



# Barrow Golf Club: Management Committee Meeting Minutes

<b>Date:</b>	<b>Tuesday 7<sup>th</sup> May 2024</b>
<b>Present:</b>	Al Phizacklea (Chair), Sue Newsham (Hon Treasurer), Steve Trainer (Hon Secretary), Janette Dutton, Pat Duxbury, David Barker, Tony Sneesby (Co-opted) and Kev Smith (Development)

ITEM		ISSUES	ACTION	BY WHOM	BY DATE
<b>1</b>	<b>Apologies</b>	David Howell (President) and Bryan Rhodes.			
	<b>Extra Item re the proposal of a Driving Pod</b>	<p>The Management Committee invited Sam Cunningham to attend the meeting to discuss the proposal to build a Driving Pod on the practise area. (Paul Rawlinson, co-financier with SC, gave his apologies due to illness).</p> <p>SC stated that the Club, himself and PR had met recently with Holker Estates (Allen Gibb CEO and Heath Broadbent – Group Construction Engineer, Brookhouse Group). SC stated that the meeting appeared to go well with Holker asking questions regarding the siting, size and potential impact of the proposal however they appeared comfortable with the response they received. HB requested, and was sent, a copy of the draft plans; HB agreed to overlay the plans with the previous proposal to widen Rakesmoor Lane.</p> <p>SC stated that the proposal would be limited to 300 members with Barrow members given a first opportunity and with reduced fees. SC stated that the present consideration was a subscription fee of £299pa for non-Club members reduced to £249pa for Club members. This would include £35pa social members fees.</p> <p>ST stated that Holker had emailed him following the meeting and did not appear to be against proceeding with a planning application however Holker pointed out that the Land Registry will have to be contacted as the present lease states that no sub-lease can be agreed upon. Holker would not object to this however they would require some issues to be resolved (see item 4d).</p> <p>SN asked what tangible benefits would be seen by the Club? SC replied that there was a potential increase to new membership, an incentive to retain members and a potential to be the premier golf club within the area. Cross promotion with the Franchise would also be an asset.</p>	Overall this proposal was acceptable to the Management Committee however further work with respect to Holker Estates, the Lease/Sub-Lease and tangible benefits is required.	ST/DH	Asap

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		The financial costs for sub-lease on the land are yet to be agreed.			
		The Management Committee agreed that the proposal, in principle, should go ahead.			
<b>2</b>	<b>Minutes of the Last Meeting</b>	Agreed with the exception of an error, 6(a) Lecks should be Cowran Estate.	Amend April Minutes (now complete).	ST	Complete
<b>3</b>	<b>Actions from the Last Minutes</b>	All in hand.		All	Asap
<b>4</b>	<b>Matters Arising:</b>				
	<b>a Course &amp; Golf</b>	<p>DB reported that preferred lies presently remained in place therefore scores could not yet count for handicap purposes.</p> <p>DB reported that, due to the poor winter weather, tractor tracks were apparent on the course. A temporary local rule will be introduced to assist golfers who find themselves hampered by tractor tracks.</p> <p>DB reported that the gents and ladies' toilet signs require updating as it has been reported some visiting gents using the ladies toilets.</p>	<p>Preferred lies to be lifted when appropriate.</p> <p>Communicate with members.</p> <p>Provide new signage (now complete).</p>	<p>DB</p> <p>DB</p> <p>ST</p>	<p>Asap</p> <p>Asap</p> <p>Complete</p>
	<b>b House</b>	<p>PD asked about the use of the conference room, AP asked about the use of the snooker room, in respect of visitors. It was agreed that bookings should not be taken for the conference room and that the Visitor's Book should be replaced. Visitors should be asked to sign the book with the endorsement of a member.</p> <p>JD asked if the Club could request that private events (funerals, etc) could utilise the overflow parking at Holker Old Boys football club? It was agreed that this could alleviate some issues regarding car parking.</p>	<p>Liaise with the Franchise.</p> <p>Liaise with the Franchise.</p>	<p>ST</p> <p>ST</p>	<p>Asap</p> <p>Asap</p>
	<b>c Health &amp; Safety</b>	Nothing to report.	Ongoing.	ST	
	<b>d Holker Estates</b>	ST reported further to the previously discussed information in respect of Holker Estates. During the recent meeting (see above, Extra Item) Holker advised ST that plans for the c100 houses off Rakesmoor Lane had now been altered and that Holker planned for 277 new homes to be built on and around the two fields straddling the road leading off Rakesmoor Lane and immediately adjacent to Holker Old Boys. Further to this proposal Holker has emailed ST to confirm that the lease does not allow any sub-let (4 <sup>th</sup> Schedule, clause 12). Holker go on to say this is not insurmountable with a variation of the Lease being required	Meet with the Trustees and formulate a way forward in respect of contacting the Land Registry. Cognition of costs and of the requirements of Holker should be noted as these are pertinent to the Driving Pod project and the	ST/DH	Asap

