



NOTICE is hereby given that the ANNUAL GENERAL MEETING of The  
Moffat Golf Club will be held in the clubhouse  
on 7<sup>th</sup> December 2022 at 7.00pm

### AGENDA

- a. Apologies for absence.
- b. Approve 2021 AGM Minutes
- c. To receive the Report of the Committee of Management (COM) for 2022.
- d. To elect an Honorary Club Captain (John Harwood), Honorary Club Secretary (James Pocock) and Honorary Club Treasurer (David Loy).
- e. To elect members of the COM.
  - Kevin Quigley – proposed by David Jack seconded by John Harwood
  - Mark Woods – proposed by Allan Parkinson seconded by John Harwood
  - Keith Curry – proposed by David Loy seconded by Allan Parkinson
- f. To appoint Brian Orr as Honorary President, an Honorary Vice- President is not proposed at this time.
- g. Approval of Membership Fees. COM propose that the membership fee structure for 2023 is as follows:

Category	2022	2023
Ordinary	£459	£475
New Ordinary	£309	£375
Country	£349	£375
New Country	£249	£275
5 Day	£200	£250
Intermediate (Age 18-24)	£150	£175
Junior: 13 - 17	£25	£25
Social	£12	£1

- h. To transact any other business for which the required notice has been given.
- i. Open discussion and questions.



MINUTES OF ANNUAL GENERAL MEETING OF THE MOFFAT GOLF CLUB

HELD IN THE CLUBHOUSE

WEDNESDAY 1<sup>st</sup> DECEMBER 2021

7.30PM

WELCOME from Captain, James Pocock to attendees:

Joyce Duff, Andy Duff, Alistair Little John Harwood, Stuart Yeomans Bill Burnett Jim Mein, Brian Orr, Kevin Wilson, Alan Parkinson, David Loy Joy little, David Little Vin Harris, Alan Riddet, Sheila Riddet, Roger Porteous Caven Hyslop, Jean Hyslop, Alan Poynton, Andrew Edgar, Colin Roddick, Tommy Johnstone, Rob Horsburgh, Joyce Duff, Andy Duff

a) Apologies from Drew Fyfe, Ron Mann, David Jack, Arthur Rankin, Frances Harwood, Hamish Macleod, Ian Roddick, Bobby Ferguson, Rosemary Porteous, Brian Salmon, Darren Hunter, Michael Wilson, Lydia Burnett, Duncan Mackenzie, Ian Roddick, Steven Lough.

b) 2020 minutes approved.

c) COM REPORTS: Captain, Greens, Treasurer and Club Financial Accounts.

REVIEW OF REPORTS

The Treasurer provided a verbal update to members on the financial trading forecasts noting the potential for up to a £40k deficit 2021/22 due to investing around £60k in the Clubhouse refurbishment programme and around £12000 in the Course Winter Upgrade Programme, including essential works on the irrigation system

A Edgar enquired as to the upkeep of “The Hanging Man” to ensure good signposting and first impressions of the Club. David Loy updated that anew sign prior to 2022 opening day was being sourced and that the two other dishevelled signs on the lead up to the Clubhouse had also been removed and were being upgraded.

A Edgar enquired as to the reasons for increased printing costs. These were confirmed to be because of the rebranding and sponsorship boards which would pay for themselves.

A Little asked a question as to the value of the professional fees shown in the accounts and the increase in professional fees. It was explained this included payment to Savile’s of £1800 for advice in relation to the Downton proposal and £2200 for health and safety assessment and full report.

A Edgar enquired as to why Sundry Expenses had increased by almost £1200. This was as a result of costs incurred for Legionella Risk Assessment & Maintenance costs, Fire Extinguisher replacements and servicing, Transport costs for delivery of the new Greenkeeper welfare unit, New equipment for the games room, entry fee for the Milligan Trophy and other miscellaneous costs.

A Edgar enquired as to if the compressed air cleaner be re-sited and signposted away from the front of the building/locker room to keep the area a little tidier. David Loy confirmed this was included in the Winter work Programme and will form part of works to be undertaken when a new drain is formed across the car park to stop/minimise rain water flowing down onto the first fairway and down the access road.

A Little had enquired regarding the absence of the “no alcohol on the course” signage from the new information board and the inclusion of the rule within the Bye-Laws, particularly as it was thought a mixed competition had to be cancelled due to alcohol consumption on the course by a visiting party. It was explained that explained that Committee had agreed to the removal of this By-Law although they had not yet been formally updated and that like many other Clubs we were moving with the times. Going forward alcohol purchased in the Clubhouse would be allowed on the course. David Loy also stated the mixed competition had been cancelled due to slow play by a party of 24 on the course rather than alcohol consumption.

