

## CHAPTER 5

# GOLF CLUB FOR SALE

In the mid-1980s the Bixby Ranch Company began selling off local assets such as the Marketplace Shopping Center, Bixby Office Park off Seal Beach Boulevard, the Bixby Village Golf Course, numerous small shopping centers, condominium complexes, parts of the oil-producing Alamitos Bay wetlands, a business park in the City of Industry, large parcels in Arizona, and the immense Cojo-Jalama ranch – over 26,000 unimproved acres by Point Concepcion which in 2006 sold for \$155,000,000 – the largest land sale ever in the State of California.

The sale of Old Ranch Country Club was more complicated. Mike Joseph had joined the Old Ranch Board of Governors in the mid-1990s. Before the course remodel of 1999 “both [Bixby President] Chase Morgan and [Bixby CFO] Tim King kept the Board informally posted on the company’s tax issues, and the intentions of putting the club up for sale with a value around \$20 million. That meant if the members wanted to buy, each of the 400 or so Old Ranch members would have to put up around \$50,000.” Joseph told King at the time this might be a tough sale.

In 2003, with renovations complete, Bixby officially presented a plan to the members for a transfer to equity ownership. The club was now valued around \$30 million.

Tim King said the company was confident of its price. It factored in the rise in Southern California real estate and the value of other golf clubs recently on-the-market properties.

By this time Joseph was Chairman of the Board of Governors. “Members were telling him “we need to come up with a better deal, but nobody had any specifics.”

One member with a specific idea was Don Straub. An acquaintance, Robert O. Hill, had successfully funded a lease-to-buy equity conversions to the membership at the Newport Beach and Seacliff Country Clubs as well as the Balboa Bay Club.

## OLD RANCH AT FIFTY



The 2002 Tennis Board of Governors: (l-r) Dennis Dill (Junior Activities), Keith Crowfoot (Tournaments), Teri Monroy (Women's Activities), Tom Mayes (Membership), Lynn Stein, Ray Ybaben (Community Relations), Bob Campbell (Men's Activities), Bob Litrich, and Sharon Wilkins (Social Activities).

In late summer 2003 Joseph appointed a “conversion committee”—Art Pollachek, Danny Lowe, and Steve Meltzer. They, along with Straub and Tim King, met with Hill who proposed that his Ohill Golf Realty Fund would buy Old Ranch from Bixby and then would offer a lease-to-buy option to the club's membership.

In November the proposal was discussed at two membership meetings. A handout addressed the equity, classes of memberships and price points. The committee also retained an attorney who had successfully represented North Ranch Country Club members in their buyout from Prudential and conversion to equity ownership.

A January 2004 letter to members said the conversion was proceeding “exceedingly well.” But an April letter announced that the Ohill deal was “off the table.”

At the tennis club however, things were going well even though the end of Bixby ownership was looming. Ted Teweles, winner of four singles titles since 1980, added a doubles trophy to his stash, combining with Peter Geddes to down Tom Maulhardt-Steve Saurenman in the 2004 club doubles final. And on a high school level, Los Alamitos High School, with many players who were products of the Old Ranch youth program (Jun Yanai, Michael Obradovitch, Jason Wood, John Mano, etc.) won 10 straight Boys Sunset League titles and the 2002 CIF Division I title.

In January 2004 Tom Mayes took over as Chairman of the Tennis Board of Governors whose members included Keith Crowfoot (Tournaments), Robert Campbell (Men's Activities), Teri Monroy (Women's activities), Sharon Wilkins, (Social) and Dennis Dill (Youth). At its February meeting the Board celebrated the unstoppable Lynn Stein's 84th birthday.

## GOLF CLUB FOR SALE



Fittingly the powerhouse duo of Gail Yatsick and Teri Monroy won the final womens double championship of the Bixby era, downing Sue Magnall and Carol Marr.



The impending end of Bixby era for the Old Ranch Tennis Club did not stop players from having fun on the court and off, such as this post-Cinco de Mayo Mixer karaoke contest which gave members a chance to display some off-the-court talents.

In March, word arrived that Bob Litrich had been named the PTCA Pro of the Year, honoring his 30 plus years of management at Old Ranch and his tireless work promoting the sport of tennis. Litrich was equally excited by getting the chance to play with his son Ryan at a National Father-Son tennis tournament at the La Jolla Beach and Tennis Club.

