

Fresno County Sportsmen's Club

Regular Member's Meeting – Wednesday July 18, 2018

Officers/Board Members Present: President Paul Martzen, Director Mike Oliver

Members Present: Tim Anderson, Sue Mahaffey, Connie Shelton, Pearl Morgan, Pam Oliver,
Tom Flanigan, Nick Maxwell, Randy Martinez, Susan Turner

Meeting called to order by President Martzen at 7:08 pm.

Reports to membership by President Paul Martzen:

Finances: Treasurer Fernando Velez is out of town so no official report, but President Martzen reports we still have a little money in the bank, with some event deposits coming soon.

Maintenance:

- Work on the apartment continues with the intent to make it available for use as an Airbnb rental unit.
- We have multiple trees that need trimming or removal. President Martzen is looking for help, perhaps a workday later this week or next.
- Discussion of the Club pond, specifically its lack of sufficient flow, and the vegetation growing in it that may be part of the clog problem. Past Caretaker Pearl Morgan offered some potential solutions, and there was a suggestion to see if the River Parkway Trust had ideas, having a pond of their own to deal with.

Add'l on Finances and Potential Sale of the Property:

President Martzen explained that the overall health of the Club's finances is poor. He explained the \$500,000 loan we have, taken to get out of bankruptcy, with the ensuing monthly interest payments, along with fees due to the loan guarantor (Charles Maxwell) and the payoff of the principle in the next year and a half or so, all of which are unsustainable for the club over the long term, although we have been scraping by so far.

President Martzen explained that Past-president Nick Maxwell had previously entered into discussions with the San Joaquin River Parkway Trust for a Conservation Easement deal, but that it didn't work out and was dropped. President Martzen re-approached the River Parkway Trust again to see what could be done, and was told it was easier for them to simply buy the property and lease it back to us.

Negotiations followed, with board approval, and resulted in the signing of a letter of intent with the Trust. President Martzen briefed the conditions in the letter, pointing out that it would allow us to pay off the loan, legal fees and guarantor's fees, leave some money still available for needed rehab work, and keep the Club functioning. General discussion followed, including specifics of the money involved, buy-back provisions and related.

There was a suggestion to contact Charles Maxwell to see what could be worked out with him. President Martzen responded that he had already done that, and said Mr. Maxwell told him that he had no interest in continuing the Club if he came into possession of the property, (so President Martzen turned to the Trust.) Past-president Nick Maxwell claimed this statement was a lie and offered to get Charles Maxwell on the phone to refute it ... which was not pursued.

President Martzen explained that the letter of intent was not a binding document, but was needed for the Trust to get an appraisal of our property, after which more negotiations would follow. He also specifically explained that any sale of the property had to first be approved by a vote of the membership, and also that Charles Maxwell has "first right of refusal" on any offer to buy (meaning whatever deal might be reached with the Trust must first be offered to Charles Maxwell.) Still work to be done, more information to follow as it develops.

Camping Procedures:

- The new sign at the beach seems to be working, people are not camping there any longer.
- We are currently not charging a fee for camping, but may start to do so if we can work out a good system.
- There was pointed out a need for trash containers in the camping area (to be taken care of ASAP.)

Marketing: There was general discussion of the need for better marketing of our facility as an event venue. All agreed we need to do better, and will try to do so within the resources we have.

Meeting adjourned by President Martzen at 7:47 pm.

Minutes by Mike Oliver, Acting Secretary / M. E. Oliver / (8-4-18 @ 10:50 pm)

Certified by President Paul Martzen / Paul Martzen / (8-14-2018)

NOTE: Originally typed from notes on July 21, 2018. Upon review, found the header was misdated as June 18. Should have been dated as July 18, corrected on this (revised) original version. No other changes.