintenance Facility: Project remains on schedule for completion in early spring.

Access Road/Cart Barn: These projects are contingent on the completion of the maintenance facility. Both projects are scheduled for completion in the spring.

Golf Course Improvements: As a result of the recent golf course survey, Mike Wallace prepared a preliminary course improvement program for tees, drainage and bunkers. The plan will be implemented over three years at an approx cost of \$120k Details of this plan will be on display at the club house for constructive feedback from the golfers.

Advertising: The program has been approved and the plan for implementation is being finalized. It will be introduced at the ice rink and later moved to the golf course.

Architectural Study: This study is basically complete. As a result, the six year capital plan has been revised to reflect the scope of this effort. The main building project has been modified resulting in a reduced estimated cost of \$1.95m (FY 2010/11). The Apple Barn project is estimated at \$1.6m (FY 2011/12). Other projects included in the capital plan are golf course improvements (\$200k) and Memorial Park (\$720). Motion was made and carried to accept the six year capital plan as presented.

Pool Fees: As noted by Tony Braz, "bottom up" operational expenses for the pools are estimates and do not provide the detailed cost accountability available for golf. Mark Lubetkin noted that proposed pool fees should reflect future improvements projects. After considerable debate, motion

was made and carried recommending the following: Increase all passes (res./non res.), with the exception of seniors, \$10. Increase senior passes (res./non res.) \$5. Increase daily adult fee \$1.

Golf Fees: During the past five years golf expenses have increased approx. 3.68% per year. Motion was made and carried recommending an across the board increase of 3.68% on all golf fees/passes. No fee changes were recommended for range balls, cart rental, bag storage and lockers.

Restaurant: Suggestions for improved food service will be provided to Attilio.

Revenue, Expense Analysis: Bob Mennillo presented a nine page report of his Simsbury Farms revenue/expense study. The details of this presentation and resulting recommendations will be discussed further at subsequent committee meetings.

Tom West