But now Litrich was facing a dilemma. On September 22, 2004 the tennis club would be formally “gifted” to the City of Seal Beach. He had prepared a proposal to continue managing the club. But as the date grew closer he began having second thoughts. “I’d had 35 great years at Old Ranch. Maybe it was time to move on. Ul-



The advertisement is enclosed in a black rectangular border. At the top center is the Old Ranch logo, which features a stylized sun with rays above the words "OLD RANCH" in a bold, serif font. Below the logo, the text reads: "OLD RANCH GOLF CLUB", "A California nonprofit mutual benefit corporation", and "Seal Beach, California". The main announcement states: "Is pleased to announce the availability of". This is followed by two lines of membership information: "Equity Golf Memberships \$50,000 and Junior Golf Memberships \$10,000". Contact information is provided: "For information Call (562) 596-4425. Fax (562) 594-1387". The address is "3901 Lampson Avenue Seal Beach, CA 90740". At the bottom, a disclaimer states: "This is not a solicitation and is for informational purposes only. Membership in Old Ranch Golf Club is subject to an application and approval process. The specific membership terms and conditions are set forth in the membership documents and are subject to change."

The attempted member buy-out of 2004-05 ended after a number of advertisements soliciting new members came up well short of the necessary number.

have until December 31, 2005 to close escrow. Conlon and Shirley Barto started selling memberships to enthusiastic members.

By July a *pro forma* was issued, based on audited returns back to 2000. Annual revenues and expenses showed enough of a profit that a \$500 “founding member” deposit had already been paid by 324 members — far more than considered necessary.

But then emails and faxes began flying. One well-circulated letter in July 2005 asked if the members all realized the following:

- 1) members were not buying the land, only the business;
- 2) the proposed lease allowed only ONE chance to buy the land from Ohill – in 20 years — at a cost exceeding \$30 million;
- 3) that over twenty years the monthly cost per member just to cover the lease payment would rise 80 per cent.

These and other facts and questions took their toll. By September, the number of members willing to convert came up short. After advertisements in local papers had disappointing results, Mike Joseph and the committee went back to Bixby and asked them to reduce their price. “Otherwise the financing wouldn’t work.”

The Bixby’s declined. “The price was fair,” said Tim King. “Plus, we were willing to give cash flow and carry some of the debt. It was a very good offer.”

timately, I pulled my proposal.” The new tennis center would have no connection to its previous one.

Back at the golf club Ohill returned with another offer. To work with the membership, he also brought in Jack Conlon, who had much experience in golf club conversion.

This is where it got tricky for the conversion committee, said Joseph. “Some people thought our committee had a piece of the deal. We didn’t. That’s why we brought in an outside guy, Conlon, to set up the package and sell it to the members.”

In April 2005 a new agreement was announced. Equity Memberships were offered at levels from \$15,000 to \$50,000 depending on years of membership. (A non-equity Junior Golf membership was available for \$10,000.) A new corporation would be formed and

## GOLF CLUB FOR SALE



When the membership purchase of the club fell through, already waiting in the wings to buy the club was Dr. Kyung Ku Cho and his wife Debra. The pair's first real estate investments were with Debra's brother, Dr. David Lee, whose Jamison Group had become one of the largest owners of office buildings in Los Angeles. The Chos then began making their own purchases under the name of the MITAA Group, which took its name from the first letters of the name of their children Michael, Thomas, Angela and Alex.

The company also knew there were other potential buyers out there. In late November the members agreement to buy the Old Ranch Golf Club was terminated.

Some blamed the Committee for the failure and mishandling the up-front deposits. Joseph vehemently denied this. "The deposits were all used on attorneys, and accountants to investigate property rights, mineral rights, and pour over *pro formas* and all that. The truth is Bixby gave us extra money to help us pay those bills. We did our due diligence but ultimately, the numbers just didn't work."

The acrimony lingered long enough for Joseph to still say, "In the top three things of my life that I wish I'd never done, this was Number One."

Most now agree the timing was bad. not good. Many who were originally for the buy-out, such as Paul Southgate, Norm Gordon and Tom Curran, say they are now glad it didn't happen.

But while the members weren't willing to meet the Bixby price, others were.

## OLD RANCH AT FIFTY



Jennifer Osborne, a senior at Marina High School, earned national High School Golfer of the Year honors in 2004, no doubt due in part to the practice time she spent at Old Ranch.

