

LLCC Greens Committee Meeting MINUTES

Tuesday, February 1, 2022 (1:30 PM)

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

Guests: Dean Dyson, John Ingemi, Keith Smith

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

Vern called the meeting to order at 1:30 PM, and welcomed everyone in attendance.

Minutes: Lance Levine moved to: **APPROVE THE MINUTES FROM THE JANUARY 4, 2022 GREENS COMMITTEE MEETING.** Steve Saylor seconded, and the motion **PASSED.**

Greens Report: Jason Howerton reported February is here and his crew has been taking advantage of the decent weather, working hard on maintaining course set-up and starting the big project of #3 practice area.

In January, they: Refurbished all yardage poles ... Organized and inventoried the tool supply shed ... Scheduled a weekly cleaning and sanitizing of the maintenance shop ... Are keeping up with fungicide applications to limit disease outbreaks ... Dropped a dead tree on #3 that will open up the line of sight for new Blue tee (#12) ... and Maintained course set-up even when almost all of greens maintenance workers were out with sickness.

Jason said they broke ground on January 19th for the start of Phase 1 of the #3 chipping project: Started by adding 23 tons of clay loam native soil to create a solid base, with gentle 25% slopes off each side of tee that will make it easy to walk up/off tee surface (& easier to maintain) ... Graded and then added 20 cubic yards of a mixture of peat moss, organic matter, and fine sand to create an excellent topsoil for grass to grow into ... Laser-leveled and compacted the area to create a tee surface space of 640 sq ft and approximately 4 ft tall which will accommodate 6 locations to move blue tee markers ... 28 hours of labor on Phase 1 so far; all that is left to do is to cut in irrigation and hydro-seed the area with a mixture of ryegrass and fescue blend.

Jason said they will be breaking ground for Phase 2 today (February 1st): Measuring out a chipping green location that will allow a 3,500 sq ft green putting surface, with a maximum yardage 83 to back and 51 to front from practice pad.

Jason said, per earlier discussion, he'll be switching out our Black tee markers for Silver. He will be ordering 20 silver tee markers from Par Aide (and the black tee markers will be stored at the shop for possible future use as "longest" yardage). It would be quite time-consuming to sand, primer and paint the black tees to silver. Elen said our new scorecards are here that show the "Silver" tees, so Jason said he'd get them replaced soon.

Gayle asked about golfers driving carts 90 degrees recently? Jason said, when conditions allow, he will work with the Pro Shop to allow 90-degree driving when the course is full, to help speed up play.

Nancy Milliman thanked Jason for allowing some respectful families with kids to sled on the golf course, keeping them off the roads and the frozen lake.

Pro Shop Report: Elen reported the past month's revenue was good. In Jan. 2020, revenue was \$15,372, and Jan. 2021 revenue was \$20,129. Fifteen 'member' golf annuals were sold (1 new), plus 6 'public' annuals (2 new).

Golf rounds in **January 2022** = 305 members (\$567.74); 114 Public (**\$1,245.82**); 79 Cart Rentals (**\$925**). Compared to:
Golf rounds in **January 2021** = 410 members (\$741.31); 69 Public (\$718.80); 64 Cart Rentals (\$755); and
Golf rounds in **January 2020** = 138 members (\$59.90); 30 Public (\$274.58); 2 Cart Rentals (\$30).

Planned tournaments include a Valentine's Day 2-person 18-hole Scramble on Monday, February 14th. Golfers will make their own tee-times. Elen added she has some rubber tees for the practice mats.

CAM Report: Roger Milliman reported the Security Camera system has been installed and is functional. A live monitor will be installed at the Pro Shop desk. Only Norm (Maintenance) and Roger will have access to the recordings; they will be used for the purpose of contacting the Sheriff's office if warranted.

In addition, for securing carts, Norm and Jason are looking at a cart-lock system that goes over the brake & in front of the gas pedal, and can't be cut with bolt-cutters. They are \$150 each. These locks should be a visual deterrent. "Video Surveillance" signs will be posted at all three entrances.

Dean asked if we received insurance money for the stolen cart? Roger said our deductible is \$2500. The thefts seem to happen at the end of the season.

January golf revenue was down 20% from last year (poor weather!!) but the Café revenue was up 13%. Roger said they are planning to open the Café five days a week (Wed-Sun) starting March 2nd.

