



Knighton Heath Golf Club Ltd

Annual Report & Financial Statements

Year Ended 30th June, 2011



Knighton Heath Golf Club Limited

NOTICE IS HEREBY GIVEN that the 35th Annual General Meeting of Knighton Heath Golf Club Ltd will be held on Thursday 20th October, 2011 at the Club House, Knighton Heath Golf Club, Francis Avenue, Bournemouth, BH11 8NX at 7.30p.m. Only those who are current playing or country members on the Register of Members will be entitled to vote.

AGENDA

1. Apologies.
2. In Memoriam
3. To confirm and approve the minutes of the 34th Annual General Meeting of Knighton Heath Golf Club Ltd held on the 21st October, 2010.
4. To receive the Chairman of the Board of Management Committee Report.
5. To receive the Financial Directors' Report for the year ended 30th June, 2011.
6. To receive the Captain's Report.
7. To appoint the Auditors for 2011/2012.
8. To elect the Captain.
9. To elect the Vice-Captain
10. To elect at least 4 directors.
11. Any member's or committee proposals.
12. Any other business of which notice must be given in writing to the Secretary at least seven days prior to the date of the Meeting.

NOMINATIONS

The following nominations are required:

1. Captain
2. Vice-Captain
3. At least 4 Directors

Forms of proposal will be available in the Secretary's Office. **ALL** nominations must be received by the Club Manager in writing at least 10 days prior to the AGM in accordance with Rule 21.

Votes by Proxy Any registered members who are unable to attend this meeting may appoint a Proxy to vote on his or her behalf. A letter of application must be made to the Club Manager for a proxy nomination form and must be returned to the office forty-eight hours before the time of the meeting. The Proxy will then be required to sign the register at the meeting.

Board of Directors (The Committee) - the retiring and resigning members of the Committee are:- Mr. Peter Samuel, Mr. Kevin Way and Mr. David Jackson and Mr. Way is available for re-election.

The remaining Committee Members are:- Mrs. D. Lennon, Mr. G. Taylor and Mr. J. Coe.

September, 2011

G. Davis, Club Manager and Company
Secretary



Minutes of the 34th Annual General Meeting of Knighton Heath Golf Club Ltd held on Thursday October 21st, 2010 at 7.30pm at the Clubhouse, Francis Avenue, Bournemouth, BH11 8NX, (to be approved at AGM October 20th, 2011)

Apologies

99 members were present and there were 27 apologies from D & D Barrett, P. Stewart. J. Short, D. Procter, R. Clarke, S. Durham, A. Tainsh, A & J Ogden, R. Underwood, R. Gurman, J. Harris, A. Weeks, J. Way, A & L Notley, P & J Frampton, W. Carmichael, L & J Elliott, P. Charters, C & P Chard, J. Hall and J. Farrar.

In Memoriam

All those present stood in silence in memory of all long-standing and well-respected members who had passed away since the last meeting.

The President, Bill Kennedy, then opened the meeting and confirmed there were no non-voting members present. He welcomed all those present and also Mark Magrath of our auditors Harrisons. He also confirmed the reason he chaired the meeting as President rather than the Chairman was because this was written in the club rules and the Club's Memoranda and Articles of Association.

Minutes of last meeting

Ken Doidge proposed acceptance of the minutes of the last meeting dated October 15th, 2009 and Hazel Iveson seconded the motion, which was carried. There were no matters arising.

Chairman's Report

The Chairman, Peter Samuel, added verbally to his written report. He reminded the members we are in a recession and the leisure industry is affected by this. He praised the work of the previous Management Committee and said this was being continued by the current team. Investment in the course and club will continue in order to maintain its position as one of the best in Dorset. He added that bar and catering continue to do well and the office is now open on alternate Saturday mornings. He thanked all staff at the Club and the Professional and his team. The Management Committee welcome comments and suggestions from members for consideration. He also congratulated Peter Keeping, Linda Pickford and Rod Baggott for their work as captains and also Barry Channon for his work with the juniors. He wished incoming captains Steve Howlett, Debbie Knight and Mike Durrant all the best for their year as captains. Thanks were also due to the hard-working members of the current Management team and he concluded by thanking Barry Fincham for all his hard work over the last 6 years on the committee. Susan Burke asked what the annual subscription might be if we took no green fees and the Chairman said they would be around £960 - £970 p.a. Acceptance of the Chairman's report was proposed by Eric Hiscock and seconded by Rod Baggott and all were in favour.