Jamison Services, a real estate group founded by Debra's brother, Dr. David Lee. By the early 2000s Jamison was listed in local business publications as the largest landlord in Los Angeles.

Ku and Debra began purchasing real estate on their own under the name of The MITAA Company, named for their four children. Michael, Thomas, Alec and Angela. Recently they renamed it The Olive Hill Group, and per its website, "the firm and its affiliates have invested in more than \$2.4 billion in commercial assets encompassing over 15 million square feet."

In summer 2005, Michael Cho, then a senior in high school, recalls that his parents were considering buying the old Shriners Children's Hospital building in Hollywood when they heard about the Old Ranch property being for sale. "We looked at the property and fell in love with it."

Dr. Cho, an avid golfer and a longtime member of Braemar Country Club in Tarzana, immediately set aside the hospital purchase and focused on buying Old Ranch. Michael later explained, "My father grew up very poor in Korea where owning a golf course was very prestigious and a good investment."

When the member buy-out effort terminated, the Cho and Bixby camps were in "serious discussions" within a week. However, escrow didn't close until June 2006.

Prior to the transfer, Peter Lam assumed the role of the club's General Manager and he faced some tough challenges. The lingering buy-out bitterness and change itself led to the inevitable grumblings. Plus, the Bixbys never had to factor maximizing profits or even paying off lender mortgages into their operations. The new owners had no such luxury. Just to break even they had to increase revenue from what it had been.

To minimize dues increases, Lam and the new owners focused on growing its

Dr. Kyung Ku Cho came to America from South Korea in 1978, to complete his medical training. Afterwards he opened a successful neurology practice.

He also began an equally successful career in real estate. Helping in this was his wife Debra who came to America from Korea at age 15. After graduating from Pasadena High School and then USC, she learned the real estate market as a loan officer at Bank of America. The couple's early investments were in buildings purchased by

## GOLF CLUB FOR SALE



In 2007 football legend Joe Namath was the special guest speaker at the Marine Corps Invitational Tournament. After landing via a helicopter on the 10th fairway, he took time to take a picture with the staff and GM Peter Lam. (Joe's wearing the white golf shirt.)

catering and banquet operations, especially upscale weddings. “One of my father’s goals was to attract high end catering customers, especially weddings,” said Michael Cho. “That was behind his idea to make the wedding reception area more luxurious and a destination.”

The new owners also wanted to attract younger members to join the club. “We added the pool, to encourage families with kids to join. And also to increase awareness that Old Ranch was not just about golf.”

Nonetheless, golf was still a big part of the club and quality golf was still being showcased at the course. 2004 High School Golfer of the Year Jennifer Osborne could frequently be seen practicing at Old Ranch when not competing for Marina High School. Another young star was 13-year old Jenny Shin, the 2006 Junior National champion. Shin lived in Torrance but made Old Ranch her “training base” before turning pro in 2010. (Shin had 24 Top 10 LPGA finishes to her credit through 2016.)

Christina Hardy continued her championship play in WGA tournaments. Then in 2006 Lisa Mulvaney, who came to the club as a star teen-age tennis player in the late 1970s, won the first of her six club golf championships in seven years. She lost only in 2011 when she finished second to Hardy. Mulvaney also teamed with Charlotte Sanders to win six straight Betse Straub titles, the renamed 54-hole tournament



Chris Hardy and her husband Frank joined Old Ranch in the early 1990s but she didn't get serious about golf until after the renovation. Then she won club championships in 2005, 2006 and 2011 and was on five winning teams for the Betse Straub Cup. In 2009 she won the Presidents Cup for which she was congratulated by General Manager Rick Williams.

Lisa Mulvaney's first exposure to Old Ranch was as a teen-age tennis star in the mid-1970s. Beginning in 2008, she won six club golf championships in seven years and a President's Cup in 2011.

that pitted two-woman teams over Best Ball, Scramble and Modified Chapman formats.

In 2008, the women held their first Seniors Championship, but the winner was a familiar name, Norma Deeble. She was followed by Jackie Wang in 2009 and then Mali Kearns in 2010 and 2011.

