

BOARD OF DIRECTORS' MEETING
THE MONARCH AT ROYAL HIGHLANDS, INC.
February 13, 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: Harold Beasley, Esther Patterson, Bonnie Rex, Tom Cvikota, Keith Beile, Jeff Scott, and Bobbie Iredale. Rick Mason and Dean Woodle were absent. Max Haarz, General Manager, and Dawn Catando, Food and Beverage Manager, were also in attendance. Craig Shelton, Course Superintendent, was absent.

Esther Patterson called the meeting to order. The minutes of the 1/23/2025 meeting were approved.

Course Superintendent – Craig Shelton

Recent Questions:

- I was recently asked about tight lies in fairways. This is due to the recent long cold spells with multiple days of very low temperatures and heavy frost. The Bermuda grass is completely shut down and not growing at all. Cold was severe enough it even stunted the rye grass.
- Algae in thin areas on greens. Algae formation begins in thin turf with high moisture levels. Several factors have contributed to this on our greens. Cold weather, high moisture levels in air, several overcast mornings that extended late into morning even early afternoon on some days. These factors make it difficult to dry down greens. To combat this issue, irrigation is minimal on greens this time of year and usually only used when products sprayed on greens need to be watered into soil. We also hand spike and topdress these areas. Fungicides are also used to aid in algae eradication. I also sprayed an adjuvant on the greens which pushes water downward through the root zone to help dry them down. Our algae is not as severe as it appears. Once temperatures are back up we will fertilize these areas with a granular fertilizer product that will dry down algae and cause it to flake off like a scab, which some areas are already showing signs of. This will also push new growth in these thin areas.

Highlights:

1. Leveled bad areas on cart paths. Cut concrete, removed, and cut out existing roots, leveled, and reinstalled concrete. We were unable to remove some sections without damaging. Broken concrete was placed back like pavers and fill dirt was broomed into cracks to stabilize. If any areas are not acceptable, we will have to form out and pour new concrete. Personally, I think they are fine. Smooth and level, but I will do whatever you request.
2. Sprayed greens with fungicide, fertility, and soil amendments.
3. Continued leveling plugs on greens
4. Hand spiked and hand top-dressed thin areas in cleanup pass on greens
5. Mowed out entire course
6. Weedeated lake banks
7. Cleaned drains
8. Pulled red hazard markers on 2,3,4,5, & 7 out of brush and reinstalled. Painted also.
9. Sprayed grass beds
10. Spot sprayed waste areas
11. Continued edging irrigation
12. Continued leaf clean up, blowing off tees, greens, and fairways, then mulched up with mowers.
13. Sprayed for broad leaf weeds.

14. Golf course is closed all day Monday, February 16 (no member/guest traffic) for treatment of mole crickets in the morning plus a pre-emergent in the afternoon.

Food and Beverage Manager – Dawn Catando

February Events

- 2/12 - Member Member (108 players)
2/14 – Valentine’s Day Dinner Special (24 reservations)
2/18 – Night Golf
2/19 – Fashion Show (85 attending)
2/21 – Birthday Bash
2/25 – Mixed Chicago
2/28 – SVG (Villages group) Golf Dinner (40 guests)

- Staffing: Still need server and bartender in front of the house. With business being slow, the schedule is covered, however, once business does improve, the staff will have to increase with it.
- Member Member went as well as could be expected. I did have to help in kitchen due to call out by Anisha. The kitchen was not ready for this event.
- We did have to close on Monday, February 2, due to a leak in ceiling from a broken pipe from the extreme bad weather. The piping was not complete until about 1:30 p.m. and we did have to wait for sealant to dry.
- Valentine’s Day we have 24 reservations – hoping to gain a few more before Saturday.
- There were issues with staffing in the kitchen on Burger Night, causing a longer than expected wait for some customers.
- We will have a pre-order form for appetizers for members playing Night Golf.
- Tom suggested that Dawn make use of the back side of the menu insert in The Happenings to advertise specials each month. Dawn tries to do this each month but is not getting the dinner menu from the kitchen in a timely manner to meet the deadline of the newsletter.