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		<p>to allow the Trustees of the Club to let part of the land to a sub-tenant and that they, Holker, would not find this a problem however the amendments would need to be registered against the current Lease title with the Land Registry in order to calculate and agree costs. Holker also indicated that they were sure a pathway could be found that can deliver joint aspirations of the Club (Driving Pod proposal) and Holkers <i>“slither of land to facilitate road access.”</i></p> <p>ST stated that, in his opinion, Holker would continue to deny the <i>“slither of land”</i> is a ransom strip as the Club had previously been advised and it seemed apparent that the <i>“pathway”</i> referred to by Holker would also incorporate negotiations over a new lease from 2041.</p> <p>It was agreed that further discussions should be taken up with the Land Registry to ascertain what was required, at what cost and just what conditions Holker would insist upon.</p>	<p>possibility that the Club hold a ransom strip required by Holker for their proposed house build. Finally the extension to the Lease may form part of this work.</p>		
e	<b>Development</b>	<p>KS indicated that feedback in response to the proposed Sportsman’s Dinner was very poor and it was agreed that this will be cancelled.</p> <p>KS reported that it was still the intention to hold a Quiz night in the future.</p> <p>The Management Committee thanked KS for his hard work and understood his frustration at his attempts to rouse the members.</p>	<p>Cancelled.</p> <p>Ongoing.</p>	<p>KS</p> <p>KS</p>	<p>Asap</p>
f	<b>Franchise</b>	<p>All appears ok, ST meets regularly with SH. The previous problem of laundry being left on the Ladies Locker room has been resolved.</p>	<p>Ongoing.</p>	<p>ST</p>	<p>Asap</p>
5	<b>Finance Report</b>	<p>SN reported that the present balance was £142k as at 1<sup>st</sup> April 2024 however subscriptions continued to be paid presently standing at an income of £340k. ST stated that the poor winter weather was responsible for past members late subscription renewals.</p> <p>SN stated that recent, large, payments had been made to Brown Baron (solicitors) for their work on the Franchise Agreement and Aitkens for course products.</p> <p>SN stated that the budget looks ok however there is concern over the 40 or so number of members who have yet to renew their subscriptions. This amounts to c£46k to be received.</p>	<p>Ongoing.</p> <p>Complete.</p> <p>Investigate non-payers.</p>	<p>SN</p> <p>SN/ST</p>	<p>Asap</p>