A Little queried the Secretary’s salary this was confirmed as actually being the Club Manager’s Salary.

A general discussion then took place regarding the role of The Club Manager, decisions taken to date and members confidence. Members recognised the success of the role undertaken by David Loy, thanked him for this, and welcomed the confirmation by the Captain that in recognition of the importance of the role and the effort being undertaken by David, Committee had agreed to making the role full time and ensuring that the position was included in the clubs annual budgeting.

#### d) ELECTION OF OFFICERS

The Captain thanked Duncan Mackenzie for his work in undertaking the role of Club Secretary and intimated that John Harwood had been proposed to take on this role. It was confirmed that James Pocock will continue as Captain with David Loy agreeing to continue as Treasurer, and John Harwood undertaking the Club Secretary role. No volunteers had come forward for the vice-captaincy.

#### 6) COMMITTEE OF MANAGEMENT

The Captain thanked those members of committee who were stepping down namely Ian Roddick, Jean Hyslop and Joyce Duff. Despite requests, no volunteers had come forward to sit on Committee. Committee was still quorate and would comprise Brian Orr, David Jack, Kevin Wilson, Allan Parkinson and Stewart Yeomans in addition to the Trustees. The Captain requested that should any member wish to serve on committee then to contact either himself or another committee member.

#### 7) HONORARY POSITIONS

The Captain thanked Vin Harris for his many years as President and support to The Club. Jim Mein was confirmed as President. The Committee will continue to seek a Vice President.

#### 8) FEES

It was agreed that fees remain the same as 2021 for all categories except Intermediate which will be increased to £150 to cover SGU and D&G Golf Association affiliation fees of £18.75.

A brief discussion took place in regards to the potential need to consider price increases during 2022 as a result of increased energy and inflation costs on the running costs of the club.

#### 9) AOB

A Riddet enquired as to plans to address the condition of the approach road and car park. The Captain agreed the issue of the road needed to be addressed and will form part of the Committee's discussions during 2022.

The Captain thanked all Members, Visitors and participants of the Quiz Night for their generosity in donating to the Captain's Charity: The Brain Tumour Charity. A total of £385 had been raised to date.

Opening day will be Sunday 27<sup>th</sup> March 2022 subject any restrictions.

## **Captain's Report**

Opening Day took place with a return of the traditional format, it was great to see many members on the first tee "supporting" the opening shot after the previous two years of restrictions.

Investment has continued in both the Clubhouse and the Course throughout the season. The ladies changing rooms received a long overdue refurbishment and were relocated to the previous visitors changing rooms. The club owes a significant amount of gratitude to Alan Riddet and Allan Poynton for the huge amount of effort that went into the refurbishment. And they didn't stop there, moving on to demolish the old changing rooms and prepare for the insulation and recladding of the outside of the Clubhouse.

The Greenkeeping team, under our Head Greenkeeper Iain Cameron has continued to enhance the quality of the course and its presentation. My thanks to Iain, Chris and Dan who richly deserve the overwhelming positive comments of members and visitors; a true reflection of their hard work throughout the season. The start of the winter programme has given an insight into what lies ahead – a trip to those inviting renovated bunkers on the first hole I feel may be on the card next season for me.

My thanks to Allan Parkinson along with all those who volunteer to assist around the course, particularly with the forthcoming winter programme.

A full season of competition took place with our Open Competitions attracting mixed numbers despite strong sponsorship. Once again Finals Day proved successful with a close fought competition in the Gents final. Congratulations to all the Prize Winners particularly our Club Champions Irene Johnstone and Kevin Wilson.

I would like to thank Kevin and the Golf Sub-Committee for organising the competitions and Prize Giving this year and all those who competed. A special mention to Andrew Edgar for his late call up as Master of Ceremonies at Prize Giving.

The Accounts, recognising continued investment in The Club, present a positive financial outlook but continue to underplay the significant effort undertaken by David as Club Manager and Treasurer. Rising costs and a challenging and competitive market means The Club needs to continue to diversify its income streams and minimise costs where possible.

Increased promotion of the refurbished Clubhouse as a venue for functions and dining has proved very successful and is a great reflection on the team and the quality of our catering. My thanks to Elaine, Courtney, Fiona, Joanne, and David for ensuring a professional and welcoming experience to all who visit.