On the men's side, Mike Blum won his fifth club championship in 2007, thirty five years after his first. Mo Heilbron showed he was still a factor by winning the 2008 Governors Cup. Jim Ream and Jerry Hutton teamed to win the 2009 Member-Member gross with a score of 132, although it was Greg Silver and Ron Moyer who made the Calcutta bettors the happiest with their 123 net best. Hutton would partner with different teammates to win three of the next four Member-Members.

Catering manager Lynne McDaniel recalls 2005 and 2006 being very good—more school banquets, community group lunches and bar mitzvahs than ever before. “We did sixty events in three weeks. Real estate related events were especially big – seminars, conferences.”

But late 2006 saw many events getting cancelled -- especially real estate affairs. By 2007 the housing market was in freefall and soon the home loan crisis dragged the entire nation into a recession. Businesses tightened their belts and country clubs



## GOLF CLUB FOR SALE



The Championship flight for the Ladies 2009 Club Championships. (l-r) Charlene Feldman, Kathy Otto, Kathy Andrus, Charlotte Sanders, Carolyn Russell, Champion Lisa Mulvaney, Jane Lavarias, Christina Hardy and Lynda Robinson.

felt the squeeze. Nationally, the number of golfers, private-club membership, total rounds played and food and beverage revenues all dropped by around fifteen percent.

“This was a difficult time for the golf industry,” recalls Michael Cho. “The Tiger Woods effect was over and money was tight. We were struggling.”

They weren’t alone. From 1999 to 2010, 45 private golf clubs closed, and 399 had converted to public-play facilities. Cutbacks and staff uncertainty was the rule at all private clubs, even Old Ranch which was now led by a new General Manager, Rick Williams.

Through all this the new owners were thinking about the future. Williams told the Seal Beach *Sun* that despite the doom and gloom that has gripped the country, “club management was bullish” about the club’s prospects to grow. In late 2008 Dr. Cho committed \$4 million dollars to further expand the banquet area. An 8,000 square foot room and adjacent outside pavilion with gazebo area were built. Just beyond this would be a new pool. The additions made the banquet area capable of seating 550 people for weddings.

Club staff did their best to make the new construction minimally intrusive but nonetheless, sometimes the construction could be what Catering Manager Lynne McDaniel remembers as “a wild ride.”

During the holiday season, she and the landscape crew were hiding as much of the construction as possible with potted plants. “I never saw so many poinsettias in my life. And to hide the torn-up interior walls, we put up Christmas trees. We must

## OLD RANCH AT FIFTY



The new wedding areas opened in 2010 and quickly proved to be very popular. Within two years weddings increased from around 40 a year to 153. The club once hosted four weddings on a single Saturday, “Thankfully, we don’t do that anymore,” said banquets manager Kathleen Mesinas with a sigh of relief.

have had forty of them.”

After the holidays the staff learned some of the original plans would have to change. Because city zoning regulations prohibited residences on this property, a luxury wedding bedroom suite above the additional banquet area became another meeting room. The half-finished luxury bathroom became a bridal party room.

The construction and recession continued into 2009, and a number of the “real serious” golfers left. But the improvements still attracted new members, among them Paul and Sue Liles, recent retirees from the aerospace industry. At Old Ranch they took up golf. “We didn’t keep score at first” said Sue, “but quickly met many new friends. The Pro Shop paired us with Charlotte Sanders who can make a positive comment about anything, and from there we met Bunny and Tom Burns, James and Linda Cathey, Rocky and Wayne Walker, the list goes on.”

For Sue, it was actually a return to Old Ranch as her parents had been charter members. “My mom even wore my prom dress to the first Old Ranch Christmas dance.” Avid ballroom dancers themselves, the Liles began dancing to Hank Barto and other Friday night musicians. “At first, we danced on the carpet, but then Andrew the maitre’d put in a small dance floor, so we started inviting some of our dance friends.” That number grew to 25 couples and a much bigger dance floor.

The new construction was completed in January 2010. The pool immediately attracted new members, who first joined through a social membership. But the economy was still impacting the golf industry, and Old Ranch. The owners wanted to try

## GOLF CLUB FOR SALE

Sue Liles (right) regularly feeds the Old Ranch ducks when ever she golfs the course. Sue and her husband Paul joined Old Ranch in 2007, shortly after their retirement from the aerospace industry. Sue's parents had been charter members. "My mom actually wore my prom dress to the first Old Ranch Christmas dance."



different ways, new things. In April 2010 they ran an ad in multiple club golf publications seeking a new General Manager.