General Manager – Max Haarz

- Meeting this afternoon with accounting firm. The current method of operating with them for financial input is not ideal. Rather than dropping off weekly and biweekly updates, as done in the past, I would like to get it more streamlined going forward and possibly use Quick Books.
- Will review the contract we have with the accounting firm to determine expectations and deadlines.
- Still do not have December financial reports.
- Due to the frost and weather I compared our January Revenue of 2026 vs. the revenue of 2025. To simplify, even though we had delays and course closure this year, our revenue was still relatively close to 2025. We also will bill the GHIN handicaps to the members in February rather than January (roughly \$8,000 of revenue annually). This was posted in January for 2025 rather than February. Lastly, although we had some missed revenue days due to weather this January 2026, we were able to offset the loss of revenue by managing staff (cutting hours/one course closure). This cut in payroll helped make up the difference of the year’s prior revenue.
- The biggest focus has been the restaurant – complaints and struggles.
- Reported we are still charging an extra fee for separate carts taken out on the golf course.
- Renters are golfing on the course, using the carts that are left by the homeowner. It was agreed that these golfers must report into the Pro Shop and use our carts in the future.
- Reported that Craig did order the cart path grids.
- Will get with Craig for an update on hiring a spray technician. I know of someone who may be available on a part-time basis to help with this task.

- Regarding the aerification equipment, the Finance Advisory Committee had recommended we purchase this equipment (cost is approximately \$34,000). We are waiting until our cash position is improved, which is looking better. I will get with Craig to look at terms and availability of this equipment as we would like to have the aerification done in the beginning of March ... no later than the April/May timeframe.
- Regarding the letter received from an equity member regarding several issues on the golf course that need to be addressed: driving in separate carts, fivesomes on the course, golf attire and carts on cart paths and away from the greens, I will address each concern and implement a plan to resolve them.

President – Rick Mason (Absent)

Vice President – Dean Woodle (Absent)

Secretary – Esther Patterson

- The Executive Committee Charter will be discussed at the next Board meeting.
- Royal Highlands Maintenance advised that several RV owners are requesting that two overhanging trees on St Andrews Arc (as you turn out of the Golf Course parking lot) be trimmed. Maintenance will get a quote from Mako tree service and share with Rick Mason.

Treasurer’s Report – Bonnie Rex

- Regarding the aerification equipment, the Finance Advisory Committee had recommended we purchase this equipment (cost is approximately \$34,000). We are waiting for our cash position to improve, which is likely.
- Requested that Max advises her when Member Guest deposits are made and the amounts.

Treasurer's Report					2/11/2026
Account	Account Type	Bank	APY	Balance	
Cash - Operating	Checking	Truist	0.00%	\$ 77,807.37	
Petty Cash	Currency	Office Safe	0.00%	\$ 1,200.00	
Non Operating Investment Account	Note/Checking	Ford Interest Advantage	3.85%	\$ 261,441.58	
Non Operating Investment Account	Institutional MM	Raymond James	3.81%	\$ 18,794.33	
	Cash Balance at	2/11/2026			\$ 359,243.28
	Cash Balance at	1/21/2026			\$ 370,228.33
		Change from previous Treasurer's Report			\$ (10,985.05)
	Cash Balance at	2/11/2026			\$ 359,243.28
	Cash Balance at	2/12/2025			\$ 450,818.82
		Change from Last Year			\$ (91,575.54)
Account	Due	Final Payment	Monthly Amount	Interest %	Balance
Truist Loan	Monthly on 4th	Sept 2031 - \$445,713	\$ 6,216.34	7.90%	\$616,431.72
Personal Note (2020 Pump House)	Monthly on 1st	Feb 2027	\$ 2,191.28	6.00%	\$ 25,460.37
Personal Notes (2024 Golf Carts)	Monthly on 1st	Jan 2031	\$ 4,709.00	0%-6.5%	\$239,076.60
	Total Long Term Debt at	2/11/2026	\$ 13,116.62		\$ 880,968.69
	Total Long Term Debt at	1/21/2026			\$ 888,545.00
		Change from previous Treasurer's Report			\$ (7,576.31)
	Total Long Term Debt at	2/11/2026			\$ 880,968.69
	Total Long Term Debt at	2/12/2025			\$ 970,188.82
		Change from Last Year			\$ (89,220.13)
Accounts Payable					n/a
Truist Credit Cards					\$ 762.61