During the season as part of an effort to generate additional income, The Club introduced FootGolf, originally intended for days where the course has traditionally been light on bookings. Whilst social footgolf may not have proven as popular as intended and despite a poor run of weather when they played at home, Moffat FootGolf Club brought new visitors to the town and Clubhouse, including national competitions The Scottish Masters and The Fight For The Flight. At the The FootGolf Association of Scotland national awards in October we were voted Best Course, a superb reflection on the quality of our course and views.

As mentioned in the Club Manager and Treasurers report, The Golf Sub-committee have reviewed the operation of FootGolf, taking on board the feedback already received from Members.

To help reduce costs, the 2023 season will see the us migrate from ClubSystems for the management of our membership and competitions to a system provided by Scottish Golf. The Scottish Golf system is included within our affiliation fees and will help realise a significant cost saving for The Club. Further details will be provided on how to access and use the new system when we have migrated.

I would like to thank my fellow Committee Members for all their support and invaluable contributions alongside all those who willingly give up so much of their time to volunteer around the course and the Clubhouse.

Special thanks go to Brian Orr as he steps down from Committee after many years. The support of Brian both as past Captain and his time on committee has proved invaluable as the Club has sought to move to stability.

I'm delighted that we have managed to attract some new members to the committee. It's important that committee is comprised of members who can represent all cross sections of the Membership and bring different skills and knowledge to help with the running of The Club. If you are interested in joining the Committee or sub committees to help out, then please let the committee know.

This season also sees Jim Mein step down from the position of President, I would like to personally thank Jim for all his support to The Club over many years.

The generosity of members, visitors and the participants in the David Jack Thursday Night Quiz enabled a total of £1,347 to be raised for my chosen Captain's Charity: The Brain Tumour Charity. My thanks to everyone who donated – for those that made a trip to the burn on the 18<sup>th</sup> and didn't have change – it's not too late to donate.....it is greatly appreciated.

Finally, I would like to thank you the Members, for your generous support to me as Captain over the past three years. If I'd only known what lay in store when Brian handed over to me at the 2019 AGM with the words "Good Luck".

I wish John all the very best as he takes on the Captain's role and I look forward to supporting him and The Moffat Golf Club as it continues to build a sustainable future.

**James Pocock**

**Captain.**

## **AGM 2022 - CLUB MANAGER / TREASURER REPORT**

This report should be read in conjunction with the Income and Expenditure Report as prepared by Carson & Trotter, Chartered Accountants, for the period 1 October 2021 – 30 September 2022.

### **Overview**

Despite a deficit of some £21,000 we have had a good trading year. My verbal forecast at last year's AGM, as based on the previous year's trading and with the refurbishment programme in mind, was for a much greater deficit (£30-£40k). Increases in visitor revenue, buggy hire and in particular catering sales softened the upgrade work costs.

We lost 46 members at the annual renewal period but gained as many during the season.

Open Competitions were a bit of a mixed bag with regards entry numbers. Despite excellent sponsorship and very good prize funds some were poorly attended and thus raising the question as to their ongoing viability. As a business we must do what is right for the Club financially.

The Greens Team have continued their fantastic effort with the ongoing development and management of the course. Their dedication and desire to provide a quality golf course is reflected in the phenomenal feedback received from visitors and members alike, throughout the season.

The Clubhouse continues to attract greater numbers for meals and private functions and we are now seeing real benefit to the investments made over the last 2 years in upgrading the Clubhouse.

The upward trend in trading appears to be continuing with catering sales already double on the same period last year (1 Oct to date). Advance bookings for our Xmas lunches, Party Nights and Private Functions over the winter months are already well up on last year. The Clubhouse and Catering team have to be highly commended for their ongoing efforts.

### **Footgolf**

During the summer we installed and operated a Footgolf course in an attempt to raise additional income during the quieter golf days. We invested around £1800 and opened up to social foot golfers on 6 afternoons. We also hosted the Footgolf Association of Scotland (FGAS) for 3 of their formal national events, as well as having a team, Moffat Footgolf Club, entered in the national league.

Suffice to say the social footgolf wasn't as successful as we would have liked, however the organised FGAS events did bring in some good income both in terms of playing fees, bar sales and catering sales. We realised around £4500 or a gross profit of around £2,000 after the set-up costs etc.

At the FGAS annual awards ceremony in late October, The Moffat Golf Club Course was voted the best Footgolf Course in Scotland. With 67% of the votes our Course is the outstanding FootGolf Course in the country beating some long established and highly regarded courses.

However, having assessed the viability of Footgolf, the Committee of Management has decided that the social aspect and league team aren't worth continuing. We plan to host only 2 organised FGAS events next year thus minimising member disruption but still providing good revenue.

