

BOARD OF DIRECTORS' MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
January 23, 2026

A meeting of the Board of Directors of The Monarch at Royal Highlands, Inc. was held at 8:00 a.m. in Mtg Rm A at the Rec Ctr. Those present: Rick Mason, Harold Beasley, Esther Patterson, Bonnie Rex, Tom Cvikota, Keith Beile, and Bobbie Iredale. Dean Woodle and Jeff Scott were absent. Dawn Catando, Food and Beverage Manager, Craig Shelton, Course Superintendent, were also in attendance. Max Haarz, General Manager, was absent.

Rick Mason called the meeting to order. The minutes of the 1/9/2025 meeting were approved.

Course Superintendent – Craig Shelton

Current Events:

- Irrigation pond was losing water. Two leaks were identified and repaired requiring concrete and fill dirt
- Several irrigation issues were repaired in the past two weeks.
- High winds ahead of cold snaps created frequent clean up issues requiring debris pick up, blowing leaves off fairways, tees, and greens, as well as blowing sand back into bunkers that was displaced.
- Sprayed broadleaf weeds
- Sprayed grass beds for weeds
- Sprayed club house beds for weeds
- Sprayed waste areas for weeds
- Sprayed greens with fertility and pigment.
- Filled ball washers with fresh water and replaced tee towels
- Edging bunkers
- Edging irrigation
- Put up more ropes and stakes
- Continued cup cutting training
- Worked on bad plugs on greens
- Spoke to crew about use of foul language. Must stop immediately and to be aware of talking too loud on course. Also, at maintenance area with play on hole #11.
- Will be picking up concrete saw next Monday to begin cutting out bad sections of cart paths and leveling. Saw rental has been reserved (\$500).

2026 Sod Proposal: As requested, my list of repairs is as follows. Hole #14 returning to cart path at green, Hole #17 leaving tees to fairway. Scab areas in greens surrounds needing sod. Hole #6 green tees and gold tees. Hole #12 Ladies tee. Left side of fairway hole #9 before green by greenside bunker and returning to cart path. Approximately 20,000 sq. ft x .80 cents per sq ft = \$15,000.00. Price includes sod and labor to install large rolls. Does not include prep which we would do in house.

Notes

- Two years from now the computer software for the irrigation system will be obsolete and we will need to upgrade. Projected cost is \$25,000.
- Three years after that we will be required to upgrade our satellites. Projected cost is \$18,000 (\$2,000/pedestal x 9 pedestals).
- The bush beside the flagpole needs to be removed. It hinders the raising and lowering of the flag (it gets tangled up in the branches). Board approved the removal of the bush.

- Fountain was shut down to work on the irrigation liner in the pond on hole #3.
- Still looking for a spray tech guy.

Food and Beverage Manager – Dawn Catando

January Past Events

January 10th Freshman Club Event (111 Attended)

January 17th Birthday Bash (78 Attended)

January 18th Italian Lodge Dinner (22 Attended)

- Staffing: We still need One Bartender and one more part time Server in the Front of House. We have hired one full-time server, Leona Lopez. She has proven to be an excellent hire. Hard working, personality everyone seems to like and I have received a generous number of compliments about her service. I have had 14 applicants fail to show up for interviews.
- The membership is asking if we are hosting a “Meet and Greet” for the new General Manager.

I have received the following guest feedback since our last meeting:

1. *“The cabbage that came on my Reuben is not sauerkraut. You guys can do better”*
2. *“The pizza have been horrible. What did you guys change? And why?”*
3. *“The carrots and potatoes were not in my pot roast. That is not pot roast. Why is it so salty?”*
4. *“When is the Chef going to go to cooking school? How hard is it to not run out of food during our events? The corn was not southwest corn, more like charcoaled popcorn.”*
5. *“Why are we being charged a food and beverage minimum? You should discontinue that til we can enjoy the food we get. I’m not going to be forced to pay for food we can’t even eat.”*

General Manager – Max Haarz

Unfortunately, I am unable to move some appointments around for the PGA show on Friday morning, so I will not be able to attend the board meeting. The PGA show is only once a year and as a "new" GM to some of our current reps, I can use this to my advantage. Plans for the PGA show are:

- Meet with our Foot Joy rep at 8:00 a.m. at the PGA show (finishing up member/guest shop and details) and a few other vendors in the morning
- Fix some problems with Golf Now and also plan to stronghold Golf Now into giving us a better tee sheet system and some better point of sales screens and printers for the restaurant.
- Meet with vendors for ladies and men's apparel to see if they can possibly do a "trunk show" for members where you can place orders discounted accordingly.
- Solidify our February demo day with Calloway and also, I believe I can persuade them for a member/member "tee gift" for an extra bonus.

President – Rick Mason

- Recent stock certificates have been delivered; still waiting for one to be provided.
- The HOA have decided not to approve a new scoreboard for the softball field until 2027. Rick has left multiple messages for the president of the club to discuss our plans for a sign to be placed on the scoreboard with no return calls. He is going to start the process of getting a sign made with solar lights. If a donation is required for the sign, we will discuss this with our Board. Rick will also discuss with the president about placing a banner on the back wall of the softball field.

