

## LLCC Greens Committee Meeting MINUTES

Tuesday, June 6, 2023 (1:30 PM – Pro Shop Café)

ATTENDEES: Vern Duggan, Robbi Alberts, Gail Gagner, Ed Irvin, Lance Levine, Tim Magee, Nancy Milliman, Gayle Wilcox, Gary Yando  
[Excused: Joel Gray, Sheila Nokes, Steve Saylor]

GUESTS: Kirk Crowell, Scott Eichhorn, John Ingemi, Renie Dyson, Jess Mosley, Lesley Robertshaw-Mosley, John Torkelson

STAFF: Mark Hendricks, Javier Martinez, Roger Milliman

Vern called the meeting to order at 1:30 PM.

**Minutes:** Lance Levine moved to: **APPROVE THE MINUTES FROM THE MAY 2, 2023 GREENS COMMITTEE MEETING.** Tim Magee seconded, and the motion **PASSED.**

**Greens Report:** Javier reported May was a good month for keeping the course in great playing condition. The course is looking great for the leagues and tournaments. Javier said his team takes pride in how the course looks.

*Things accomplished in May:* Team has been busy staying on top of mowing the course ... spraying the greens with wetting agent to keep them from burning out ... watering every day to keep the course nice and green ... and spraying weeds (white flowers) all around the course. (Thanks to Jacob for sharing his expertise.)

*Things to accomplish in June:* Patching the greens ... keeping an eye out for any diseases, to stay ahead of them ... continue working on chipping greens, as needed ... continue watering entire course to keep it green & healthy ... continue adding beauty bark and weeding all flower beds ... watch out for any sun damage ... and, for Shamrock tournament, put up new cups, flags and sticks.

*Topics to Discuss:* Will keep the course in top condition for the Shamrock Tournament ... will stop using Round-up and change to Cheating Pro ... will maintain the course in top condition, and make any changes needed to beautify and make the course enjoyable for the community.

Vern said he's spoken to a number of outside players who have commented we have an unbelievable course in fantastic shape. Thanks to Javier for the great job!

Gayle Wilcox will work with Javier to prepare for the Shamrock by spraying hazard lines where needed, etc.

It was suggested we repaint the arrows for walkers on the cart path, as they are fading.

Lance asked about status of sand for the chipping green? Javier said he keeps in contact with other courses, and hopes to have sand by the end of June.

It was mentioned tee-boxes are being cut way too short; grass should be cut a little higher.

Gail asked about the ride-on scooter that holds golf clubs? It's OK, as long as the operator takes care not to damage.

**Pro Shop Report:** Mark invited Kirk Crowell, John Torkelson & Scott Eichhorn to consider joining the Greens Committee.

He said the Pro Shop is sponsoring another **Match-Play** event during June & July (need to sign up by 10 AM Sunday, June 11). A "just for fun" **Glow-Ball Tourney** will be held Saturday, June 17 (\$35/\$45 public). And the Ladies **Shamrock Tourney** will be held next Wednesday, June 14<sup>th</sup> (we'll be closing cart-paths to walkers for a few hours).

Elen & Dave Morgan are doing a great job staffing the Pro Shop. Mark said they sold four more older green golf carts for \$2,200 each (\$8,800); we will be asking for more carts in the capital budget next year. We also bought a gas golf-cart for \$2,200, to be shared by golf course & Water Dept (will help keep battery-carts fully charged for customers).

Mark asked if Greens Committee should oversee the Sports Court? (The Pro Shop already handles checking out sports equipment, etc.) Lake/Dam Committee is planning to include money in their capital budget request for reconstruction of the Sport Court (~\$6,000 to bandaid it for the next fiscal year). There was consensus we should oversee.

**CAM Report:** Roger Milliman said it's budget season; the Board has held one study session. He's working with each manager to get input on capital expenses. He's doing his best with support of committees to determine what their proposed expenses are before they determine what revenues should be.

YTD golf sales are up 10% over the previous year, thanks to staff for promoting increased customer support. Café is up 24% YTD; Restaurant up 22%; and Lounge up 33%.

A new POS system will be installed by HCC next Monday (in the Pro Shop, and the three Food & Beverage areas).

Thanks to Javier for looking into getting rid of chemicals in our products. We're trying our best to eliminate pollutants that end up in the lake, and to protect our employees.

**Marketing:** Nancy Milliman reported 17 "Special" coupons were used last month (17x\$45++) bringing in extra money.

We received \$2,500 each from Brenda Bakken and Ed Haigh, for banners sponsoring our lessons. An LLCC ad will appear in *Business Matters*. And the new *Fjord Magazine* has our ad along with an article written by Mark.