One of those who saw it was Ken Kelley who had a long management background in private clubs, and more recently as a consultant with Club Resources which he co-owned with Bob Bodman. "I met with Dr. Cho and saw the property and its possibilities," said Kelley. "I offered to spend two weeks making a free assessment and recommendations and if he liked what he heard he could hire us."

Dr. Cho must have liked the assessment. In late April, Kelley became the club's fifth general manager. Kelley then hired Bodman to focus on memberships.

After getting staff input ("Shirley Barto is like having your own private CIA," joked Bodman), the pair scheduled ten focus groups to learn member thoughts, then set to work addressing all the issues.

Bodman continued Dr. Cho's plan to focus on attracting younger members. "I worked with the Seal Beach Moms Club, and created a Young Family Golfers Membership group and really pushed the social memberships." All combined, over the next two years 300 new members had joined at around 15 different levels.

To improve dining room service Kelley convinced Franco diBartolo to leave Kobe's Japanese Restaurant down the street to become the dining room manager. DiBartolo fit right in, even before he was technically hired. "On my interview day the club was hosting a big party and some staff doesn't show up. I volunteer to help out and end up serving salads. A couple days later I was hired."

The next big hire was chef Michael Nirtaut who came from the Newport Beach Fairmont. "That was big," said Kelley. "Mike is a quiet, strong presence in the back.

## OLD RANCH AT FIFTY



Ken Kelley and Bob Bodman were running Club Resources, a golf club consultancy business when Kelley became Old Ranch GM in early 2010. The pair did much to improve the course, repair the club's image, increase member events and most importantly, increase memberships, and weddings and banquets. One of Kelley's key hires was Michael Nirtaut (right) who became Old Ranch's chef in late 2010.

Almost immediately the members noticed the improved food, better service from the dining room staff, not to mention the improved golf course conditions,”

To help on the banquet side Kathleen Mesinas was hired to help McDaniel. Within two weeks the pair hosted the club's first outdoor wedding. Within two years the club would grow from hosting around 40 weddings a year to around 120. .

“We even did four on a single Saturday,” said Mesinas. “Thankfully, we don't do that any more.”

Kelley wanted to reinstitute an Independence Day Fireworks show after a five year absence. Mesinas was tasked with obtaining a fireworks permit. “Ken doesn't tell me this until June 13, ten days after the permit deadline had passed. We got it but it took a lot of begging with the city staff.”

The growth in catering events and younger membership validated Dr. Cho's expenditures. To make the local public more aware of the expanded facilities, Kelley reached out to local charitable activities, serving food samples at well-attended events such as The Taste for Los Al, a food and wine-tasting gala benefiting Los Alamitos High School activities. In 2011 Old Ranch members Arnie Wilkins and John Trapani arranged for the club to work with the Roosters philanthropic group to help host their annual “Wine Celebration” and “Passport to Chefs” on successive nights. In 2017, the Roosters events were attended by over 600 persons and raised over \$190,000 net, an accomplishment for which Wilkins gives a large part of the credit to Kathleen Mesinas who had assumed the Catering Manager role. In addition,

## GOLF CLUB FOR SALE



In 2011 Old Ranch’s Arnie Wilkins and John Trapani (left) helped organize two fundraising events for the Roosters philanthropic group. Both events are now regular features of the Old Ranch schedule. At the 2017 “Wine Celebration,” over 600 attendees enjoyed the wine of 47 vineyards. The following night, the “Passport to Chefs” featured some of the best chefs in Southern California each serving a five-course dinner to a uniquely decorated table (above right). Combined, the two events raised over \$190,000 net in 2017, which the Roosters distribute to small charities in Orange County.

eight club members are also now part of the Roosters.

Another event with large community impact was the 4th of July fireworks show. “That became huge,” said Bodman. “One year we even let the neighbors come in and have food. We probably had 400 people there.”

Even bigger was the Cowboy Campout for parents and kids. For a while the club hosted one campout on Memorial Day and another on Labor Day.” It has since been cut back to a single campout which draws well over 600 attendees.

The Campout was followed by more family-oriented events—Dive-In Movie Nights where kids (and parents, of course) could swim then watch a movie. Later they just did the movies (Big Screen on the Green) and it still worked well.