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		<p>It was agreed that a list of these members should be given to the Professional and to Golf Committee to enable them to manage non-members on the course. The meeting was reminded that non-members are withdrawn from BRS.</p> <p>SN reported her concern of the gas and electricity costs which, based on the run rate is forecast to be £48k. It was discussed whether this could be related to the increased use of the Club by the Franchise however it was agreed that, whilst the forecast is alarming, it is not totally related to the Franchise. That said it is possible that the Franchise payment for energy costs will have to increase.</p> <p>It was agreed that the energy (mainly the gas) usage should be investigated (British Gas?) and that, possibly, investigate a Smart system opposed to the present, manual, system.</p>	<p>Distribute non-members list to other Club officials.</p> <p>Further investigations into the gas usage are required before discussion with the Franchise.</p> <p>Appoint a gas engineer to assist with this problem.</p>	<p>SN</p> <p>SN/ST</p> <p>ST</p>	<p>Asap</p> <p>Asap</p> <p>Asap</p>																
<b>6</b>	<b>Future Developments:</b>																				
	<b>a Bridge</b>	<p>TS stated that this project is due to commence on/around 20<sup>th</sup> May subject to the course condition and the completion of a previous contract. TS explained that there would be minimal course disruption over the 2-weeks as work would cease during the weekends and the area would be marked GUR. It was agreed that members would be informed of this pending work and what actions should be taken during the process.</p> <p>The Management Committee thanked TS for his work in moving this project forward.</p>	<p>Commence the project.</p> <p>Communicate with members.</p>	<p>TS/BR</p> <p>DB/BR</p>	<p>31/5</p> <p>Asap</p>																
	<b>b Driving Range</b>																				
<b>7</b>	<b>Membership report (Previous Month)</b>	<table border="0"> <tr> <td>Total</td> <td>677</td> <td>(</td> <td>667</td> <td>)</td> <td rowspan="3">ST explained that he was not providing this data as it could be severely skewed by the c40 members yet to re-subscribe. The numbers to data are similar to last month's data.</td> </tr> <tr> <td>Playing</td> <td>564</td> <td>(</td> <td>557</td> <td>)</td> </tr> <tr> <td>Full</td> <td>329</td> <td>(</td> <td>324</td> <td>)</td> </tr> </table>	Total	677	(	667	)	ST explained that he was not providing this data as it could be severely skewed by the c40 members yet to re-subscribe. The numbers to data are similar to last month's data.	Playing	564	(	557	)	Full	329	(	324	)	<p>Ongoing, cleanse the membership data.</p>	<p>ST</p>	<p>Asap</p>
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<b>8</b>	<b>Any Other Business</b>	<p>PD – reported that 4 x Ladies were given some verbal abuse following their approach to 4 new male members playing off the white tees. In response the members stated that this was custom at Furness GC prior to a competition. The Management Committee requested more respect for Ladies, DB indicated that he has spoken to the members about this incident.</p> <p>PD – requested a clock on the 1<sup>st</sup> Tee.</p>	<p>Inform members that verbal abuse is not acceptable.</p> <p>Inform members that playing off the white tees is confined to competitions.</p> <p>Provide/repair the clock.</p>	<p>DB</p> <p>DB</p> <p>ST</p>	<p>Asap</p> <p>Asap</p> <p>Asap</p>																



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	<p>ST – informed SN that there were two insurance premiums to be paid in May, Golfguard (c£1400) and Engineering Inspection (£453). ST stated that he had contact the present Broker, Ascott, to ensure that the Club was not either double covered or that Ascott could offer any reduction in the renewal premium however there was no benefit. Both policies are within budget.</p> <p>ST – stated that it had been agreed to utilise a young offender for 1 day pw as part of his community service. Mike was in agreement.</p> <p>DB – enquired about the costly parts to refurbish the boiler. ST replied that the engineer, Mike Botham, had replied with a full list of replacement parts required and that ST had discussed these with DF. MB had undertaken previous work without question and it was agreed that he should continue with the repairs.</p> <p>DB – explained that he was aware that some ex-members are now paying green fees as a financially preferred option than paying full subscriptions. It was agreed that how many times a member can invite one individual guest on to the course should be investigated.</p> <p>DB – questioned how the Club can deal with non-payment of green fees and would it be possible to install a camera covering the 1<sup>st</sup> Tee and this to be transmitted into the Professional shop and/or Club? On a similar theme the role of the Course Warden was discussed and whether he was fulfilling his duties and/or whether he required some assistance (more course wardens?).</p> <p>AP – requested that the Visitor’s Book is re-placed to cover non-members of the Club?</p>	<p>Ensure invoices are passed to SN.</p> <p>Ongoing.</p> <p>Ongoing.</p> <p>Investigate Club policy re non-members paying green fees.</p> <p>Investigate a camera and tv facility. This could possibly tie in with ST’s previous wish to upgrade the main room TV’s. Discuss with the Course Warden.</p> <p>Re-site the Visitor’s Book.</p>	<p>ST</p> <p>ST</p> <p>ST</p> <p>DB/ST</p> <p>ST</p> <p>ST</p>	<p>Asap</p> <p>Asap</p> <p>Asap</p> <p>Asap</p> <p>Asap</p> <p>Asap</p>
9	<b>Date of Next Meeting</b>	Tuesday 4 <sup>th</sup> June 2024		
<b>The Management Committee agree that these Minutes are a true representation of the discussion that took place.</b>				
<b>Signed:</b>			<b>Chair – Barrow Golf Club</b>	<b>Date:</b>