



# **Knighton Heath Golf Club Ltd**

## **Annual Report & Financial Statements**

**Year Ended 30<sup>th</sup> June, 2010**



## **Knighton Heath Golf Club Limited**

NOTICE IS HEREBY GIVEN that the 34<sup>th</sup> Annual General Meeting of Knighton Heath Golf Club Ltd will be held on Thursday 21<sup>st</sup> October, 2010 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 33<sup>rd</sup> Annual General Meeting of Knighton Heath Golf Club Ltd held on the 15<sup>th</sup> October, 2009.
4. To receive the Chairman of the Board of Management Committee Report.
5. To receive the Financial Directors' Report for the year ended 30<sup>th</sup> June 2010.
6. To receive the Captain's Report.
7. To appoint the Auditors for 2010/2011.
8. To elect the Captain.
9. To elect the Vice-Captain
10. To elect a minimum of 2 directors and a maximum of 4.
11. Any member's 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. Up to 4 x Directors

Forms of proposal will be available in the Secretary's Office. **ALL** nominations must be received by the Secretary in writing at least 10 days prior to the A.G.M. 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 Secretary 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. Barry Fincham and Mr. David Jackson and Mr. Jackson is available for re-election.

**The remaining Committee Members are:-** Mr. P. Samuel, Mrs. D. Lennon, Mr. G. Taylor and Mr. K. Way.



**Minutes of the 33<sup>rd</sup> Annual General Meeting of Knighton Heath Golf Club Ltd held on Thursday October 15th, 2009 at 7.30pm at the Clubhouse, Francis Avenue, Bournemouth, BH11 8NX.**

**Apologies**

62 members were present and there were 21 apologies from N. Benstead, C. Corder, E. Hiscock, R. Willetts, L. Willetts, P. Samuel, S. Wheatley, B. Wheatley, D. Lennon, W. Lennon, D. Jackson, R. Gurman, J. Elliott, L. Elliott, J. Basley, P. Anken, R. Anken, L. Notley, A. Notley, M. Durrant, P. Smith and M. Iddles.

**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 who the voting members were. He congratulated the Management team on an excellent set of results and the greens team for a superb golf course. He also referred to an incident of late and asked all members to be as welcoming to reciprocal players as they would expect themselves.

**Minutes of last meeting**

Ron Appleyard proposed acceptance of the minutes of the last meeting dated October 30<sup>th</sup>, 2008 and Reg Underwood seconded the motion, which was carried. There were no matters arising.

**Chairman's Report**

The Chairman, Colin Chard, added verbally to his report and talked about the difficult recession, the surplus for the year, running the club as a business, future plans, membership numbers and subscriptions, directors' responsibilities, the trolley shed, bar and catering successes and the golf professional. He finished by thanking Mel Hobson, Tony Goulding, Bill Kennedy and the whole committee for their hard work and he formally submitted his report for acceptance. There being no questions, Ian Dibblin proposed acceptance of the report and this was seconded by Ron Williams and carried unanimously. The President thanked Colin for all his hard work over the last 3 years.

**Financial Director's report**

In the absence of a Financial Director, Colin Chard added verbally to the report already submitted by Mel Hobson. He explained that Debbie Lennon had been covering this role but was away on holiday. He clarified how the surplus was achieved, being mainly due to increased subscriptions and bar and catering profits combined with cost control. He also talked about how the overdraft facility has not been used for 3 years, budget planning, the direct debit facility and pursuing outstanding debts and meetings with the club's bankers. Mark Magrath of Harrisons added that there would be challenging times ahead with membership numbers continuing to fall. He also gave much credit to all those involved in the bar and



catering for operating at a profit now, whereas as recently as 2006 a £34000 loss was recorded. Mike Levens questioned the £3604 profit made by competitions and he put most of this down to the £50 administration fee taken for each competition. He said it should be stopped as it was used to compensate for the fee paid to Paul Brown for running competitions. Colin Chard said on behalf of the Management Committee had no problem with it. Dennis Gritt praised the control of the cleaning costs and said the cleaners should be praised for the good work they do. Acceptance of the report was proposed by Ken Doidge and seconded by Don Cowan and was carried. Bill Kennedy congratulated Colin Chard for both of his reports.

### **Captain's Report**

Dennis Gritt referred to his report already submitted. He praised the superb state of the golf course and also congratulated the juniors on winning the Dorset KO title and for coming second at the South West championships. He referred to the ladies coming runners-up in both the Interclub and the Beales Bronze competitions and congratulated Mike Gunn for leading his team to the Dorset League title after 14 years of trying! He also thanked all the team captains for their support during his year. Mike and Linda Levens won the Dorset Mixed Foursomes handicap title and we also won the Leven Cup. He thanked the Management Committee for doing such a good job and the office for their support and loyalty. He said all they did was always in the best interests of the club and that if there were rumours spreading around the club, to talk to the office or committees to establish the facts. Thanks were also due to Rod Baggott for all his work with the seniors and to Dennis' wife Sonia for all her support. He thanked everyone for the experience of being captain and said he was leaving a great course, great competitions and great staff. Rod Baggott proposed acceptance of his report and this was seconded by Norman Ager and carried.

### **Appointment of Auditors**

Graham Taylor proposed that we appoint Harrison's once again, this was seconded by C.J. Appleyard and carried.

### **Election of Club Captain**

Dennis Gritt proposed Peter Keeping, this was seconded by Norman Ager and carried. Peter thanked the members for electing him and said it was an honour and a privilege. He asked for all members' support during the year ahead.

### **Election of Vice-Captain**

Peter Keeping proposed Steve Howlett and this was seconded by Graham Taylor and was carried. Steve said thanks to both his proposer and seconder.

### **Election of President**

Les Tanswell proposed Bill Kennedy and this was seconded by Colin Chard. Colin said Bill has been a superb President for the club and was very active in both the Management and Captain's Committees decisions, rule changes and his experience and knowledge was invaluable and he was an able arbiter. The proposal was carried.



### **Election of 3 Directors**

Debbie Lennon was proposed as Financial Director by Peter Keeping and seconded by Doug Procter, Peter Samuel was proposed for director by Tony Bartlett and seconded by Brian Wheatley and Graham Taylor was proposed by Doug Procter and seconded by Peter Keeping. All were duly elected. Bill Kennedy said that the Management Committee did have the power to co-opt other directors if it was thought to be necessary. Graham Taylor expressed his disappointment at the poor turnout of members at the AGM and also that so few members were prepared to stand for the positions available

### **Member's Proposals**

There were none.

### **Any other business**

Nothing was received for discussion.

Bill Kennedy closed the meeting at 20:25 hrs. by thanking all those who had attended, for all the reports submitted, Sandra Colmer for her assistance and to all the starters, course marshals, helpers at Opens, KO finals and in the refreshment tent, ball-spotters, Barry Channon the junior organiser and Doug Procter and the Handicaps and Competitions committee. He also thanked all those leaving office and wished the newcomers all the best.

Guy Davis

Club Manager

October 15<sup>th</sup>, 2009



### Chairman's Report AGM 2010

I cannot believe that it is nearly one year since I was elected to the Management Committee. How time flies when you are having fun! I would like to take this opportunity to thank the members of Knighton Heath Golf Club for having the confidence in allowing me to be your Chairman and the support and encouragement I have received so far. However, there might be quite a few of you who have never heard of me; my apologies and let us hope we get to meet some time. I would also like to thank the other Directors on the committee for giving up their valuable time to serve as part of the management. At present there are six directors on the Management Committee. For those who are not sure what we do, we meet once a month usually from 6.30pm to about 9.00/9.30pm. We discuss the business, finances and running of the club. Each committee member has a portfolio, i.e. Greens, Pro Shop, Catering, Bar, Finance, Building Maintenance etc. So you can see the directors will also be giving up additional time to look after these areas, especially your Finance Director.

This last year has been rather interesting. As you all know, we are caught up in a recession, life is a little hard for many and it looks likely that this will last for some time. Many golf clubs around the country are finding it tough, some are in administration, membership numbers of golf clubs are falling and so times are a little challenging at present. Many golfers do not want to be members of clubs and so the "nomad" golfer is able to play occasionally at the numerous pay and play courses available. Gone are the days when golf clubs chose their members, golfers now choose their clubs! Competition is strong. So how is Knighton Heath faring I hear you ask? Not bad! We are surviving and have again showed a small profit for 2009/2010 and your Finance Director will elaborate further in her report. We have invested in some new equipment for the course and so I hope Roger Myatt is a happy boy! We did some research on ways of saving on our heating bills and running costs of the club house and took the necessary action.

We are carrying out an investigation on a bore hole in order to save on our water bills and should this prove to be successful, we should make significant savings each year. Work should commence at the end of October 2010. The savings we hopefully make can be reinvested back into the course and club house. We also hope to invest in some new furniture and carpets for the club. So as you can see, we are investing your profits back into the club. However, we have to be cautious, especially with what I mentioned earlier in this report. The loss of a number of members at renewal was rather disappointing, however the good news is that new members continue to join.