Financial Director's Report

Debbie Lennon summarised the main points from the annual accounts, which show a profit for the year of £37000. As we are down on membership numbers, we have had 2 Open days which should prove to be successful. Mark Magrath of Harrisons added that the club is making a profit but is continuing to invest in the club. These are

difficult times and in such times people spend less and it is generally the leisure industry that suffers. The club has generated a surplus, covered costs and continues to be in good shape. Dennis Gritt said the club should invest in a sound system that works. John Evans said the club should consider a £30 bar levy and some alternative views were expressed on this subject. Dennis Gritt proposed acceptance of this report and Linda Levens seconded this and it was approved.

Captain's Report

Peter Keeping added to his submitted report by wishing the incoming captain Stephen Howlett all the very best for his year in office and he hoped all the members would give him their full support. There were also mentions for juniors: Jack Baker who is the Peter Alliss Young Masters under 14 champion, Jordan Howlett who is the county under 15's champion and Fay Carpenter with Chloe Stanley who are now a members of the girls county birdie squad. Fay has also been accepted for South West squad training.

Appointment of Auditors

Ian Dibblin proposed that we appoint Harrisons once again as our auditors and this was seconded by Hazel Iveson and carried.

Election of Club Captain

Peter Keeping proposed Stephen Howlett and this was seconded by Roger Gell and carried. Stephen thanked the members for electing him and said he had been a member of 10 years standing. Any concerns or reservations the members may have should be referred to the captain and he thanked Peter Keeping for his tutelage and said he was looking forward to his year in office.

Election of Vice-Captain

Stephen Howlett proposed Bill Lennon and this was seconded by Peter Keeping and was carried. Stephen added that Bill was a good clubman, listener and contributor and was a good asset for the club.

Election of Directors

A maximum of 4 and a minimum of 2 directors were sought. Barry Fincham had resigned after 6 years and thanks were offered to him. Candidates were:

Dave Jackson – proposed by Peter Keeping and seconded by Peter Samuel

Roger Gell – proposed by Tony Bartlett and seconded by Peter Langsmead

Jonathan Coe – proposed by Peter Samuel and seconded by Tony Roberts

All were elected unanimously.

Member's Proposals

There was one proposal which was proposed by Rod Baggott and seconded by Colin Rickman. Mr. Baggott explained that whilst he was happy to propose the item, Mike Durrant would speak in favour of it, which he did. The proposal was to amend rule 8a regarding the structure of the Captain's Committee and in particular to amend section iii from "the captain of the senior section" to "the captain of the senior section plus one other seniors' representative to be selected by the seniors captain." General discussion then followed and the Club Captain said that he would be willing to help the new senior's captain as much as possible if the issue was the lack of continuity. It was also pointed out that the committee could also co-opt additional members if it so

wished. When put to the vote, 4 members were in favour and the majority of the rest were against and so the motion failed.

Any other business

There were 3 items of AOB to discuss which had all been received in accordance with the rules.