### **Financial Summary**

Income for the year from all sources touched £251k whilst expenditure was around £272k, which I will now briefly explain.

The majority of our income was from the usual sources of Membership Subscriptions, Visitor Fees, Buggy Hire, Sponsorship, Catering and Bar sales.

We received £20,500 in Government Grants towards the new double-glazed doors and windows throughout the ground floor as well as the insulation above the Lounge and Dining Room. We also received around £23,000 in interest free loans repayable over 8 years.

The total costs incurred in Repairs and Renewals was £54,000 up some £42k on the previous year.

This included works to demolish the 'old' ladies locker room, the renovation of what was the Visitors Changing Room to form the 'new' ladies locker room and relocating the Condensing Unit on the flat roof. It also includes part payment towards the removal of the old plastic cladding around the Lounge and Dining Room and replacing it with 100mm external insulation and cement render.

These investments have turned the Clubhouse into a much warmer and more pleasant environment for our members and visitors to enjoy the views, a drink and/or our excellent catering service and this is reflected in the massive increase in bar and catering sales.

Three years ago, we experienced a trading deficit of some £4k in catering from a turnover of around £8,000. This year has realised a nett profit of around £8k - £10k from a £46,000 turnover, although much of this profit has been reinvested into new patio furniture, fridges, freezers, tables, chairs etc.

Bar sales increased by £12k on the year. There is a loss showing of £1400 in this category however Clubhouse salaries, as matched against Bar Sales, don't only cover bar wages. Staff have a number of tasks including managing bookings, visitor enquiries and Open Competitions all of which are revenue streams in their own right. It is worthy of note that the deficit on a like for like basis is some £7000 less than last year which is another positive indicator that we are heading in the right direction.

The Coop Community Fund which ran from November 2021 - October 2022 realised around £2500 which was used to instal the new practice nets. A massive thank you to all those who nominated the Club for their Coop Community Fund Donations. A big thank also to the Coop for accepting our application to be part of their Annual Fund. Only some £500 of this was paid to the Club during this financial year. We received £2000 in late October which is recorded in the 2022/23 financial year.

Course and Club Manager salaries increased considerably this year due to a full year Head Greenkeeper wage, an increase in the part-time experienced greenkeepers hours and the Club Manager role becoming a full time post.



A big reduction (£16k) was recorded in Machinery Repairs and Course Maintenance which was achieved through negotiations and moving to a different contractor. Electricity and Gas is up by some £4,000 due to increased usage and considerably increased charges.

All figures are available on the attached Accountants Report.

If anyone would like to discuss the content in the Accountants Report or in this report prior to the AGM please email [info@moffatgolfclub.co.uk](mailto:info@moffatgolfclub.co.uk) or call me on 07711634118 to discuss. Questions are preferred prior to the meeting if possible so that I can ensure you get an accurate answer.

### **Going Forward – 2022/23 Season**

We are now entering year 4 of our 5 year Course and Clubhouse improvement plan and I am pleased to report that we are likely to complete the programme 12 months ahead of schedule. As previously stated our ultimate objective is financial stability, a quality golf course and maximised use of the Clubhouse and facilities.

The Clubhouse renovations and insulation programme of works are almost complete. The bar area will be refurbished this winter which will likely be the last of the big refurbishment/upgrade projects for the foreseeable future. The gents Locker Room remains on the long-term list but isn't financially viable at this time.

The Course Winter programme this year includes changes to the 17th Yellow/Red Tees by merging two tees into one and forming a new bunker beside the 6th green. Other works include removing the lower limbs from those trees not trimmed last winter, ensuring better course signage/ warning poles especially in the areas of the ditches on 10, 14, 15 and 16. Work has already begun on tidying up and/or reshaping a number of bunkers around the course. Not only will this enhance the look of the course it will considerably reduce the maintenance and grass cutting on the bunker banks. The two bunkers either side of the first green and the two in front of the 16th green have been done and the difference is clear for all to see.

The trees and bushes down the right hand side of the 18th fairway are being removed to open up the view from the 18th tee down towards the Clubhouse area.

### **Marketing and Social Media**

The marketing and social media strategy has undoubtedly proved successful again this year however we now need to look at widening our reach. We hope to set-up a Marketing Sub-group to help develop and drive our strategy.

### **Club Booking System and Website**

On 1 January 2023 we will move across to the Scottish Golf Union online booking system. We will also move our website across although there may be a slight delay in the 'go-live' date. Ongoing costs to remain with our current supplier, ClubSystems, would have exceeded £3500 for the next year. The SGU system comes as part of our annual membership fee and is effectively free. More information on this will be provided in due course.

