

LLCC Greens Committee Meeting MINUTES

Monday, August 2, 2021 (1:30 PM – Pro Shop Patio)

ATTENDEES: Vern Duggan, Robbi Alberts, Renie Dyson, Ed Irvin, Lance Levine, Nancy Milliman, Jerry & Sheila Nokes, Steve Saylor, Gayle Wilcox [Excused: Tim Magee]

Guests: Dean Dyson, Gail Gagner

Staff: Elen Gaschet DeL'isle, Mark Hendricks, Jason Howerton, Roger Milliman

Vern called the meeting to order at 1:32 PM, and welcomed everyone in attendance.

Minutes: Gayle Wilcox moved to: **APPROVE THE MINUTES FROM THE JULY 6, 2021 GREENS COMMITTEE MEETING.** Lance Levine seconded, and the motion PASSED.

Good & Welfare: Steve Saylor reported Curt Burnet has been put on hospice (note: he passed away on Aug. 3rd).

Greens Report: Superintendent Jason Howerton reported the course has been extremely busy and his crew has been working hard to keep the course in good playable condition. With the consistent hot weather and drought conditions, the golf course is showing its dry spots a lots more, but that is typical for all golf courses this time of year (we're in better shape than many others). The month of August brings some big tournaments that the crew is ready & excited for. They'll also be starting early Fall projects towards the end of the month.

In July, they: installed a "No urinating" sign on Hole #2 ... Adjusted & lowered cutting heights for fairways, approaches, and rough ... Applied broadleaf selective herbicide to tees, approaches, & spotted areas in rough where weeds were visible ... Applied wetting agent & preventive fungicide applications ... Re-painted "Walker" directional signs on cart paths ... Installed speed bumps leaving #9 on both sides of Shamrock drive, and before St. Andrews heading to #4 tee (found two in shed, saving ~\$600 ... got an updated quote from Victor at Pave-X for the rest of cart-path asphalt work needed.

In August, they hope to: Continue making excellent playing conditions ... Set up for big tournaments to make them run smoothly (paint "ground under repair" areas, hazards & free drop areas; and lined up out of bound markers). Jason said they plan to start the Raingarden & ditch project on #7 starting the week of August 16th, through September 3rd. Asked about black tee-boxes, Jason said it's still on their to-do list to improve those.

Some topics to discuss:

- 1) Pave-X quote
- 2) Practice area by #3 (Need to come up with a plan: Drawings showing what would work ... Whether to contract this project out or do it in house ... Scope of work ... Estimated costs of materials, labor & rental equipment ... what time of year are we looking to accomplish?)

Pro Shop Report: Elen reported July 2021 Pro Shop revenue totaled \$42,851.07 [Members \$10,895.46; Public \$27,164.92 ... Merchandise \$4,245.69 ... Misc \$225 ... & GHIN \$320]. It's 6.01% growth over July 2020. Actual July 2021 revenue (including Café sales) was \$50,231 (compared to 2020=\$46,432; 2019=\$33,326; 2018=\$31,859). Year-to-date revenue Oct 1-Jul 31, 2021 was \$307,793 (compared to 2020=\$210,545; 2019=\$194,099; 2018=\$97,086).

Daily Rounds	Members	Public	Power Cart Rentals
July 2021	1540 (\$9,751.99)	958 (\$12,953.84)	835 (\$9,402.75)
July 2020	(\$8,176.98)	1135 (\$12,889.97)	\$8,785.00
July 2019	633 (\$3,499.07)	393 (\$5,457.00)	179 (\$2,635.00)

In 2021 so far, we've sold 142 Annuals ... 102 Member (28 of which are new); 37 Public (19 new); and 3 Junior.

Revenue from 153 Golf Lessons totaled \$1,654.77 (20 Youth, \$92.20 ... 6 Private, \$156.68 ... 114 Women's Wine & Golf, \$1,261.98 ... and 13 Men's Beer & Golf, \$143.91).

Elen thanked the Pro Shop Staff, Mark, and Jason for keeping all of our carts up & running, providing rental income\$. The new golf carts have helped improve our image to public golfers; they are providing great reviews online! Through Golf-Now, we offer some hot deals along with regular tee-times.

Upcoming Events: Ladies Golf Lessons Tuesday & Friday nights (ends next week) ... Minnihan Tourney Fri afternoon & Sat, Aug 6th & 7th ... Men's LLCC Golf Tournament Sat, Aug. 14th ... Glow Ball Tournament Fri, Aug. 20th.