- a) Mike Gunn e-mail – Mike asked when the club is to make available the hire of golf buggies through the pro shop or other source. He commented that we are the only golf club in Dorset where this facility is not available. He felt it would be an advantage for members and visitors and in time would increase income for the club and make a more enjoyable game for all. After a brief discussion it was agreed the Management Committee would consider this proposal at their next meeting.
- b) Les Tanswell asked if the club would consider the purchase of a unit like the present trolley store with power points for chargers. This to be used for renting to users of ride-on buggies in order to avoid them having to tow buggies to the club and taking up 2 parking spaces. He suggested that after the initial cost is recovered via rental, this would provide income for the club in the future. Les added that he would be prepared to loan the club £2000 interest-free towards the purchase of a unit. After further discussion it was agreed this would be considered at the next Management Committee meeting.
- c) Gordon Frampton sent a letter with three other signatures on it together with an additional 21 names, (but no signatures). He raised the issue of the unacceptable number of competitions being played on Sundays and to ask for explanation and commitment to this being significantly decreased. He referred to the number of members who gather on a Sunday morning for general play rather than in competitions. He said there had been an increasing and unacceptable number of competitions being arranged on Sunday mornings and with the tee being closed early, that excluded many people from playing in general play. His letter asked what research had been undertaken to establish why 30 members had decided to leave and he suggested that if the trend of Sunday closures continued there is a good chance the club may lose many more. General discussion then followed on the points raised and it was agreed the letter should be discussed at the next Handicaps and Competitions committee meeting.

Bill Kennedy closed the meeting at 20:55 hrs. by thanking all those who had attended, to Graham Taylor for his Greens report, to Mark Magrath for attending on behalf of our auditors, to the junior committee and for the achievement of GolfMark, to Barry Channon, David Miles and Barry Mutter for all their hard work, the Management team, Trish and Sandra for their efforts and to all the Directors. He concluded by saying that if anyone had any burning issues they wished to raise then to speak with the Chairman, the Captain or the Club Manager who will all listen and help wherever possible. He also endorsed Roger Gell's congratulations of the Carpet Barn over 50's team on their victory, beating Barton-on-Sea in the final.

The next AGM is scheduled for October 20th, 2011 at 17:30 hrs.

Guy Davis

Club Manager

October 21st, 2010



Chairman's Report AGM 2011

Yet another year bites the dust. I can't believe that 8760 hours have passed since my last report. The last year has again been very interesting and challenging to say the least. The recession continues to affect many areas, especially the leisure industry. However, Knighton Heath Golf Club marches on. Competition for new members is still very competitive locally but KHGC still attracts new members. At this point in my report, I want to take this opportunity to thank all existing members who have renewed their membership and remained loyal to the club. Thank you for the friendliness you continue to show to new members and visitors.

During my time at KHGC, I don't think I have ever seen the course in better condition. Many members, who have been here far longer than me, also agree with my comment. Therefore, congratulations to the ground staff, led by Roger Myatt for doing such a great job. Unfortunately, we have said farewell to Roger who has moved to the sunny North of England. Our very best wishes for a happy future go with him. The Management committee is, of course, looking to find a suitable replacement.

As mentioned, it has been another challenging year; however, I am pleased to advise that we have managed to show a small surplus in the annual accounts, having bought new furniture and carpets for the restaurant and lounge, made improvements with energy savings and invested in new machinery for the course. So to the future! We are still carrying out research for buggy storage, both single seat and the two seat buggies and hope to be in a position to move forward on this item as soon as possible. Meetings have been held with a local company to look at the possibility of land/soil fill at the practice area. The reason for this is to make needed improvements to our practice area and hopefully receive some payment for the club from the Land Fill Company. Let's not get too excited yet. Other items that the Management is looking at are improvements to the toilets and changing rooms. Lastly but most importantly, we will continue to make further improvements on the course, after all, that's why we are members at KHGC. All of the above items were proposals received from members in the club survey.

There is no doubt that the coming year will prove to be another challenge but with the direction of wise decision making by your directors and the support of members, Knighton Heath Golf Club will move forward.

I take this opportunity to thank all the Directors of the Management Committee for giving their valuable time to the club. Also, I acknowledge the efforts of all staff of Knighton Heath Golf Club. Guy Davis and the girls for the efficient work carried out in the office, Sandra and staff for good service with Bar, Trish and staff on excellent cuisine and David Miles and assistants in the pro shop.

I believe that KHGC remains to be an excellent club and has a bright and exciting future.

Peter Samuel
Chairman



Financial Report AGM 2011
To the Members of Knighton Heath Golf Club

This report covers the penultimate year of the Club's five year Financial Plan. The majority of the initiatives outlined in the plan have now been purchased or implemented.