The Drone contract has been signed by John Hohnstein, and he's purchased the necessary liability insurance effective today. He will work with the Pro Shop when he's ready to do demo runs. He is doing some practice runs on #6 & #7 today. When the video is complete, it will be helpful to the entire community. It was agreed the best time to actually video the golf course would be April/May when it's in full bloom.

Comments from the Chair: Vern said he met with a few people to talk about planning future capital projects. LLCC is still looking for two employees to fill the Mechanic and Water Manager positions. He thanked the committee members, and the Board for their support.

Vern said he met with representatives from the Men's League, the Ladies' League, plus Elen, Mark and Jason. He asked each to help contribute to the "Greens" article in our quarterly HOA newsletters. They agreed to provide input to Vern.

Ongoing Encroachment on Navy Property: The Navy requested two revisions to the cadastral survey. These were completed and submitted two weeks ago. We are asking if they have been accepted and what are the next steps. The surveyor will file those with Mason County Real Estate Department for public record.

Marketing Report: Nancy Milliman congratulated Elen, Mark, & Jason and his crew, for helping Lake Limerick Golf Course take 2nd place this year in the *Journal's* "Best Golf Courses in Mason County" (plus 2nd place in the Belfair/North Mason section). We need to set this place on fire so next year we can take #1. We'd also like to see our Café included. Brian is a great cook, and Carianne has a wonderful following.

In last month's HOA billing, coupons were included to entice customers to start using the Café. To date, 31 coupons have been used!

Last month, the Marketing Committee (of 3) met and discussed plans for 2022. We will be submitting something for all four issues of the *Fjord Magazine*, currently working on an article to get into the Spring issue. We'll be putting coupons in the *Journal* again starting in March (at the same price we paid the last three years!) And we'll put something in the *Journal's* "Visitors Guide", and maybe "Business Matters" inserts.

The Inn Committee discussed replacing flooring in the Pro Shop/Café (as well as the Inn). The carpet is worn, dated, and patched. They are looking to install a durable vinyl-type flooring that is non-slip and will work well with golf shoes. It was suggested again that we install golf-shoe cleaners (blowers) outside the doors of the Pro Shop/Café.

Nancy said the committee is also working on a BROCHURE highlighting the Pro Shop & Café.

To date, 178 calendars were sold bringing in \$3,304.98 (includes \$2300 in sponsorships). Some will be given out in new-member HOA welcome packets. The committee is discussing other ideas for getting them out into the community, and promoting the Café.

The Mason County Chamber of Commerce holds monthly "Business After Hours" events. Lake Limerick has asked to host sometime between May and September, with a chance to present everything the association offers.

3rd Hole Tee Box & practice Chipping area: Vern said the initial progress looks good. Thanks to the crew! Asked the estimated time for opening the new area, Jason said possibly in early May. Nancy said she'd like to include information on it in the *Fjord* article. People will be asked to contact the Pro Shop to reserve chipping time, to limit the number trying to use it at one time.

Fundraisers: Vern said his committee talked about "next Capitol projects", including redoing the 8th Green. The committee is suggesting we hold a fundraiser tournament in mid-May (Friday, May 20th). In previous years, we raised thousands of dollars to help in repaving the cart paths, and redoing the 7th Green. Those improvements brought back a lot of golfers. Plan is to create a "better" green, not an "easy" green, for #8. Vern said he'd like to identify a couple of people willing to chair this effort (ACTION ITEM).

Robbi suggested leveling out tee-boxes might be a priority? Jason said he plans to work on that project this year.

Carts: Golf carts are a good source of revenue, paying for themselves in months. LLCC needs to maintain a fleet of carts that are in working order. We are currently down a few carts, which costs us revenue. Vern said our original estimate was for five used carts at \$4,000 each, totaling \$20,000 (which was approved by Board, and HOA). Prices have increased, and the new bid is for \$4,500 each (totaling \$22,500).

Roger suggested, based on revenue the past couple years, the "buy-back" in a couple months, and the increasing price of used carts, it is feasible we will need five more carts, and it's not unreasonable to request five used carts (\$22,500).