CAM Report: Roger Milliman said the board is working on developing a budget, with conservative revenue forecasts. Inflation is running ~5.4%, so to date an extra \$140K is required to achieve a zero-based balanced budget. LLCC has sold 14 of 16 properties for \$330K. Even without property sales, the HOA is YTD \$80K above planned net revenue.

Comments from the Chair: Vern Duggan said he's been leading this committee for six years now, and he plans on sticking around another year. (*Thank you, Vern!!*)

OLD BUSINESS

Ongoing encroachment on Navy property: The surveyor provided drawings to the Navy; the Navy had questions; and the surveyor sent back answers. The Navy had more questions, and the surveyor responded last week. So we continue to wait for the Navy to send us an agreement. Lance said it could take another year or two.

Marketing Report: Nancy Milliman reported our July coupon in the *Journal*, plus other specials, resulted in 196 sales (\$2,580.84). In July, 153 lessons brought in \$1,654.77. It was noted all Lesson money goes to the Pro Shop (thanks to Joe Long & other staff!) Nancy said we've lined up a foursome to play in the Chamber tournament at Alderbrook on Friday, Aug. 20th. Nancy has volunteered to help fill bags in the morning & help tear down/clean up in the afternoon.

Capital Budget Requests: Vern said the Greens Committee is proposing the following requests for 2021-22 budget:

- 1) **\$16,000 – Purchase of 5 Golf Carts** (We purchased 8 carts 12 months ago; payback was 12 months! One older cart is broken & can't be fixed. We need to update & increase our fleet. New carts can be used three times on one charge; older carts could only be used once. If older carts go out after one round, we take a chance they stop running. It makes good business sense to update our fleet/average 15-20 years old. We currently have 15 old carts & 8 new ones. Cost estimate: \$4K per cart. Selling two older carts @\$2K nets \$4K. With \$16,000 plus that \$4K we can buy 5 newer carts. We may be able to negotiate a lower cost. On a busy weekend, we currently aren't able to keep up with cart requests. We estimate buy-back for the carts will be 12-18 months. Each time a cart is rented with 2 players, it generates \$80 to \$100 for LLCC!)
- 2) **\$10,130** (+ tax, time & labor) – New Chipping Area** (We currently have no practice area for chipping. All courses have practice area to chip. At this time, in order to have a chipping lesson, we must shut down a hole on the golf course. People paying to play golf must go around that hole. We propose moving Blue tees on #3 to location behind other tees. Old blue tee area would then become part of practice chipping area. Next to that is our waste area for debris collected around the golf course; we would install a fence to separate the area. This is an upgrade to our facilities, will promote a practice area for chipping & revenue with more lessons.)
- 3) **\$15,000 – Expand practice putting green** (Our practice putting green is smallest of any local course. The green is hard to maintain with all the foot traffic on the green. When 5 putters are on the green, it's crowded. We use it for lessons; this would be an upgrade to the course. Work would be done in-house by Jason & his crew.)
- 4) **\$26,000 – Complete paving of cart paths** (along #3; #5 by bathroom; #6 down the hill; & #8 from green to road).

We have proven we get projects done on time and under budget. Last year we renovated the Pro Shop with volunteers at a cost of under \$300 (hiring a contractor would have cost over \$25K). We upgraded the patio area with lights (donated), and umbrellas bought with calendar sales & donations. We installed a door between the Pro Shop & office with volunteers (added staff visibility, security, and increased customer service).

We have increased revenues with the added improvements, advertising, and hard work of the staff, both Pro Shop & Greens maintenance crew. We need to reward them with all the hard work they do.

Finally, Vern said we're still looking to hire a Golf Pro. Lance noted, of course, any such hiring depends on who it is; but is the money available if we do find someone? It was suggested we compile a cost benefit analysis for hiring a Pro.

Sheila Nokes moved to: **APPROVE SUBMITTING THESE CAPITAL BUDGET PROJECTS (see Attachment 1) FROM THE GREENS COMMITTEE TO THE LLCC BOARD OF DIRECTORS FOR CONSIDERATION AND APPROVAL FOR INCLUSION IN THE 2021-22 FISCAL YEAR BUDGET PROPOSAL.** Lance Levine seconded, and the motion PASSED.

GOLF FEES: Greens Committee is proposing some increases to LLCC golfing fees for next season. Gayle Wilcox moved to: **SUBMIT THIS PROPOSAL (Attachment 2) OF REVISED GOLFING FEES (EFFECTIVE MARCH 1, 2022) TO THE BOARD OF DIRECTORS FOR REVIEW AND APPROVAL.** Sheila Nokes seconded, and the motion PASSED.