Marketing – Tom Cvikota

- In the process of working out the details for a Monarch banner on the outfield fence of the softball field.
- Requested that Communications send an email to all members regarding the patio brick program. Tom will get this document converted into the .pdf file format and send it to Bobbie.
- Suggested that Dawn make use of the back side of the menu insert in The Happenings to advertise specials each month.
- Thanked the new Board members for their participation and input in these Board meetings.

Membership – Jeff Scott

- Created a trifold color brochure highlighting The Monarch and the various membership packages. Each Board member was given a copy, and a supply is available in the Pro Shop.
- Had a productive meeting with his Precinct Rep to get a better understanding of the Royal Highlands view of The Monarch. At this point we seem to have a better relationship with the Royal Highlands Board and office and we are working together.
- Discussed with the Board the idea of reaching out to Royal Highlands for monetary support from each homeowner to increase revenue for The Monarch. After much discussion among the Board members, it was decided to put this on hold.
- Attended the New Residents meeting at the Rec Ctr and spoke regarding The Monarch and handed out brochures to those attending. I will be attending these meetings in the future.
- Suggested having a referral program: Any member who brings in someone who signs up and becomes a member will receive a free golf shirt from the Pro Shop. The Board agreed to be effective immediately.
- Recommended (and Max agrees) that we start offering group outings for charity purposes in the afternoons from April through October, possibly to include lunch or dinner. These would not conflict with scheduled member programs/tournaments. This is a means of guaranteeing extra revenue for the club. Board agreed.

Status Updates

Tim and Vicki Carey	from General Family to Equity Family	eff. 2-1-26
Larry and Linda Schultz	from Charter Equity to Limited Seasonal Equity	eff. 2-1-26
Lynn Dollar	Limited General Single	eff. 2-12-26

Building and Grounds – Keith Beile

- Fixed the door from the kitchen to the cart barn.
- Weather stripping into the cart barn and the entryway from the kitchen into the cart barn is complete.
- Patched hole around door to the kitchen. Waiting for the weather to get better to cover up the rest of the hole.
- Asked Max to ensure that signs be put up advising carts to stay on the path on all par 3's.
- **Thank you to Craig Moore and Gary Ritchey for all their help.**

Golf – Harold Beasley

Upcoming Events:

- Night Golf - Wednesday, February 18 - 6:00 p.m. We have 50 members to date signed up. We will have a pre-order form for appetizers for members playing in this event. This event is purely for fun, so there will not be any entry fee charged or any prize money awarded.
- Club Champion Tournament – March 4, 5, 7 – 8:00 a.m. shotgun start. Signup sheet will be available in the lobby in the next day or two.
- Member Guest Tournament – April 9, 10, 11. Committee is meeting regularly. Email will go out to all general members advising that applications are now open (since the deadline for Equity members has

ended). So far, we have 58 men and 26 women signed up. We will have door prizes and gift baskets again this year, and vendor gift packages for each participant (as was done last year).

Communications – Bobbie Iredale

- Continuing work on membership flyers for consistency.
- Received a letter from an equity member regarding several issues on the golf course that need to be addressed by the Board: driving in separate carts, fivesomes on the course, golf attire, and carts on cart paths and away from the greens. Max will address each concern and implement a plan to resolve them. The Board appreciates the member highlighting these issues to help improve our golf course.

Meeting adjourned at 9:30 a.m. The next Board Meeting is scheduled for February 27, 2026, at 8:00 a.m. in Mtg Rm A at the Rec Ctr.

Respectfully submitted,
Esther Patterson