Robbi moved that: **THE GREENS COMMITTEE REQUEST THE BOARD APPROVE \$22,500 TO PURCHASE FIVE USED GOLF CARTS @ \$4,500 EACH (TOTAL \$22,500).** Gayle Wilcox seconded, and the motion PASSED. (See ATTACHED project description, and bid from Pacific Golf & Turf)

Town Hall meeting: Sheila said she was asked to talk about Greens and the Golf Course at an upcoming LLCC Town Hall on the subject of "Governance" (Wed, Feb. 23). She asked for input from the committee. Golf is one of the "amenities" at Lake Limerick, along with the Lake, the Café, the Restaurant, the Parks, etc. It brought in \$325,000 the past year. Out of our \$2M budget, only ~\$200K is needed to maintain the Golf Course. It helps improve the value of our homes.

Adjourn: AT 2:58 PM, Gayle Wilcox moved to: **ADJOURN.** Steve Saylor seconded, and the motion PASSED.

NOTES BY ROBBI

Attachments: **Golf Cart Purchase – Project Approval Request**
Bid for Golf Carts from Pacific Golf & Turf

PROJECT APPROVAL REQUEST

GOLF CART PURCHASE

February 15, 2022
from The Greens Committee

Project Description: Purchase of FIVE used Golf Carts

Project Managers: Vern Duggan and Roger Milliman

Lake Limerick has golf carts that are 17 to 25 years old. They are unreliable, break down regularly, and cost us revenue when broke down.

Lake Limerick's PROSHOP brought in **\$47,937.09** last year in cart rental fees.

If we do not have carts to rent, we lose money. Our old carts have exceeded their useful life. When we send an old cart out, it is only good for 18 holes before you must recharge the batteries. A newer cart will last 36 holes. When a cart breaks down, if we have a cart available, the PROSHOP needs to run another cart out to the golfers. There are times when we only have one person working at the PROSHOP, so that person must close the PROSHOP to take care of the problem.

Two years ago, Lake Limerick bought 8 used golf carts. The buyback was less than 1 year. That brought the fleet up to 25 carts. Within two months of purchase, one more old cart broke down and we were unable to fix it. We kept it as a "parts" cart. One of the newer carts was recently stolen. We also recently sold two of the older carts for \$2000 each, in anticipation of replacing them with newer carts this fiscal year. So, we are now down four carts.

Due to covid, used golf carts are scarce. Cost of used carts have gone up. When we inquired in July 2021, about cost of new carts. Pacific turf gave me a guesstimate cost of \$4,000. ea... In September we asked for another estimated cost, they came back at an estimated cost of \$4,200 to \$4,800. The first quote in February was \$5,100. each. We asked for a better price. Pacific Turf came back to us with a cost of \$4,500.

Bids were sought from the following **VENDORS:**

- Pacific Turf \$22,500.
- Scott Alexanders (No bid, non-available)
- Tacoma Yamaha (No bid, non-available)

Projected Cost: FOUR used golf carts @ \$4,500 each (**Total \$18,000**)
 or FIVE used golf carts @ \$4,500 each (**Total \$22,500**)

This Capital Project of the golf cart purchase was approved by the Board and voted on/approved by the Lake Limerick HOA at the November 2021 annual general meeting for \$20,000. [NOTE: Approval was for five used golf carts @ \$4,000 each, total \$20,000] Due to inflation, Carts are \$4,500. Buying five carts is a wise investment and worth the extra \$2,500.

Again, Lake Limerick's PROSHOP brought in **\$47,937.09** last year in cart rental fees.

The Greens Committee is doing their due diligence, by updating our outdated carts, to be able to increase revenue, attract more golfers and increase the reliability of the carts. This income source is a big benefit to the Lake Limerick Community. This helps us increase revenue to offset the cost of doing business.

The Greens Committee recommend we buy 5 carts. The payback is four to six months. This is based on history. Two years ago, we bought 8 carts for \$25,000 and the pay back was six to 9 months. We are down 4 carts. If we buy 5 carts, we will replace what we lost and help to increase revenue.