Pace of Play: There was some discussion about "Pace of Play" and what to do if golfers are unable to keep up an acceptable pace. Lake Limerick Golf Course abides by the "Rules of Golf". Section 5.6 covers Pace of Play. Section 5.6(a) mentions penalties in certain instances for breach of this rule (1st breach, 1 penalty stroke; 2nd breach: 2 penalty strokes; and 3rd breach: disqualification). If you can't keep up pace of play, you can't play on our course. The leagues can also make their own rules. And Marshals can try to monitor pace of play.

Adjourn: At 2:51 PM, Gayle Wilcox moved to: **ADJOURN.** Sheila Nokes seconded, and the motion PASSED.

NOTES BY ROBBIE

TWO Attachments

(1) Greens' Capital Budget requests (2) Proposed Golfing Fees, effective Mar, 1, 2022

**** Jason's Cost Analysis for #3 practice/chipping area.** Materials and rental equipment:

1. Mini excavator, 1 week rental = \$1600
2. 32 yards of greens topdressing = \$1196
3. 10 yards of tan bunker sand = \$1320
4. 32 yards of native soil = \$898
5. 4in. x 250ft. Corex drain pipe, perforated = \$229
6. 5 wye couplings, 5 tee couplings, 10 couplers, 5 end caps = \$145
7. 10 yards of pea gravel = \$295
8. 200ft. 2" x 10ft. Sch. 40 pvc pipe, 20 couplers, 4 45's, 2 swing joints,
2 835 Toro irrigation heads, 300ft common and positive wire = \$1266
9. 6"x16" Concrete garden wall blocks = \$428
10. 6ft.x 150ft chain link fence with swing gate = \$2428
11. 150 ft. privacy fence screen = \$325

Total = **\$10,130** not including tax, time and labor

LLCC Greens Committee recommendations for 2021-2022 Capital Budget

- 1) PURCHASE OF FIVE GOLF CARTS - \$16,000
- 2) NEW CHIPPING PRACTICE AREA - \$10,000
- 3) EXPANSION OF PUTTING GREEN - \$15,000
- 4) CURRENT COST OF COMPLETING CART PATH PAVING (Today's estimate: \$26,000)

1) PURCHASE GOLF CARTS (\$16,000, cost estimate from Pacific Turf)

We purchased 8 golf carts 18 months ago, and the pay back was 12 months. One of the older carts has broken down and cannot be fixed. We need to update and increase our cart fleet. The new carts can be used 3 times on one charge, but old carts can only be used once. If the old ones go out after one round, we take a chance on them breaking down. It makes good business sense that we update our fleet that is on average 15 to 20 years old. We currently have 15 old carts and 8 new ones. We have an estimated cost of \$4,000 per cart. We will sell two of the older carts at \$2000 each. With the \$16,000, plus \$4000 for carts sold, we will be able to buy 5 carts. We believe that we can negotiate a lower cost. We are currently not able, on busy weekend, to keep up with the demand for carts. We estimate the buy back for the carts will be 12 to 18 months. Each time a cart is rented with 2 players, it generates revenue of \$80 to \$100.

2) BUILD NEW CHIPPING AREA (\$10,130 + tax, time, labor) *work done by Jason Howerton and the Greens Crew*

We currently have no practice area for chipping. All local golf courses have a practice area to chip. At this time, in order to have a chipping lesson, we must shut down a hole on the golf course. People paying to play golf must go around the hole to continue play.

We propose moving our blue tees on Hole #3, to another location. The old blue tees would become part of the practice chipping area. We will build a new tee box for the blue tees. Next to the blue tees is our waste area for debris collected around the golf course. We would install a fence to separate the area. This is an upgrade to our facilities and will promote a practice area for chipping and revenue with more lessons.

[Cost estimate from **Jason**; see 8/2/21 Greens Minutes for breakdown of costs for materials & renting equipment.]

3) EXPAND PRACTICE PUTTING GREEN (\$15,000) *work done by Jason Howerton and the Greens Crew*

Our practice putting green is the smallest green of any local golf course. The green is hard to maintain because of all the foot traffic on the green. When 5 people are on the green it is crowded. We used it for lessons (revenue). This is an upgrade to our course.

4) COMPLETE PAVING OF GOLF CART PATHS (current estimate from Pave-X is \$26,000)

Need paving along #3 Fairway to St. Andrews; #5 by the bathroom; #6 going down the hill; & #8 from green to road. Patching continues by maintenance crew, but is not going to work in the long term. Plus it will save wear & tear on the golf carts.