Resume of the Past Year

We continue to operate in a period of recession. We have had to consider innovative ways of attracting new members in a very competitive market and we were successful in this as we started the year with around 500 full fee paying members and in May 2011 this had risen to 550. This figure unfortunately fell to 489 after renewals on the 1st July 2011. We expect a number of members not to renew every year and this figure is in line with our expectations.

This year we have again continued to manage Cash flow within plan and without any use and importantly the cost of the Overdraft facility.

Improvements to our facilities saw a considerable refurbishment of the lounge, dining room and bar areas which included the purchase of chairs, tables, carpet and blinds. Other capital expenditure included investment in new Greens machinery and new equipment for the kitchen. Investigations into the provision of water via the bore hole were unsuccessful but I am happy to report that this resulted in no cost to the club due to the contract which was negotiated with the contractor at the outset.

The results show that, despite the recession, the Club to be on a sound financial footing. I am pleased to report that the Club made a small surplus of income over expenditure of £4k.

Total Income at £472k is £25k adverse to Budget. The vast majority of our income comes from Subscriptions, Visitors Green Fees and Societies and the results for all these income streams were lower than budgeted. In addition Bar figures show a small loss for the year but an improvement over last year results. Catering figures show a very small surplus for the year which indicates that the pricing of our functions and food is correct as it is the intention of the Management that Catering should aim to break even.

On the cost side we have a favourable variance of £20k to Budget. Expenditure continues to be tightly controlled by our Managers within all areas of the Club and all areas ensured that they spent less than their budget in order to ensure that we did not make a loss for the year. It is very important that our club continues to demonstrate that it is able to manage its finances robustly and that we make a small surplus each year. Our ability to obtain loans from the Bank depends on us being financially sound.

I would like to thank the Management Committee and the Club Managers for their ongoing support and look forward to what will be no doubt be another challenging year.

Debbie Lennon ACMA



Captain's Report AGM 2011

Well, what a rollercoaster! That's the only way I can describe the road I have travelled as your Club Captain. Captain's Drive-In on the one hand, seems such a long time ago, yet on the other, it seems like only yesterday.

I have encountered much during my year but what is most important is what I have learned. I have learned how diverse the needs of the members are and how understanding we need to be of each others' priorities and preferences. I have learned how times change, Laws change and Rules change and the need to embrace change. I have learned that without the goodwill of very many of our members, our busy calendar of events would not be possible. I have learned to listen. To listen with an open mind and encourage debate. Most importantly, I have learned what a huge honour and equally what a huge challenge, it has been to be your Captain and I thank you all unreservedly, for bestowing the title upon me.

I would now like to refer back to my monthly report from April of this year: -

"Now that we have truly realised the onset of the spring season, we can begin to put behind us the long and challenging winter we have all endured. Knighton Heath Golf Club is blessed with very many loyal members and together with our robust strategy to encourage new members we find ourselves in a well respected position. The coming months, however, offer their own challenges. All four sections of our golf club enter teams into various events throughout the golfing calendar and the more we succeed the more demanding our teams become on the fixture list. At this early stage of the coming season I would urge all members to support our club teams and if the needs arise through our own success, to alter, add to, or amend the published fixture list, we will all understand that it is only due to the continuing success of our wonderful golf club. Here's to a very successful 2011."

My sincerest thanks go to all those people who have made all of this a reality throughout the year. Who are 'all those people?' – every single person associated with Knighton Heath Golf Club; Members, Volunteers, Officers, Management and Staff. I would like to pay special tribute to our many Volunteers, our Members who, through loyalty and goodwill make things happen; they are so much more than volunteers; they are facilitators.