Greens Committee and Staff

PACIFIC



GOLF & TURF

FLEET GOLF CAR PROPOSAL PRESENTED TO



WWW.PACIFICGOLFTURF.COM

PORTLAND, OREGON 14625 SE STARK ST PORTLAND, OR 97233 (503) 282-6022 (800) 368-9158	SNOHOMISH WASHINGTON 1818 BICKFORD, AVE SNOHOMISH, WA 98290 (360) 568-7798 (800) 368-9158	SPOKANE WASHINGTON 6206 E TRENT AVE BLSG 2 SUITE A SPOKANE VALLEY, WA 99212 (509) 879-5117 (800) 368-9158
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Wiedenmann

BUFFALO TURBINE

TURFCO

STEINER

EZGO®

A Textron Company



A Textron Company



JOHN DEERE GOLF

Presented To:

Vern Duggan

Lake Limerick GC
790 E St Andrews Dr
Shelton, WA 98584

Prepared By

Rob Harbottle

Sales Representative

(253) 508-9192

rharbottle@pacificgolfturf.com

QTY	MODEL	VEHICLE COLOR	SEAT TYPE / COLOR
5	2016 TXT 48V E	Almond	Standard Factory Seat Stone Beige

INCLUDED ACCESSORIES

QTY	ACCESSORY	ACCESSORY DETAILS / COLOR
5	Top Assembly	Black
5	Wheel Covers	Gold
5	Standard Tire and Wheel	8" Standard Factory 4 Ply Tire and Wheel
5	Windshield	
5	Message Holder	
10	Sand Bottle Holder	Standard Factory Sand And Seed Bottles
5	Club Pro Bag Covers	
5	Single Point Battery Filling System	Battery Watering Technologies
5	Battery Watering Sytems Deionizer	
5	Battery Wattering Fill Gun	
1	Manual Kit	
1	Handheld Diagnostic Tool	
5	Factory Freight	
5	Fleet Instalation / Local Delivery	

Any change to the accessory list must be obtained in writing at least 45 days prior to production date.

Location of Logo

5	Course Logo	Center Front Cowl
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Location of Numbers

Number Sequence

10	Die Cut Numbers	One Per Side	TBD
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*Club is Responsible for logo artwork 45 days prior to fleet delivery

SPECIAL CONSIDERATIONS

Acceptance of the above listed accessories and vehicle information

Accepted By: _____

Date: _____

Title: _____

Pacific Golf & Turf

Accepted By: _____

Date: _____

Title: _____



A Textron Company



JOHN DEERE GOLF

Presented To:

Vern Duggan

Lake Limerick GC

790 E St Andrews Dr

Shelton, WA 98584

Prepared By

Rob Harbottle

Sales Representative

(253) 508-9192

rharmottle@pacificgolfturf.com

FINANCIAL DETAILS

QTY	MODEL	Terms	UNIT PRICE	TOTAL MONTHLY PRICE
5	2016 TXT 48V E	Cash Purchase	\$ 4,500.00	\$ 22,500.00
				\$ -
				\$ -
				\$ -
			\$ -	\$ -
NET TOTAL				

TRADE / LEASE TERMINATION

QTY	YEAR MODEL	CONDITION	VALUE PER CAR	TOTAL
				\$0.00
				\$0.00
				\$0.00

FLEET INSPECTION REPORT

- 1- Customer acknowledges they have received a full inspection report (attached) detailing the current condition of the trade in / Lease return Vehicles
- 2- Customer understands that excess damages to Lease Termination vehicles will be added to the cost of the replacement fleet as specified in this agreement.
- 3- Customer understands that trade in values are based on the condition of the vehicles on the date of the fleet inspection.
- 4- Customer understands that this agreement is based on the condition of the vehicles at the time of inspection. Any damages or loss of vehicle accessories / chargers that occur between inspection and acceptance of new vehicles by Pacific Golf & Turf is the responsibility of the customer.

Existing Lease Number(s)

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Last Payment to be made:

Above stated lease schedules with _____ will be terminated as stated above. Assuming all previous payments are current and there are no outstanding tax or fees including late charges.

PROPOSED LEASE DETAILS

Payment Schedule: C.O.D.

Expected Delivery: March 2022

Payment Months: _____

First Pay: _____

Additional Information:

PROPOSAL EXPIRATION DATE:

This Proposal is valid through 3/1/2022 delivery date is subject to change based on product availability.

Accepted By: _____

Date: _____

Title: _____

Pacific Golf & Turf

Accepted By: _____

Date: _____

Title: _____