



York Country Club Annual Meeting

Date | Time January 26, 2026 | 6:30 AM | *Meeting Location* YCC

Board members Present: John, Chuck, Jordan, Barry, Wally, Mark, Brett, Kiley & Cody

Minutes	Discussion / Conclusions	Actions
Call to Order	Called to order by President, Mark Way, at 6:30; there being a quorum	
Message from the President	<p>2025 highlights were presented by Mark Way</p> <p>Successful year thanks to the membership for laying such a great foundation.</p> <p>Slight late start but ended the year with record rounds of golf and green fees.</p> <p>Bill and pro-shop staff delivered a wonderful year special thanks to the extra efforts from Bill.</p> <p>Shout out to Frankie for a successful 1.5 years in her new role keeping everything running so smoothly.</p> <p>Although there were no major projects this year, several smaller improvements were made to YCC. Some of these projects include: new flooring in the cathedral, new TVs, trees (both removal of old / damaged and replacing with new trees), and the bunker project is nearly complete (replacing draining issues and installing new white sand). The bunker project is a fun one to highlight. This was reviewed by an outside vendor and was going to be a very pricey investment. Thanks to Shad and his remarkable crew, we were able to do nearly every step in house.</p> <p>Finally, a special thanks to the YCC Board members. Mark steps down from the YCC Board. The board is cohesive and focused and he feels like the betterment of the club is the top priority.</p>	
Minutes	Approval of 2025 minutes motion made by Dave Sjuts, 2 nd by Ben Babcock; motion carried.	
Financial Committee Report	<p>Jordan presented the Financial Report for 2025. A special thanks to Mark Way for 9 years on the finance committee.</p> <p>It was a very good year for YCC and the balance sheet of 468K in current assets consisting of nearly 300K in cash at the end of the year.</p> <p>Some fixed assets increased a bit due to improvements done last year.</p> <p>Current liabilities consisted of 162K.</p> <p>3% of capital improvements were included in membership dues.</p>	

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	<p>Revenues remained consistent to 2024 at 1.5 million. We did also have a slight increase in operating expenses.</p> <p>Last year of hole 16 project assessments.</p> <p>We were able to sell some equipment to regain some cash in assets. This included grounds equipment, furniture and kitchen equipment.</p> <p>Net income of 107K which was up 3K from 2024.</p> <p>Interest paid was down from 72K. to 60K. The principal loan payments were higher due to pre-paying some debt.</p> <p>Capital expenditures were at 135K and this included the bunker project, irrigation and miscellaneous restaurant and bar purchases.</p> <p>One piece of grounds equipment was paid off which contributed to the higher loan payment too.</p> <p>Overall YCC saw cash increase and was able to continue reducing debts.</p> <p>Revenue for the Association was down a touch from 638K to 599K but expenditures were also down from 183K to 169K. A few key items that had larger increases included wages, which were up 20K, and chemicals and fertilizers, which were up 27K.</p> <p>Gross margin in the Restaurant and Bar was slightly decreased from 484K to 480K. Increases in both the cost of food and bar combined with a slight increase in wages played a part in this.</p> <p>The Pro Shop saw another record setting year at 548K in revenue which resulted in 195K in net income, up from 164K in 2024.</p> <p>We rely on the golf course to help with cash flow.</p> <p>A motion to approve the financials was made by Matt Spanjers, 2nd by Marc Haggadone; motion carried.</p>	
House Committee Report	<p>Chuck Allison presented on the house.</p> <p>This year we saw an increase in wages which was anticipated.</p> <p>Bar sales remain very consistent and positive.</p> <p>The cost of food in the restaurant has continued to increase and our staff is always looking for better pricing without sacrificing the quality.</p> <p>Thank you to the staff for providing a nice experience for the members.</p> <p>Special thank you to the membership for continue to support the restaurant and bar.</p> <p>Thank you to the fellow house committee members – Mark Way and Kiley Palmertree.</p> <p>Tremendous thank you to Frankie for keeping things running smoothly.</p>	

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Pro Shop Committee Report	<p>Bill Thomas presented on behalf of the Pro-Shop</p> <p>215K in green fees is outstanding and up from 2024 at 182K.</p> <p>Thank you to the committee members for their leadership.</p> <p>Thank you to the members for the continued support and for allowing the club to host wonderful events.</p> <p>We saw record numbers in nearly every category.</p> <p>Still looking for ways to improve online tee times. Reminder to use your e-mail and membership number when booking online. We would also encourage everyone to use their buddy list in the app, this will help the staff when checking them in.</p> <p>40 new carts are being leased.</p> <p>Tuesday, Thursday and Saturday lessons will be offered. Schedule and details to come soon.</p> <p>YCC was selected as the host site for the NGA State Match Play in July.</p>	
Ground Committee Report	<p>Shad Wellmann presented for the grounds committee.</p> <p>The course appears to be in the best condition and in the best shape.</p> <p>The bunker project is nearly complete. The final ones are 2 on #6. 2 on #9 and 1 on #12. We were able to save a great deal by doing a majority of the work in house.</p> <p>Irrigation was added which helped a great deal with the heat and humidity and was much needed. The holes impacted were #4, #3, #5/#7, #10, #13 and #15. This also helped to cut down on manual labor costs.</p> <p>The chemical budget saw an increase due to the heat and humidity.</p> <p>A new seeder was purchased and has been very beneficial in our efforts to keep things seeded. Additionally, we've been able to lease this out and provide some additional revenue to offset the expense. 23K rounds did some pretty good wear and tear and the seeder will continue to keep these areas looking good.</p> <p>Tree clean-up has kept the staff busy in the fall and winter. As trees are removed, new trees and planted.</p> <p>Par 3 tee boxes will be a priority this season with #2 being the first.</p> <p>#7 green tee is being experimented on by doing a sod replacement. Depending on the spring conditions, there may be more to come.</p> <p>Question from the floor: Will the ladies have actual tee boxes where the temporary ones were done?? Answer: Ideally something more permanent to come but a discussion at the ladies night would be helpful in determining next steps.</p>	

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Re-election of the board	<p>Board members up for re-election were Wally Byrne and Chuck Allison. Mark Way is not re-running for election. Additional members up for election include: Renee Kaliff, Shannon Legg, Scott Walz, and Ryan Will.</p> <p>Votes were tallied and it was a tight race with several voters casting their votes. The 3 board members are: Chuck Allison, Renee Kaliff, and Ryan Will.</p>	
Unfinished Business	None	
New Business	None	
Volunteer of the Year	<p>Greg Harcrow was presented the volunteer of the year. His efforts to help remove dead trees and help with storm clean up allowed the grounds crew to keep moving forward on other projects. Thank you, Greg!</p>	
Adjourned	Mark Way moved to close the 2026 annual meeting.	

Minutes prepared by Kiley Palmertree, Secretary