### **Fundraising**

It is intended to make applications for Windfarm/ Lottery funding to assist with

- Purchase of new course machinery
- Upgrade the access road and instal proper drainage
- Potentially develop the Games Room into rentable accommodation.

## **Volunteers**

On behalf of all members, I would once again like to express our extreme thanks and gratitude to all the volunteers who have assisted in one capacity or another throughout the year on the course and/or in the Clubhouse. In particular Allan Poynton, Ian Roddick, Sheila Riddet, Frances Harwood, Rob Horsburgh and Allan Parkinson who have all given many hours of their time towards the ongoing regeneration of The Moffat Golf Club.

Special mention to Alan Riddet who, once again has demonstrated his remarkable range of skills in progressing the Clubhouse refurbishment programme. Alan's dedication and diligence have ensured that the refurbishment programme is not only well ahead of schedule but he continues to save the Club many thousands of pounds in labour costs.

## **Conclusion**

Yet another excellent team effort has ensured real progress on our expansive upgrade programme both on the course and in the Clubhouse. We may have experienced a trading deficit this year but this was much less than forecast.

We are building something very special at The Moffat Golf Club and with the continued support of members, our very generous sponsors and our ever increasing catering and visitor income we can realise long term financial stability, with an excellent golf course and clubhouse facilities.

Thank you all for your support throughout the last 12 months

**'David Loy'**

**Club Manager/ Hon. Treasurer**

## Greens Report for 2022 A.G.M

Mild weather in the early part of the year saw the 'Summer' greens in play for most of the time which is testament to the work done on them since the employment of Iain as our Head Greenkeeper ably supported by Daniel and Chris.

The 'Winter Programme' for 2021 continued into the new year with more tees being levelled and re-turfed and now they have all bedded in exceptionally well.

Work also carried on with the upgrading of paths with those leading from the 2<sup>nd</sup> and 15<sup>th</sup> tees being lifted, widened and relaid. Further work on paths is scheduled for this winter.

The area between the 12<sup>th</sup> and 14<sup>th</sup> fairways, where storms had brought down nine or ten trees, was cleared and made safe for wayward golfers by a combination of a professional tree surgeon and numerous volunteers. A big thank you to everyone who helped the greens staff. The trees left standing had their lower limbs removed to a height of 7 feet, again for the protection of golfers looking for their balls. Similar work was also carried out on the trees on the left hand side of the 4<sup>th</sup> fairway. Some trees have been removed in the O.O.B area adjacent to the 18<sup>th</sup> fairway to give a line of sight from the tee to the practice putting green and patio area outside the clubhouse.

The dry spell in Spring unfortunately coincided with one of the irrigation pumps packing in and the greens team spent a great deal of time watering the greens manually until the system was up and running again by the end of April.

Footgolf arrived at Moffat in this year with 18 holes installed around the course with the intention of hosting Scottish Footgolf competitions and social events. Despite concerns from members about damage to the course not a single incident was observed.

The presentation of the course for Footgolf impressed players and officials so much that at the end of season awards ceremony Moffat was voted the best course in the whole of Scotland. Praise indeed and the credit for that lies with the greens staff who, throughout the year, kept the course looking immaculate.

At the end of September the greens were hollow cored and sanded in a period of a couple of days and the speed at which they recovered was remarkable. The effect of this and all the work done on the greens, mostly unseen by the membership, is such that a flooded green will drain within an hour of rainfall ceasing. We have had some torrential rainfall in the last few months yet all the main greens have been playable and the course never closed. As always work will continue to reduce thatch within the greens.

New 'Out of Bounds' posts have been positioned around the practice putting green, to the left of the 14<sup>th</sup> tees and also down the left hand side of the 18<sup>th</sup> fairway, giving the course a more defined look.

To further improve the look of the golf course the area to the right of the 14<sup>th</sup> tees has been cleared, edged with logs and filled with bark chippings all at no cost to the golf club.

Work on reshaping bunkers has started, with the two at each of the 1<sup>st</sup> and 16<sup>th</sup> greens and one short of the 14<sup>th</sup> green already completed. Work is also underway creating a new pot

bunker to the left of the 6<sup>th</sup> green. The levels of the red/yellow 17<sup>th</sup> tee have been reduced from three to two which will assist cutting and maintenance in the future.

As mentioned in the Treasurer's report, our costs for maintenance and repairs to machinery are considerably lower than in previous years due to a change of contractor, which is a massive bonus.

Throughout the past 12 months I feel the golf course has been presented, for members and visitors alike, better than ever before and next year will see further improvements.

**Allan Parkinson**

**Greens Convenor**