Secretary – Esther Patterson

The Executive Committee Charter was reviewed for clarity. Further discussions need to take place, deciding to (1) get back to the original intent and purpose of the charter, (2) revise the charter to be more in line with the broader scope of responsibilities being practiced, or (3) eliminate the charter all together.

Treasurer's Report – Bonnie Rex

Treasurer's Report					1/21/2026
Account	Account Type	Bank		APY	Balance
Cash - Operating	Checking	Truist		0.00%	\$ 89,704.12
Petty Cash	Currency	Office Safe		0.00%	\$ 1,200.00
Non Operating Investment Account	Note/Checking	Ford Interest Advantage		4.59%	\$ 260,589.49
Non Operating Investment Account	Institutional MM	Raymond James		4.34%	\$ 18,734.72
	Cash Balance at	1/21/2026			\$ 370,228.33
	Cash Balance at	1/7/2026			\$ 338,407.36
		Change from previous Treasurer's Report			\$ 31,820.97
	Cash Balance at	1/21/2026			\$ 370,228.33
	Cash Balance at	1/22/2025			\$ 420,343.36
		Change from Last Year			\$ (50,115.03)
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$618,440.95
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 27,514.08
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$242,589.97
	Total Long Term Debt at	1/21/2026	\$ 13,116.62		\$ 888,545.00
	Total Long Term Debt at	1/7/2026			\$ 888,545.00
		Change from previous Treasurer's Report			\$ -
	Total Long Term Debt at	1/21/2026			\$ 888,545.00
	Total Long Term Debt at	1/22/2025			\$ 977,283.89
		Change from Last Year			\$ (88,738.89)
Accounts Payable					n/a
Truist Credit Cards					\$ 1,432.19

Finance Advisory Committee

The committee has not met because there are no financial reports to review. We do not have an income statement for November or any financial reports for December. One of the reasons for the November delay is that the inventories were not reported and that is being fixed to ensure accuracy going forward.

Vice President – Dean Woodle (Absent)

Marketing – Tom Cvikota

Tom could not attend the Royal Highlands Town Hall Meeting held on Tuesday, January 20. One of the agenda items was "Having the Golf Course/ Monarch take some responsibility of their guests/ visitor's access, upon entry at the community." Channel 999 was down for this meeting and the last four meetings due to technical difficulties. Tom will try to find out what was discussed at this meeting. The Board feels that if the Monarch Golf Club is on the agenda, then we should be notified about this.

Membership – Jeff Scott (Absent)

Building and Grounds – Keith Beile

- Craig advised that the Cart path grids that were suggested last week are around \$2.20 per sq. ft. Returning to the cart path at #18 green is approximately 920 sq. ft. and would cost \$2,024.00 for the grids. Fill dirt would be around \$30.00 per ton to fill in grids. We will use this hole as a test site. If they work as expected, we will look at using them at other holes along the course (i.e., hole #5). Installation will be done in-house. They are rated at 27,000 lbs. so they will withstand heavy traffic.

Keith Beile made the motion, seconded by Tom Cvikota, to purchase the necessary cart path grids for hole #18 green and the fill dirt needed in an amount not to exceed \$2500.00. Motion approved.

- The door from the kitchen to the cart barn is propped open and stays open continuously during the day (as kitchen staff use this door multiple times pushing a cart, carrying trays, etc.). The way it is propped open and the wind shifting it back and forth is causing damage to the framework and the hinges. Keith suggested installing a kick down door stopper. Dawn agreed that was a great solution, and he will take care of it.

Golf – Harold Beasley

Upcoming Events:

- Member-Member Tournament - February 11 and 12 - 8:00 a.m. shotgun start. To date, we have 74 men and 40 women signed up (57 teams). The combined field will be limited to the first 60 teams to sign up.
- Night Golf - Wednesday, February 18 - 6:00 p.m. (about 1/2 hour before sunset). We have 42 members to date signed up. We have room for 48 players. The last day to enter is Monday, February 16.
- Club Champion Tournament – March 5, 6, 8 – 8:00 a.m. shotgun start. Working to determine the prizes for this event.
- Member Guest Tournament – April 9, 10, 11. Committee meeting next week. Deadline for Equity Members returning entry applications to the Pro Shop is Thursday, January 29.

Communications – Bobbie Iredale

- Doing daily announcements that Dawn has been sending for about a week.
- Met with Dawn regarding the Facebook page. Will advise the Board when it is finalized to determine when to start posting daily restaurant announcements. This will also go out on Instagram.
- The Board minutes on the web server are backed up by GolfNow and go back to 2018. These were moved over from the ForeUp system this summer when we transitioned back to GolfNow. There are also copies of minutes on the server from the GM office. And there are paper copies of minutes located in the file cabinet in the cart barn.
- Membership flyers were received from Jeff, and Bobbie and Dean are working on them for consistency.
- Esther will cover for Bobbie and attend the Royal Welcome meeting for new homeowners on Monday at the Rec Center.

Meeting adjourned at 9:35 a.m. The next Board Meeting is scheduled for February 13, 2026, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson