

**THE SOUTH STAFFORDSHIRE GOLF CLUB**  
Danescourt Road, Tettenhall, Wolverhampton WV6 9BQ

**MINUTES OF THE 133<sup>RD</sup> ANNUAL GENERAL MEETING**

Held in the Clubhouse  
On Saturday 5<sup>th</sup> April 2025 at 6.00pm

The Chairman, Alan Chapman, opened the meeting and welcomed members to the 133<sup>rd</sup> AGM of the club.

All members were asked to sign the Attendance Book

Before moving on to the agenda, the Chairman, following tradition, asked those present to stand and bow heads in remembrance of family, friends and fellow members that passed away last year:

Mr Bryan Greenaway, Mr Philip Jennings, Mr Rod Bunyan, Mr Dennis Pritchard, Mr John Francis, Mr Alan Taylor, Mrs Pam Jenks and Mrs Pat Wood.

**1: Apologies**

Cathy Gray, Terry Barrett, Mark Davies, Michael Mulvihill, David Richmond, Ann Harris, Philip Rogers, Helen Barrett, Bob Barrett, Penny Toal, Marc Varnish, Kenneth Geekie, Velia Geekie, John Gough, Helen Gough, Howard Percival, Roger Malpas, Charlie Strudwicke, Max Strudwicke, David Salt, Mike Hughes, Megan Hughes, Geoff Turner, Terry Steer, Suzanne Rogers, Marjorie Leece, Sybil Taylor, Steve Terry, Mike Lewis.

**2: Minutes of the 132<sup>nd</sup> AGM held on 6<sup>th</sup> April 2024**

The minutes had previously been approved by the board of Directors and had been displayed on the Club notice board. A copy of the minutes has been circulated to all members along with the calling notice.

Mark Edwards proposed that the minutes be formally adopted by the meeting, and this was seconded by David Franklin.

This was unanimously accepted.

**3: Matters Arising**

The Chairman raised the following updates:

**3.1: The land sale promotion agreement**

Labour brought in NPPF (national planning policy framework) and is in effect now. Which means a much higher housing allocation for South Staffordshire, but they don't need to apply this straight away because of transitional arrangements. New local plan is around 2029 which is better than the 2032 previously. There is a new

grey belt strategy which could lead to permission around 2027, but with that there is an affordable housing increase of 15%, making 50% total and will devalue the land.

### **3.2: Telephone Mast**

Last year we reported that the application had been rejected, and we were waiting to see any further developments. Cornerstone did appeal the decision, however, the club, its members, and the local community rallied together, and we won! The appeal was rejected. Big thank you to everyone that took the time to lodge their objections.

### **4: Chairman's Review of the Year**

Last year we had a deficit of £33,000 for numerous reasons, energy price and payroll increases, bad weather and further investment in the kitchen. This year I'm happy to say we have a surplus of £30,500 and note that this has been achieved although we haven't been exactly frugal! We have invested in the course with new machinery and drainage plan works and on clubhouse maintenance costs which are becoming regular and ever more expensive.

From last year we were obviously aware of higher staff costs and Gareth, Jeanette and Craig have closely managed the staffing levels, we have closed the clubhouse earlier if no evening events are taking place to save costs. We have also successfully added wedding functions.

This year for me has to be considered a successful and positive one, both on and off the course.

The greatest success last year, for me, without a doubt was as previously mentioned the erection of the 5G mast planning appeal being dismissed! Thanks to everyone that lodged an objection, I was mightily relieved I can tell you!

On the course I think I'm right in saying we had our most successful golf year in the Staffs County.

We won the Staffs Amateur Champion, Ladies County Champion, Staffs Amateur Youth Champion, Staffs U18 County Champion, Staffordshire Scarf Cup Champions and we won the Men's Scratch League. A massive well done to all. Off the course, we also have our member Chris Gaskell who has enjoyed his first year as County President, another great accolade for our Club.

The covered driving range was opened in April, many thanks to Carvers Building Supplies, Tony Johnson for his time and expertise in building the range and also to Mike Steventon who was instrumental in organising the crowd funding to enable this to happen. This is a big improvement to our practice facility and will be of great benefit to members for years to come.

On the back of the range, the pro-shop and in particular Peter Baker, has invested in increasing the coaching staff (Adam White and Richard Bissell) and his significant financial investment into the new swing studio, again this is going to be of great

benefit to members. On a sad note, commiserations to Pete who only came 2<sup>nd</sup> in the legends Order of Merit! Only joking, you've had a fantastic couple of years and are a great ambassador for the club! Well done.

The green staff have had a difficult winter yet again, but in my opinion the course is in great condition. The health of the greens are really good and we don't have the current problems that Beau Desert, The Belfry, Bloxwich and Stourbridge seem to have. Storm Darragh put them to the test and put the drainage work back, but I think the course will be fantastic this summer, so well done to Mark Guy, Paul Law and his team.

The bar prices were held all last year, and we added the 15% discount to members on bar food. This week we've had our first price increase for over 18 months and they're not too bad. There was a contribution of £97k from bar and catering, which is a fantastic effort. The Sunday lunches are proving a hit, and we had 140 for Mothering Sunday.

Looking forward to next year, we have an increase in minimum wage and Employers NI to contend with and a higher budget, but energy bills are coming down. We now have good staff continuity which has also contributed to a happy environment. Shelley has worked here for 3 yrs, Paula 4yrs, Josh 2yrs, Harry 2yrs, and Liv who has settled well in to the team.

I'd like to thank Gareth and Louise who have helped me tremendously over the last three years, even when Gareth and I haven't always seen eye to eye, but I think we both challenge each other which is healthy and essential for improvement.

When I got elected one of my objectives, if you cast your mind back, was to increase the number of ladies and junior members. As of the year-end 2021 we had 65 lady members and we now have 75.

We had 32 Juniors, 9 girls and 23 boys, and we now have 41, 10 girls and 31 boys. This doesn't sound a big difference, but I believe it's just the start. We are generating a lot more interest and we now have 5 schools that we are holding lessons with, and coupled with the addition of Adam White, the covered driving bays and the new swing studio, I'm hoping we can really drive things forward now.

Finally, just to say, I have really enjoyed my 3 years term, and think that we have achieved quite a lot. That being said, there is still room to improve and grow and I look forward to, hopefully, the next 3 years.

The Chairman invited questions, none were forthcoming.

## **5: Finance Report for the Year ending 31 December 2024**

Peter Brookes presented the Finance Report.

(i) Peter commented that a key board objective for the year was to turn-round the deficit recorded for 2023, and as reported by the Chairman, that objective was achieved.

(ii) He said that the Club was reporting a net profit after interest and tax of £30.5k for the year.

(iii) He explained that although the Golf Club was not taxed on its operating results, £4.9k tax was payable on rental and other commercial income.

Interest was charged on two outstanding loans. The Covid Bounce Back loan of £50k attracted interest charges of 2.5% and the Barclays loan of £150k paid interest of 3% over the base rate. Outstanding balances at December 2024 were £19k and £125k, respectively. Interest paid totalled £11k offset by interest received on deposits held over the summer months of £2.7k.

(iv) Total operating income at £1,459k was £157k (12%) higher than the previous year, and other operating income (rental income, sponsorship, and donations) totalled 51k. Subscription income increased by 9.9% over the previous year. Bar sales also increased by 9.9% and catering sales were 18% higher. Following planned increases to green fees, visitor green fee income increased by 9.8%.

(v) All expenditure had been tightly controlled during the year, but even so, total operating expenditure of £1,466k increased by £94k (6.9%). Payroll costs were adversely impacted by increases to the National Minimum Wage and increased by £67k (10.9%) over the previous year. House maintenance costs increased by £4k (19%) and new/replacement greens machinery resulted in increased lease costs. Professional fees relating to the 5G Mast planning appeal were incurred.

(vi) Capital expenditure was held to just £58k and included the Driving Range Bays which cost £51k. Other capex included replacement Club Systems Touch Screens and kitchen equipment.

(vii) The year-end cash position was satisfactory, with bank balances totalling £237k.

Peter welcomed questions, but none were forthcoming.

Jeannie Bartlett proposed that the Annual Report and Accounts be formally approved and adopted by the meeting. Alan Chapman seconded the proposal, and the meeting unanimously adopted the accounts for the year ended 31-12-2024

## **6: Appointment of the Club's Auditors**

To formally appoint Muras Baker Jones as the Club's Auditors and to authorise the board to fix their remuneration

Proposed by Kevin Spencer and Seconded by Nick Cheesewright

This was unanimously carried by the meeting.