The level of membership is crucial in order to run the club and keep our finances in order and continue to buy new equipment for the club. As your previous chairman stated, profit is not a dirty word. When a profit is made, it offers us the opportunity to reinvest back into the club. We must strive to keep the membership at a certain level.



Also, we want to continue to be transparent with our members, and this is why the extracts from the minutes of monthly Management meetings are now published. I would welcome your constructive ideas for the progress of the club.

Your Management Committee is united in that our priority for the members is the golf course. We want to see Knighton Heath continue to be one of the best golf courses in Dorset and so hopefully finance will always be available to improve your course.

To conclude, I acknowledge the efforts of all staff of Knighton Heath Golf Club and take this opportunity to thank Roger Myatt and his team for the fine work on our course, Guy Davis and the ladies for the good work in the office, Sandra and staff for good service from the Bar and club events, Trish and staff on excellent cuisine and catering and David Miles and assistants in the pro shop for their efforts.

Finally, we thank you the members for your support to the Management Committee and the friendliness you show to guests and visitors. Keep the good reputation we have going.

Peter Samuel  
Chairman



**Financial Report AGM 2010**  
**To the Members of Knighton Heath Golf Club**

The Club is now three years into its current five year financial plan. Improvements this year as detailed below remain broadly in line with the plan which is used by the current Management committee as a tool to aid future planned spending. Progress this year has been good despite the year to June 2010 having not been without challenges with leisure industries being those most affected by the economic downturn.

**Resume of the Past Year**

We started the year with 509 full fee paying members and finished with 576. We anticipated around 55 not renewing and in fact 70 did not renew. This year we have managed cash flow well within plan and without any use and importantly the cost of the overdraft facility.

This year we have seen improvements to our facilities within all areas of our club infrastructure:

- Investment in new Greens machinery
- Investment in new equipment for the kitchen
- Replacement of the bar till and software
- Cavity wall and loft insulation
- Replacement of the access system for the clubhouse
- New Club website

The Financial results show the club to be on a sound footing and I am pleased to report that the club made a surplus of income over expenditure of £37k compared to a budget of £4k.

Total income at £490k was £3k favourable to Budget. Whilst the Bar figures show a small deficit there was a surplus on Catering. Our auditors have commented that this was a “commendable achievement given the figures which were arising under these headings a few years ago”. This was despite the inclement weather we experienced during the winter which affected Bar and Catering results for a number of weeks. Subscription income was above Budget and in line with 2009 results.

On the cost side we have a favourable variance of £30k to Budget. Expenditure has been tightly controlled by Managers within all areas of the Club. A significant element of this cost saving was due to the deferral of the purchases and in particular new Greens machinery which resulted in a lower than planned depreciation charge for the year.

Since the start of the new financial year we have gained several new members. At the time of writing this report we are planning two open days in October. I am happy to report that we have received a good level of interest with 60 people already booked in for those days. Those attending will be encouraged to take up full membership. It is vitally important that all members continue to support Club functions and use our facilities. I would also like to advise members we now have a new incentive scheme





in place for referrals. It cannot be stressed enough the importance of maintaining subscription income levels to ensure the ongoing financial stability of the Club. Finally I would like to thank the Management Committee and the Club Managers for their ongoing support.

Debbie Lennon  
Financial Director



## Captain's Report AGM 2010

It is amazing how quickly time has passed during my year of captaincy. At the time of writing this report there are less than five weeks to go to complete my year. I have really quite enjoyed my year in office thanks to the generous support I have received from everyone on the captain's committee, particularly from Steve Howlett, my Vice Captain. My thanks also go to Rod Baggott for helping at play-ins and interviews and the seniors who came to social events and played in matches for the club. Mention is also due to Guy Davis for his efforts in continuing to attract new members to this golf club. Many thanks also to David Miles our professional and to Barry and other helpers who do sterling work in running the competitions and open events at this golf club. I must also mention more people who are instrumental in the smooth running of this club, being of course Jill and of late Tina, Trish and her staff in the kitchen and as usual Sandra and the bar staff who have been especially helpful towards me during the year. The course has continued to develop, thanks to the efforts of Roger Myatt and his team.

### CAPTAINS DAY

We had a magnificent entry, the weather was kind to us, food and drink was plentiful, and everyone had a very enjoyable day.

### OPEN EVENTS

Again very successful, supported by players from far and wide, who were very complimentary about the course and hospitality offered. Thanks again to all staff and members for their help on these days, as a result of which Kington Heath's reputation can only have been greatly enhanced.