Vern thanked the Marketing Committee for helping make people in surrounding communities aware of Lake Limerick. Roger said this Marketing income goes into the general fund, showing up as income through "Golf".

**3<sup>rd</sup> Hole Tee-box & Practice Area:** The practice area has had a “soft opening”. It looks great; the grass is really filling in. The area in front of the tee-box is not yet open. Golfers are still using the current Blue tee-box. Javier was asked if the new one is ready yet? Javier felt it is ready to open. He’ll also be opening the new Ladies #3 & #8 (plus the Men’s #9) tee boxes between now and next Wednesday, for the Shamrock Tournament.

Javier said his crew wants to know, now that the practice area is open, should golfers be “practicing” on the golf course? (i.e., creating divots & more work for the crew, etc.) It was agreed that no one should have more than two balls on the course; they can play with two balls if there is no delay in play. They should never be “replaying” those balls on any fairway or green. Chipping/putting practice should take place in the designated chipping & putting practice areas. [ACTION ITEM: We should make sure our respective League members, and the public, know this.]

**Pond Cleanup:** No new news. Joel will be getting together soon with Javier and his crew to develop a schedule for getting this project done.

**Chipping area Policies & Rates:** These were sent to the Board last month. Some are asking why HOA members have to pay \$5 for balls to practice chipping? If they don’t have an Annual, they pay \$5; they need to check-in with the Pro Shop before going out there. If anyone goes out there, golfers have the right-of-way.

It was suggested we install another sign that says “Golfers have priority...”

**Budget/Capital Projects/Priorities:** (Per ATTACHMENT 1) It was agreed that: **GREENS COMMITTEE PRIORITIES FOR THE 2023-24 BUDGET ARE:**

- 1) **Finish paving cart paths (\$41,800** *(doesn't include removing tree roots)*)
- 2) **Purchase three newer used golf carts (\$9,300)**  
 $[\$5,300 \times 3 = \$15,900, \text{ less } \$6,600 \dots \text{ i.e., net of } \$8,800 \text{ sale of 4 old carts, less } \$2,200 \text{ paid for gas cart}]$
- 3) **Replace flooring in Pro Shop area (If I'da Room) (Nancy to provide cost estimate, flooring type)**
- 4) **Expand putting practice green (\$25,000)**

Scott Eichhorn said there’s a new way to use recycled asphalt; he knows someone willing to repave our paths, saving us the \$41K. We will look into it further, while we go ahead & send the PAVE-X bid to the Board. Gail wondered if planned paving will include the rough section between parked cars & putting green? Yes.

**Fundraiser:** A Fundraiser Tournament is scheduled for **Friday, July 28;** seeking volunteers to sign up to help.

**Rates for 2024:** Vern handed out a survey comparison of rates with similar 9-hole courses in the greater area. LLCC’s current rates are in the mix. Vern recommended we raise our rates \$1 each for daily play (~4%); and that we raise Member Annuals \$30 (to \$650) and Public Annuals \$20 (to \$790), with no change to Junior Annuals, cart sheds or trail fees.

There was some discussion on when these should become effective. It was agreed it makes sense to make them effective March 1, 2024 which is one month prior to start of league play. Also, allowing golfers to purchase Annuals in advance of March 1 at a reduced rate brings in a LOT of revenue for the club at a time of year where income is lower. If there’s no incentive to purchase early, golfers may wait and even decide they don’t need to purchase an “Annual”.

Gayle Wilcox moved that: **GREENS COMMITTEE RECOMMENDS THE REVISED GOLF FEE INCREASES, EFFECTIVE MARCH 1, 2024, FOR BOARD APPROVAL (per ATTACHMENT 2).** Lance Levine seconded, and the motion PASSED.

**New Business:** Lance Levine suggested we build a big brick turret along the backside of #8 white tee-box, which would create a nice entry look to Lake Limerick community. Lance will investigate cost.

At 3:00 PM, Gayle Wilcox moved to: **ADJOURN.** Tim Magee seconded, and the motion PASSED.

NOTES BY ROBBIE

**Attachment – June 2023 survey of 9-hole courses**

**ATTACHMENTS (requiring Board Action)**

- **2023-2024 Greens proposed CAPITAL BUDGET priorities**
  - **PAVE-X estimate**
  - **Golf Cart Purchase estimate (Pacific Golf & Turf), plus photo**
- **2024 Greens proposed Lake Limerick Golf Course FEES**

## 2023-2024 Greens Committee proposed CAPITAL BUDGET Priorities

(prepared June 6, 2023)

- 1) **Finish Paving cart paths (\$41,000)**
- 2) **Purchase 3 newer golf carts (\$9,300)**  
[\$5,300 x 3 = \$15,900, less \$6,600 ... i.e., net of \$8,800 sale of 4 old carts, less \$2,200 paid for gas cart]
- 3) **Replace flooring in Pro-Shop area (If-Ida room) (Nancy to provide our share of estimate)**
- 4) **Expand putting practice green (\$25,000)**

### **Finish Paving Cart Path (\$41,000)**

Five years ago, we paved 80% of our cart path. Because the rest of the cart path was on Navy Property, without a lease for the property, we did not pave the entire cart path. When we paved the path originally, it would have cost \$15,000 to finish these sections. When the path was originally done we received the asphalt locally – the truck rate for the delivery was \$100/hr. Now the asphalt is bought in from the Nisqually area, and the cost for the truck is \$190/hr.