## **7: Election of Directors and Officers**

### **7.1 Directors continuing in Office**

Pursuant to Article 3.2.4 of the Club's Articles of Association the following Directors will continue in office for a further year:

Finance Director	Peter Brookes
Greens Director	Mark Guy
Membership Director	Mark Davies
House Director	Paul Nickell
Marketing Director	Denise Johnson
Social Director	Michael Mulvilhill

### **7.2 Election of Directors to Vacant Roles**

In accordance with the Club's Articles of Association the following nominations have been received for vacant director roles:

Chairman:	Alan Chapman	Proposer: Peter Brookes
		Seconded: Terry Barrett
Golf Director:	John Mackie	Proposer: Alan Chapman
		Seconded: Ian Guest

There being no other nominations for the roles specified, the Chairman suggested that the roles be elected en-bloc, this was unanimously carried by the meeting

Proposed by Mark Triggs  
Seconded by Chris Wright

### **7.3 Election of Officers of the Club**

The Chairman thanked last year's Presidents Reg King and Wendy Cotterill for their terms in office, and retiring Captains Kevin Spencer and Rachel Bishop. He recognised all their hard work, fund raising efforts and for upholding the high standards of the club.

In accordance with the Calling Notice and Club rules, candidates for the vacant Officer roles had been duly proposed and seconded and were:

OFFICER	NOMINEE	PROPOSER	SECONDER
President	Kevin Threlfall	A Chapman	J Mackie
Lady President	Elizabeth Allan	D Johnson	P Brookes
Men's Captain	Craig Nicklin	A Chapman	P Brookes
Ladies Captain	Helen Pritchard	E Bartlett	R Bishop
Men's Vice Captain	Jeremy Harris	M Guy	P Nickell
Ladies Vice Captain	Elizabeth Harris	D Johnson	M Davies

There being no other nominations for the roles specified the Chairman suggested that the nominations for the Clubs Officer roles be elected en-bloc, this was unanimously accepted by the meeting

Proposed by Reg King and Seconded by Gerry Duffy.

The Officers and Directors are now duly elected.  
On behalf of myself as Chairman, and John, thank you and we are both really looking forward to another 3 years of hard work!

### **8: Election of Honorary Life Members**

Pursuant to Club Rule 14.5 the following members are recommended by the Board of Directors for Honorary Life Membership:

David Thomas	Full Member
Cyril Buckley	House Member
Ian Ward	House Member
Peter Williams	House Member

The Chairman requested approval to grant honorary life membership, this was unanimously carried at the meeting

Proposed by Ann Kibble and Seconded by Mark Edwards

### **9: Amendment to Club Rule No:22**

This is by recommendation of England Golf regarding Golf and/or handicapping infringements.

In accordance with the club rules the proposed changes were sent out with the calling notice.

The Chairman asked if there were any questions regarding the change, none were received, the rule change was accepted

Proposed by Richard Chapman and Seconded by Chris Kraushar

### **10: Any Other Business**

(i)Kevin Threlfall recognised that the Chairman, Alan Chapman, puts in a lot of hours and hard work on behalf of the club, and as he was now entering a second three-year term, should be rewarded by not having to pay an annual fee this year.

Proposed by Kevin Threlfall and Seconded by Stephen Pritchard

A vote took place with 26 in favour and 15 against.

(ii)Denny Aston: Asked if we could think about it before it's accepted as it may set a precedent, and a lot of people work hard on the board/committees and to be wary of picking out one individual.

(iii)Questions were raised about whether abstentions from voting counted as a yes or no, but in this instance a simple yes or no vote was required and abstentions don't count as a vote. Simon Bowdler confirmed this.

(iv)A discussion took place re setting a precedent, how many years should be free, putting forward a counter proposal, etc.

(v)Richard Chapman: All a bit of a mess, however, Kevin had made a proposal which had been seconded and voted on and therefore would go through, however, there was no time given to discuss it beforehand and maybe it's something that the Board should consider debating.

(vi)Patricia Wright: Wished to thank the Board and members, Gareth and Shelley, Ian and Pete for all their help regarding her late husband Alan Wright. Alan enjoyed his time at South Staffs enormously. She is sponsoring the nett prize for the Vardon Bowl again and invited everyone to join her for a drink in memory of Alan on the day.

Before closing the meeting, the Chairman expressed his thanks to Gareth, Louise, Craig, Jeanette and all the greens/bar/catering staff for all their hard work, it's very much appreciated.

A reminder to come and support our incoming Captains at the cocktail reception tomorrow at 5pm, then invited us all to congregate around the 1<sup>st</sup> Tee for the Captains drive-in.

There being no further business he declared the meeting closed at 6.45pm