Our Section Captains and Team Captains epitomise this group of facilitators and these are the people I wish to recognise for special thanks this year. Their names are listed below and followed by examples of their reports:-

Ladies Captain - Debbie Knight
Ladies Vice-Captain - Lynn Scoones
Seniors Captain - Mike Durrant
Juniors Captain – Daniel Haymes
Scratch Captain - Steve Frost
Hardy League "A" - Steve Frost
Hardy League "B" - Rob Williams

Friendlies - Peter Keeping
Carpet Barn "A" - Roger Gell
Carpet Barn "B" - Chris Langston
Dorset League - Chris Ballard
Mixed Matches - Bill Lennon

Scratch and Hardy "A"

The Club's Scratch and Hardy "A" teams have performed brilliantly this season. The Scratch side fought their way to the final of the Beckford Bowl event, the premier team event in Dorset, Hampshire and Wiltshire. On the way to the final they defeated Dudsbury, a very strong Weymouth side, Lyme Regis and an exceptional Hayling Island team in the semis. However we were punching above our weight when meeting Parkstone in the final, (a team with three plus two players and the rest not far away from that!!), and lost by a convincing margin. However, it was a great effort to get that far, and we were certainly better than when we made the final in 2003.

As for the Hardy "A" team, the main objective was to make sure we stayed in Division 1 again, but to our surprise we managed to be runners up to Meyrick Park which again is a superb effort and a good showing throughout the season.

This is a very short synopsis of the many matches played this season. We won't forget the great effort put in by all the players selected, I personally would like to thank you all. To the new players in the Scratch team, that's the best result I have seen from new players and I hope we do as well in the future, those that are 'knocking on the door' your chance is not far away. Along with the players, I would also like to thank those who supported us through the season, the club and members for giving us the time to play in our home matches, to catering, bar and greens staff for all their tremendous help and assistance, the Pro's staff (and Barry Channon) for providing us with so many good low handicap juniors, and once again all the players who are too numerous to mention, you know who you are!! It's been a great season for us all.

Steve Frost.

Hardy "B"

As captain of Hardy "B" this year, we had a very solid performance in the league. We won 4 and lost 4 games which left us still in Division 2. We are in the Final of the Hardy "B" cup which is played home and away against Ferndown Forest. The first leg was at home on the 25th of September and it resulted in a win for us! The second leg is to be arranged.

Rob Williams

Friendlies

There are two matches still to play. The results so far are: Played ten, won eight; lost two.

Thanks are due to all members who have participated in the Friendlies.

Peter Keeping.

County

Jordan Howlett, County U16 Scratch Champion played for the County Colts and County Juniors Under 18s.

Daniel Haymes played for the County Juniors Under 18s

Ashley Colloff played for the County Juniors U18s

Jack Baker played for the County Under 14s

It has been an excellent year of achievement in which we have again excelled both as teams and individuals. Congratulations to all.

I would now like to take this opportunity to thank everyone who participated in my Captain's Day and also those that attended my Summer Dance. Both events were a huge success and helped raise significant sums of money for my chosen charity, Julia's House. Many thanks for your generosity at those events and throughout the year.

The Summer Dance was a 'sell-out' Social Event which was a tribute to the Social Committee who work very hard to provide a varied calendar of events. The Captains' In-Out Dinner on October 22 is already a 'sell-out', so for future events you will need to book early to avoid disappointment!

Finally, I would like to thank my vice captain, Bill Lennon, for all his hard work, support and contribution during my year. I am sure you will make Bill's year as memorable as you have made mine.

Steve Howlett.
Club Captain



Greens Report

2011 has been an excellent year for our course with greens being some of the best in the area and our fairways showing a vast improvement. All of this is mainly due to our hard working greens team that had been headed by Roger Myatt.

Roger has left our employment after ten years of dedicated service. He leaves us with many improvements to our course and the foundation laid for more improvements to come. He will be missed, but we wish him well in his new employment.

A root pruning machine was purchased this year to try to control the ingress of roots into the playing area. This appears to be a wise purchase but only time will tell.

Tree removal and canopy raising will be an ongoing program in order to maintain the playability and condition of our course.

Our attempt to find water from a bore hole was unfortunately a failure; this was due to a layer of green sand which contaminated the water that was found. The deal that we had with the drilling company was '*no water, no pay*' and so we incurred only minor expenses.

I would ask all of our members that after raking bunkers to please leave rakes with the heads placed well into the bunker and the handles pointing out. If this is done we will all enjoy the game to a greater extent.

Graham Taylor
Greens Chairman