We submit these 2021-2022 Capital projects. We have proven that we get projects done on time and under budget. This last year we renovated the Pro shop, with volunteers, at a cost of under \$300. If we had a contractor come in and renovated the Pro-shop, it would have cost over \$25,000. We upgraded the patio area, with lights (donated), and umbrellas, bought with calendar sales and donations. We installed a door between the Pro-shop office and the Pro-shop with volunteers. With this being done, we added staff visibility, security, and increased customer service.

We have increased revenues with the added improvements, advertisement and the hard work of the staff, both at the Pro Shop and the Greens Maintenance crew. We need to reward them for all the hard work they do.

- We recommend that Elen and Mark receive at least a cost-of-living increase. They have worked hard and were the driving force behind the increase in revenue.
- We recommend the Greens crew receive at least a cost-of-living increase.
- We recommend Jason Howerton receive a pay raise. He is by far the most underpaid Greens Superintendent. He has been here 10 years. He works 40 to 60 hours a week, including nights and weekends when called – not only for Golf course concerns but other problems that come up here at Lake Limerick Golf and Country Club.

And we are still looking for a **Golf Pro**, who would be a good fit at LLCC.

The Greens Committee

Lake Limerick Golf Course

Attachment 2 (Greens Committee, 8/2/21)

(Proposal) 2022 Fee Schedule (effective March 1, 2022)

811 East Saint Andrews Drive, Shelton, WA 98584

DAILY FEES (includes tax)

	WEEKDAYS		WEEKENDS/HOLIDAYS	
	9 HOLES	18 HOLES	9 HOLES	18 HOLES
Members	\$16.00 \$17.00	\$22.00 \$23.00	\$17.00 \$18.00	\$24.00 \$25.00
Members' Guest	\$18.00 \$19.00	\$24.00 \$25.00	\$19.00 \$20.00	\$26.00 \$27.00
Public	\$20.00 \$21.00	\$28.00 \$29.00	\$22.00 \$23.00	\$30.00 \$31.00
Junior	\$10.00	\$10.00	\$10.00	\$10.00

Twilight: Members \$14.00 / Public \$16.00

ANNUAL MEMBERSHIPS (prices are plus tax)

Members may make Tee Times up to fourteen days in advance. Non-Members up to seven (7) days in advance.

	MEMBERS	PUBLIC
SINGLE	\$575.00 \$580.00	\$725.00 \$730.00
JUNIOR	\$125.00 \$130.00	\$125.00 \$130.00

Juniors are 18 years old and under.

Only two (2) 'Member' Golf Annuals per lot

Annual Fee for PUBLIC includes eligibility to apply for LLCC Social Membership (with separate application to Lake Limerick Country Club)

WINTER MEMBERSHIP (November through February) (prices are plus tax)

~~\$150.00~~ \$160.00 - No cart included

WINTER DAILY RATES

Member: ~~\$14.00~~ \$15.00 (includes tax)

Public: ~~\$16.00~~ \$17.00 (includes tax)

Cart (Per Rider) ~~\$10.00~~ \$11.00 for 9 holes ~~\$15.00~~ \$16.00 for 18 holes, plus tax

PUNCH CARDS (prices include tax)

	MEMBERS	PUBLIC
ADULT PUNCH CARD (10 Rounds of 9 Holes)	\$160.00 \$170.00	\$200.00 \$210.00
ADULT PUNCH CARD (10 Rounds of 18 Holes)	\$220.00 \$230.00	\$280.00 \$290.00
JUNIOR CARD (10 Rounds of 9 Holes)	\$50.00 \$60.00	\$50.00 \$60.00

TRAIL FEES (prices are plus tax)

	MEMBER	PUBLIC
ANNUAL GOLF TRAIL FEE	\$90.00	\$90.00
DAILY TRAIL FEE	\$ 5.00	\$ 5.00

CART RENTALS (prices are plus tax)

9 HOLE:	single rider - \$10.00 \$11.00
18 HOLE:	single rider - \$15.00 \$16.00

ANNUAL CART SHED RENTALS (prices are plus tax)

MEMBER GAS CART	\$260.00 \$270.00	PUBLIC GAS CART	\$325.00 \$335.00
MEMBER ELECTRIC CART	\$300.00 \$310.00	PUBLIC ELECTRIC CART	\$375.00 \$385.00

Effective March 1, 2022, Cart Sheds will first be rented to LLCC property owners who have purchased a Golf Annual Membership, paid Trail Fees and are using the Cart shed for the storage of a three or four wheeled motorized riding Golf Cart and related Golf equipment only.

(Approved by Board of Trustees 10/1/15 ... Rental fees approved 11/19/16 ... Winter Rates approved 10/21/17 ... 2022 rates approved x/x/2021)

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