The push for a more family-friendly atmosphere picked up even more when Arnie Wilkins assumed the Board Chairmanship, a role he would hold for four years. Wilkins deliberately sought out married members with golf-playing spouses to be part of the governing board. “A lot of spouses still felt they were treated as an afterthought by the Board, and I wanted to fix that. I felt married men would be more sensitive to the issues.”

Most of the “serious” golfers had returned to the club and some proposed setting up “a committee” to approve golfers for tee times and tournaments, etc. and have a

## OLD RANCH AT FIFTY



Whatever craziness was happening in the clubhouse, Tim Deweese (left) and John Ward (right) made sure it was just as crazy on the golf course -- such as when they played some golf and air guitar with rock & roller Alice Cooper (center). Deweese was once a record setting barefoot water skier who used to tour nationally. But probably his most legendary feat was his chip shot from the new Old Ranch terrace to the 18th green, an accomplishment for which he won a sizable wager and for which he promised management he would never attempt again.



The best celebrity non-pro golfer to ever play Old Ranch is probably Adrian Young, the drummer for No Doubt, whose lead vocalist is Gwen Stefani. *Golf Digest* ranked Young's 1-handicap at the top of its list of "Best Rock and Roll Golfers."

men only grille. Kelley declined. "Formal cliques within a club are not a good thing -- nor is breaking the law by having a men only grille." But in late summer 2010 Kelley did convert the room just west of the bar to a Members Grill. To work that room, Kelley and Franco hired a new waitress, Allison Lansdale (then Sheumaker), who didn't quite know what she was getting herself into. "The room was real slow at first. There were days when absolutely no one came in."

The emptiness didn't last long. Staff tried different events but ultimately, said Kathleen Mesinas, it was Chef Mike's food that turned the trick. "Taco Tuesday—\$2! Fantastic food, you couldn't beat it!" Golfers now stayed in the Members Grill longer and families came for a full dinner.

## GOLF CLUB FOR SALE

In early 2012, Renee Ord came over from Seacliff. “Shirley recommended me,” said Ord whose five years at Seacliff had made her very familiar with Old Ranch. “They had really improved over that time and become very family friendly. Plus, Kathleen Mesinas had hired me for my first job in the golf industry at Coyote Hills.”

By late 2012 things were again looking up – for the club and for the Cho family’s real estate interests, now being managed by Michael Cho who had graduated from Berkeley and Northwestern law. “I assumed a more active role because my father had to spend so much time studying to requalify for his neurology medical boards, which has to be done every ten years.” With the real estate market returning, Michael and his parents chose to focus their energies there and place Old Ranch in the hands of a professional golf management group.

Kelley inquired if there might be interest among the membership to put together a group to lease the club and manage it but nothing came of that effort. However, five large golf management companies showed interest. It was an offer from the Sequoia Golf that most intrigued the Cho family.

Sequoia was founded in 2003 by Joseph Guerra, a veteran of the American Golf system. Sequoia started with seven courses in Georgia, but by 2012 it had branched into Texas, Colorado and California. In 2013 In September 2013 Sequoia signed a 20-year agreement to take over total management of Old Ranch Country Club.

The Sequoia agreement marked the end of a stressful seven years of ownership change, a disruptive economy, construction, labor insecurity, with a pinch of cultural confusion.

And the wild ride was fittingly marked by the victory of Darrell Wilson in the 2013 club championship.



In 2013 Darrell Wilson won the club championship and earned himself a cover photo on *Champion Magazine*.

## OLD RANCH AT FIFTY



Long-time member Dr. Don Chung, a successful Long Beach heart surgeon, passed away in 2014. Chung was born in North Korea. When the Korean War broke out in 1950, he was forced to flee his home but made his mother a promise he would return in three days. The war prevented him from doing that. In 1989 he wrote a memoir called *The 3-Day Promise*. It became a best seller and the basis of a South Korean TV series. He used the proceeds of the book to donate \$500,000 for the construction of the Korean War Veterans Memorial in Washington, D.C.



(above) Myrna & Jim Ream had the low gross at the 2004 Couples championship tournament.



Old Ranch lost a familiar face around the clubhouse when Ted Conlin, the club's first member, passed away in March 2012. A regular in the card room, he also entertained members over the years with great stories of his 71 missions as a decorated World War II P-51 fighter pilot. To show its respect the club renamed its meeting room The Conlin Room.



(right) Charlotte Sanders and Liz Mulvaney won five Betse Straub titles from 2008-2012.