

## LLCC Greens Committee Meeting MINUTES Tuesday, April 4, 2022 (1:30 PM – Pro Shop Café)

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

GUESTS: Mike Berni, Larry Brengan, Kirk Crowell, Dean Dyson, John Ingemi, Bud & Bonnie Morrow, Jess Mosley, Russ Preuitt

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:** Sheila Nokes moved to: **APPROVE THE MINUTES FROM THE MARCH 1, 2022 GREENS COMMITTEE MEETING.** Gayle Wilcox seconded, and the motion **PASSED.**

**Greens Report:** Jason Howerton said the Mariners are looking good this year, and may even have a shot at the playoffs. He reported his crew has been kept very busy during March and the beginning of April. They have been “thin” while they search for a mechanic and replacement greenskeeper, but they have managed to keep up the course. Good news, a mechanic has been hired and starts work on Monday. They are looking forward to another successful season on the golf course, and are motivated to keep this course the best it can be.

Tasks accomplished in **MARCH:** Mowed rough, fairways, tees & collars ... Installed refurbished yardage poles ... Removed two problem trees to open # 3 fairway for new blue tee-site ... and Successfully aerated the greens – in record time (started at 6:30 AM and were done by 10 AM) – with the help of volunteers who gathered the pulled plugs for installation on the new chipping green. [THANK YOU to **Lyle Biesanz, Gale Braaten, Norm Glasco, Ed Irvin, Carmon Palmer, Gerardo Ramirez, Dan Richter** and **Steve Schnell**, coordinated by **Mark Hendricks!**]

Things to accomplish in **APRIL:** Aerify and seed fairways, tees, approaches & weak areas in rough ... Apply 300 tons of fairway grade topdressing to fairways, tees & approaches ... Apply spring fertilizer wall-to-wall ... Refresh all landscape beds and tree-surrounds on course and around Pro Shop/Café ... Apply an environmentally-friendly herbicide to suppress weeds ... Edge irrigation heads ... and Continue work on #3 project (practice chipping area).

**Things that still need to be done on the #3 Project** (practice chipping green): Bring in 32 cubic yards of greens-grade fine sand ... Grade & shape chipping-green surface with sloped collar ... Float gradual slope around bunker ... Compact surface ... Relocate 3 irrigation heads to collar of green ... Hydro-seed collars and bunker slope with fescue/rye blend ... Hydro-seed new blue-tee box ... and Install plugs to putting surface and compact. Jason said that the #3 Project so far is coming in under budget, and he hopes to have it completed in May.

**Topics to discuss:** *Golfers should be aware the next few weeks:* Crews will be aerifying/seeding fairways, green surrounds & rough starting the week of April 11<sup>th</sup>. They will also be topdressing fairways, tees, and collars following aerification. And the greens surfaces will need to be dusted with a small amount of fine sand every week for the next few weeks to maintain a smooth putting surface.

Jason said he will also be applying product to get rid of the lawn daisies. Recent rains & storms have slowed down their work on the #3 project.

Steve Saylor said Lakeland Village Men's Club officers came to LLCC and played last Tuesday (so they could discuss Home & Away events). They said they were impressed with the condition of our course!

Sheila Nokes said she'd like to spruce up the planters on the Pro Shop patio and in front of the building. Jason said there was some money left (~\$300) from Magpies' funding to help purchase plants. Thank you, **Sheila!**

Jason was asked about “roughing up sand” in our sand traps. He said he usually does this once a year, and will try to get it done soon.

The mechanic generally catches up on work during the off-season. Even without a mechanic over the winter, **Jason & his crew** have done a terrific job keeping up the course. Thank you!!

It was suggested we post a sign-up sheet for VOLUNTEERS so that, when needed for a project, Jason would have a list to pull from.

**Pro Shop Report:** Elen reported March 2022 income for the Pro Shop was \$20,022.41 (vs. \$32,330.92 in 2021), down 38% partly due to weather. However, fiscal YTD income [Oct 2021 thru Mar 2022] was \$135,450 (vs. 2020-2021, \$119,720) or a **13% growth** for the same period.

To date, 125 Golf Annuals have been sold (94 Member and 31 Public). And 94 Trail Fees were sold (76 Members and 18 Public). [Couples with only one golf cart accounted for some of the difference in these two numbers.]

Our newly-ordered carts will be delivered tomorrow – none too soon, since we have three of our older green carts needing “maintenance” right now. Both the Men's & Ladies clubs kicked off their season this week.

Upcoming golf tournaments include this Saturday's “**Masters Partnership**” (Apr 9<sup>th</sup>) and a **Fundraiser Tournament** planned for Friday, May 20.

Thank you to **Dave Morgan** who changed out the chargers for the carts, as needed. And Norm & Gerardo gave the Pro Shop a large chain to secure the old carts in the front of the Pro Shop (new carts will be stored behind the Pro Shop).

**CAM Report:** Roger Milliman said he is beginning to work on the 2022-23 fiscal year Budget Plan for both Expenses and Capital projects. He is tweaking last year's plan, starting the process early so there's plenty of time to gather input from department managers, committees and the community. He reported the HOA is moving up the budget process this year, finalizing budget proposals in August-September, so they can be voted on by September 17. That way, they will be in place for the October HOA meeting.

Roger said John Hohnstein (who is developing our marketing video) was working on the golf course this past week when he fell next to the street (#4) and broke his foot, bruised his ribs, etc. The bad news: NO CARS stopped to help him! This might impact the scheduling for his project.