### SCRATCH TEAMS AND HARDY "A"

The scratch teams had a reasonable season this year and given that we do not have as strong a team as other clubs, they make up for this with spirit and effort. The team reached the last 8 of the Beckford Bowl, losing a close match away to Dudsbury and a similar result occurred in the Stokes Salver at Lyme Regis. The Hardy "A" team finished a creditable 3<sup>rd</sup> in the first division and so the team will perform in that same division again next year. The team lost in the quarter finals of the Hardy "A" cup away to Crane Valley in another close match. Thanks are due to scratch captain Steve Frost, to all those who represented the club and to the juniors who played and held their own at this level. Thanks are also due to Barry Channon and David Miles for their help and to stand-in captains when Steve has been unavailable.

### HARDY "B"

Thanks to the governorship of Pete Frampton, with Andy Motley 'filling in' during Pete's incapacity, the team has performed adequately this season.

### LADIES

Congratulations to the ladies who performed magnificently to reach the last 16 teams in the National Mail on Sunday competition. Sadly they lost away to Wildwood golf club but they performed really well throughout the competition. They have had

another successful season generally and my thanks to Linda Pickford who has done sterling work as Lady Captain.

### DORSET LEAGUE

The team performed well throughout the season under the captaincy of Mike Gunn. Mike now has plans to hand over to Chris Ballard. Thanks Mike for all the years of being Captain, you did a great job!

### JUNIORS

The juniors continue to flourish under the tutelage of Barry Channon and David Miles. Our Junior membership is now up to 50 juniors with most of them being active. This is a good number but we do need to still attract more playing juniors as most of our members are young with no active handicaps. This is work in progress and we are now trying to not only teach playing golf but to allow part of our lessons to be taken up with rules and etiquette. This is something that will benefit all the juniors; not just the young ones, and when they do progress to the course hopefully they will have the knowledge that will allow them all to play a competition successfully.

We have continued to attract new junior members with the help of the Golf Mark High Achiever Award and the committee is still allowing us to be very competitive with our junior membership fees. This will allow us to work with schools, accessing the grants that are available to golf clubs with GolfMark. This will take our golf club to the next level as being one of the best Golf Clubs in the area to bring junior golfers to.

We do need to start looking at the practice ground as this is holding us back with the numbers we can get to our junior lesson program. When we take the juniors to the practice ground we can only take 12 safely, using the putting and chipping greens allows us to take more.

We have been setting up a 6 hole course on the practice ground during the weekly lessons which has been a big success with the young juniors. This has also allowed us to show the juniors how the golf course works and give the juniors their first competitive experience.

This year was again looked upon as very successful with lots of individual successes around the county by our junior members. With the continued help from David Miles and Barry Mutter in the pro shop and our committee for allowing the funds to keep us all going with a very competitive membership fee structure, let us hope that we can keep going forward in the same manner as we have over the last couple of years.

### FRIENDLIES

We had a fairly successful season winning the majority of our matches but we would still like more support next year.

Peter Keeping  
Club Captain



## GREENS REPORT AGM 2010

The end of a difficult year is nearly upon us. It started very wet with over 13 inches of rain in November and December and then went very cold and snowy, then very dry with only 4 inches of rain in 4 months. Not ideal conditions for growing grass and it has shown up how much more work still needs to be done to improve the health and resilience of the turf. The fairways with better levels of soil have kept a reasonable coverage which goes to show that we need to top dress and over seed the others more. This will be more cost effective than pouring lots of water onto gravel subsoil. Mentioning water, the borehole is set to be drilled at the end of October. This will pay for itself in 2 or 3 years and then produce annual savings of around £6000.

Improvements last winter concentrated on paths and tree work and this will be continued again this year. Plans are to carry the 12<sup>th</sup> tee path forward and reshape the walk off area to the right of the 9<sup>th</sup> green. Work to remove more of the large pines will be carried out along with work to other areas of gorse and heather. We are also looking at how to do some root pruning to stop the damage they are causing to fairways and tees.

Two machines were replaced this year. The fairway mower had served us well for 10 years and the tees mower 6 years. This machine now carries out other tasks such as rolling or scarifying.

The ongoing maintenance of the greens has seen regular top dressing and over seeding carried out to produce a better surface. This gives us quality greens throughout the year. Please remember to repair your pitch marks in the correct way or they become dead areas that are prone to weed invasion and an uneven surface. Once again please help our greens team to look after our course by replacing divots, repairing pitch marks and raking bunkers.

Graham Taylor  
Chairman of Greens