

2025 N.C.C. Annual Stockholder Meeting Minutes
Tuesday, June 10th, 2025 @ N.C.C. Clubhouse

Vice President Kevin Kramer called the meeting to order at 7:00 p.m. Board members present: Brian "Luc" Connor, Tom Wojnowski, Larry Poe, Kevin Kramer, Ken VanCleve, and Scott Swosinski. Also attending: Vicki Koch, Chuck Enders, Rob Chrisman and 20 other members. Excused absence: Jesse Kern.

The Board members introduced themselves to the attending members.

- 1) Approval of the Agenda - Motion by Greg Patrick, 2nd by Don Prueter.
- 2) Approval of 2024 Minutes - Secretary Tom Wojnowski read the 2024 minutes. Motion to approve by Chuck Enders, 2nd by Al Harrison.
- 3) Committee Reports: Kevin began by bringing up 3 points of interest. 1) Thank you to all the members, without your support and patronage, the course wouldn't be what it is. 2) Thank you Vicki with her staff and Rob with his staff. Rob had the lightning strike issues that fried the computer to the watering system last year and he was out here turning valves by hand to keep the course watered and in good shape. Vicki has and continues to do an excellent job with the food, beverages and pro shop. 3) Thank the entire board for their service and to highlight Tom, Ken & Scott for going above and beyond through the winter helping with the renovations by taking the stalls out of the bathrooms, painting, fine tuning trim and a lot more to help the course save money. They put a lot of hours into all the work done over the winter. (I, Tom, would also like to acknowledge Vicki & Rick Koch and Donna Swosinski for their help throughout the winter project. Many hours volunteered for the good of the club)

Building & Grounds: Tom Wojnowski - We have done a lot of work on the clubhouse and grounds this past year. On the grounds we've installed new netting and poles throughout the course, a new cart wash concrete pad and new fencing, which continues to be added and upgraded. Carpet City of Rhinelander repaired sub-flooring and installed new flooring throughout the building including new tile in the kitchen and bathrooms, carpet tile in the pro shop and entry and new vinyl pvc in the dining room, Vicki's office and the bar room. We installed new lighting in the dining room, painted the walls and ceiling, installed new bathroom sinks and counters and cleaned all the kitchen equipment. Palubicki construction installed new wall board in the kitchen to give it a brand new fresh look.

Financial: Chuck - Our new CPA could not make the meeting and did not have the annual report together for our stockholders so Chuck put together an un-audited summery to show the stockholders the condition of the Club. He then explained the figures on the balance sheet from 2024. We purchased 3 nice pieces of equipment to add to our assets, a Greens Mower for \$82,048.91, a Sprayer for \$82,531.36 and a Tiller for \$3,159.73. We also prepaid for our new carts that we received this year so that helps our depreciation and our tax liability. Our total assets are \$895,342.40. Our original note at the bank is down to \$22,537.37 and most of the \$1,700 payment is now principle so that loan should be gone in the next year or so. We pay \$2,000 per month on the new equipment loan which is now at \$157,865.58. Our total liabilities at this time are \$200,643.73. Al Harrison asked when we could expect an

official report from the company? Chuck responded “our hands are tied and it’s up to Derek” as to when we will receive the report. If you would like to see the full report, please see Vicki at the clubhouse. He then went over the Income Statement and highlighted the differences between 2023 and 2024. Please see Vicki at the clubhouse for the 2024 Income Statement. The Club is doing well. Chuck also brought up the fact that Donna Swosinski was also part of the winter help with staining, painting and cleaning. Debbi Paul does a fantastic job on our landscaping.

Personnel: Larry Poe - Thank Rob for doing an excellent job, he has his staff back and if you have any issues or questions he usually takes care of them. Vicki continues to do an excellent job. She has most of her staff back along with some new hires that are doing a great job. Don Prueter made a motion to accept the committee reports, 2nd by Greg Patrick. Motion carried.

4) Old Business: - None.

5) New Business: - Paul Doern mentioned the water cooler has been removed from hole #15, can that be replaced? The structure it was mounted to is gone so we will need to install a stand or something to return the cooler. Tom Paul brought up the issue of having some of our rental carts in front by the event calendar board and can they be moved as not to be such a congested area. Discussion followed and the board and Rob will try to find extra spaces to place the carts.

Stockholder Concerns: Paul Doern brought up the issue of fixing the cart path on #5 tee area across the culvert. Discussion followed with a few ideas to remedy the problem. We will continue to look into options. There are a bunch of holes on the fairway near the pond on #13, do we know what made them? Rob thinks it’s birds pecking for grubs, it’s not skunks.

6) Election of Board Members: There are 3 positions open for election. The positions are held by Kevin Kramer, Ken VanCleve and Larry Poe. Nominations were opened. Tom Wojnowski nominated Ken VanCleve, 2nd by Rob Chrisman. Ken accepted. Chuck Enders nominated Kevin Kramer 2nd by Don Prueter. Kevin accepted. Tom Thielke nominated Larry Poe, 2nd by Vicki Koch. Larry accepted. No other nominations were made. Tom Thielke motioned the nominations be closed and to unanimously accept the candidate results, 2nd by Chuck Enders. Motion carried. Each position holds a 3 year term. The current Board Members are as follows:

- a) Tom Wojnowski (re-elected 2023)
- b) Scott Swosinski (elected 2023)
- c) Luc Connor (re-elected 2024)
- d) Jesse Kern (re-elected 2024)
- e) Kevin Kramer (re-elected 2025)
- f) Ken VanCleve (re-elected 2025)
- g) Larry Poe (re-elected 2025)

Motion to Adjourn by Tom Paul, 2nd by Vicki Koch. Motion carried 7:49 p.m.

Thank you to all members attending for the input and ideas for your course! Anyone interested in being on a committee, please sign up with Vicki at the Clubhouse.

The committee's are as follows:

Finance Committee - Jesse Kern Chair, Scott Swosinski

Building & Grounds Committee - Kevin Kramer Chair, Tom Wojnowski

Personnel Committee - Larry Poe Chair, Luc Connor

Advertising Committee - Ken VanCleve Chair, Vicki Koch

Next Annual Stockholders' Meeting:

Tuesday, June 9th, 2026 7:00 p.m. N.C.C.