Jason has done a great job managing course expenses fiscal YTD. The operating income(loss) YTD for the course is \$38,089 better than planned. Thanks to **Jason & his crew!**

**Comments from the Chair:** Vern said each year, the chair steps down so he will be resigning after this meeting. The Board will be appointing a Chair for the coming year. Vern thanked everyone for helping to sell our amenities to members and the public. He said we often talk about

budgeting and raising golf fees. Vern feels we are right on with our current fees as we see record Annuals being sold, and the Cart Sheds are full. [In past years when we have raised fees perhaps too much, we have seen these things drop off. So it's good to see it seems to be working this year.] We'll need to discuss this again in developing next fiscal year's budget.

VOLUNTEERS have done an amazing job in a variety of areas. Every time we ask them to step up, they do, which helps save LLCC money.

Finally, Vern encouraged everyone to VOTE in the HOA elections. John Ingemi pointed out that the two write-in candidates were present at today's meeting (Mike Berni & Russ Preuit) as well as Dean Dyson who is again running for the Board.

## OLD BUSINESS

**Ongoing encroachment on Navy property:** Roger had good news! The Navy has accepted the survey! (in writing, in an email) Now we just need to wait for them to present an "Access Agreement" for our review. Lance asked who our contact is, now that Brian Smith has stepped down. Roger M. said he has been in touch with the two people in the real-estate office on a regular basis.

**Marketing:** Nancy Milliman reported the *Visitor Guide* will be published by the *Journal* in May, which contains our ad. Nancy will be getting together with Chef Jon to determine what additional ads will be published in the *Journal*, probably starting in May. Our *Profile* ad is done.

Nancy said Elen mentioned the 13% annual growth in sales fiscal YTD for Golf (13%). There was also a 36% increase for the Café; and 71% increase for the Restaurant in annual growth fiscal YTD (Oct thru Mar). Members and public are increasingly supporting LLCC amenities/assets! Additionally, sales are at or above pre-COVID that affected patronage starting in March 2020. And Lounge sales are up 191%!

Café' Chef Bryan has been photographing his specials for publication on websites and that is helping bring in business.

During March, 19 HOA members used their 20% off community coupon ... we also had 9 youth, 22 military and 3 first-responder golf specials utilized, bringing in a total of \$546.59.

We still have LLCC calendars. We've started handing some of those out to new members in the community.

And we have a half page ad in the *FJORD* magazine, which is distributed throughout the State of WA, bringing lots of publicity.

Nancy said she has been working on creating a new Facebook page "Lake Limerick Community Strong" – to post positive, informational messages. She is looking for volunteer(s) to help her on the "administrative" end.. She hopes to involve all aspects of LLCC (golf course, lakes, parks, Inn, Restaurant, Café, Lounge, etc.).

Vern noted that Marketing is a dual committee that covers both Greens and Inn Committee.

**Hole #3 Project (Pitching Practice area & blue tee-box/#12):** Elen said she has been in contact with Collin Westwood, Asst Director of Handicapping & Course Rating for WA Golf. She asked him if there would be a difference in course rating between the current Blue tee-box #12, and the new one that is being built. He responded that we need to measure the distance of each. They were measured today: new is 350 yards; current is 360 yards. She is waiting to hear back from him. [Some thought that the layout might also come into play on determining this.]

There was quite a bit of discussion: on when we think the new tee-box will actually be ready to use (some felt not before end of summer?) ... the fact that it is small and it will be hard to move the tee markers around much to avoid excessive wear & tear ... do we want to use both current & new, to allow the new one to heal periodically? ... will we be posting safety signs, warning practice area folks to watch out for drives off the new tee-box – and warning them to be careful with their pitching when golfers are driving up the fairway? It was agreed, once both areas are ready to use, we should only use the new tee-box for Hole #12. Sounds like there is still lots to discuss, so it was decided to continue to gather input, and continue this discussion at the May Greens Committee meeting.

**Fundraiser** (leveling tee-boxes, 8<sup>th</sup> Green, practice putting area, etc.) As noted, a Fundraiser Tournament is scheduled for Friday, May 20<sup>th</sup>. Mark Hendricks will be coordinating the Fundraiser Tournament, with help from Tim Magee. They will need additional volunteers and are seeking sponsorships. Sponsoring a hole will cost \$100 (people can get together to sponsor a hole; e.g., sports "Team" sponsors are encouraged). Golfers will pay \$50 each. Tim said they will be seeking donors to help with prizes for KP, Long Drive, Accuracy, etc.

**Cart Security:** A new coated chain will secure the older green carts in front of the Pro Shop. The new carts will be parked behind the Pro Shop.

**Incidents:** Vern asked Elen if any incidents have been logged? Elen said some aren't following golf cart rules. It was suggested we might prepare pictures showing what we mean by the various golf cart rules, so it is clear to patrons? It was noted that sometimes kids are seen driving golf carts (instead of the adults who rented them), even across the roadways! This should be reported.

## NEW BUSINESS

**Heavy Equipment for LLCC:** Just a reminder, Jason says LLCC could use a replacement **Backhoe**. The current one is near the end of its life (see *March minutes*). Jason will be investigating prices and share details. We need to make sure the Board is aware, for Capital budgeting.

Vern added, as a group, we need to continue looking at what other capital items may need budgeting.

Lance asked if trying to hire a Golf Pro is still on the table? It's not budgeted for this year, but we can take another look for next year's budget.

Dean asked if the Pro Shop/Café could offer some sort of food items on Mondays & Tuesdays, when the Cafe is closed but there are lots of golfers around? Snacks? Hot Dogs? Candy bars? Roger said he'd check into it.

**Adjournment:** At 3:00 PM, Gayle Wilcox moved to: **ADJOURN**. Lance Levine seconded, and the motion PASSED.

NOTES BY ROBBIE