The areas that were not paved are full of potholes, so it is rough, a safety hazard and tough on our rental carts (as well as member carts). We have kept the Board informed every year at budget time of the need to finish this paving (while waiting on the Navy); the cost of the paving has gone up.

### **Replace 3 old golf carts (3 x \$5,300, less net of \$6,600 for carts sold/bought = \$9,300)**

Cost quote for a newer used golf cart is still \$5,300 (same as we paid last year). We sold four old carts for \$2200 each (\$8,800), and we purchased a used gas cart for \$2,200 (for use by Greens & Water Dept). Thus, the total net cost of three newer golf carts will be **\$9,300**. The payback of the golf carts will be ~6 months. Golf carts are our second biggest revenue source at the golf course. The golf carts are 48 volts, with new batteries. This is the supplier and distributor of the E-Z-TXT golf cart in Washington state. Carts will match our existing golf cart fleet.

### **Replace flooring in the Pro-shop / If-Ida room (Nancy to provide cost estimate, flooring type)**

Café flooring needs to be replaced; we have holes & worn spots in the carpet, and it's hard to keep clean. We currently pay a service company quite a bit of money per month to provide/clean area rugs & runners, trying to cover the stains. If we recover Café floors, it's recommended we recover the Pro Shop/If I'da Room to match. Greens budget would cover ~33% of the total cost, for our portion of flooring. Inn Committee would cover the remaining cost in their budget. We could also save money currently being paid to the service company.

### **Expansion of the practice putting area (\$25,000)**

Our putting area is small. When 5 to 6 people are on it, it is crowded and hard to practice putting. Most courses provide a good-size putting practice area. It would enhance the golf experience at our golf course.

**(DRAFT) Lake Limerick Golf Course**

Fees Effective March 1, 2024

811 East Saint Andrews Drive, Shelton, WA 98584

**DAILY FEES** (includes tax)

	<b>WEEKDAYS</b>		<b>WEEKENDS/HOLIDAYS</b>	
	<b>9 HOLES</b>	<b>18 HOLES</b>	<b>9 HOLES</b>	<b>18 HOLES</b>
Members	<del>\$19.50</del> \$18.50	<del>\$26.00</del> \$25.00	<del>\$20.50</del> \$19.50	<del>\$28.00</del> \$27.00
Members' Guest	<del>\$21.50</del> \$20.50	<del>\$28.00</del> \$27.00	<del>\$22.50</del> \$21.50	<del>\$30.00</del> \$29.00
Public	<del>\$23.50</del> \$22.50	<del>\$32.00</del> \$31.00	<del>\$25.50</del> \$24.50	<del>\$34.00</del> \$33.00
Junior	\$10.00	\$10.00	\$10.00	\$10.00

Twilight: Members ~~\$16.00~~\$15.00 / Public ~~\$18.00~~\$17.00**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.

	<b>MEMBERS</b>	<b>PUBLIC</b>
SINGLE	<del>\$650.00</del> \$620.00	<del>\$790.00</del> \$770.00
JUNIOR	\$130.00	\$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)

\$175.00 - No cart included

**WINTER DAILY RATES**Member: ~~\$18.50~~\$17.50 (includes tax)Public: ~~\$20.50~~\$19.50 (includes tax)

Cart (Per Rider) \$12.00 for 9 holes \$17.00 for 18 holes, plus tax

**PUNCH CARDS** (prices include tax)

	<b>MEMBERS</b>	<b>PUBLIC</b>
ADULT PUNCH CARD (10 Rounds of 9 Holes)	<del>\$195.00</del> \$185.00	<del>\$235.00</del> \$225.00
ADULT PUNCH CARD (10 Rounds of 18 Holes)	<del>\$260.00</del> \$250.00	<del>\$320.00</del> \$310.00
JUNIOR CARD (10 Rounds of 9 Holes)	\$60.00	\$60.00

**TRAIL FEES** (prices are plus tax)

	<b>MEMBER</b>	<b>PUBLIC</b>
ANNUAL GOLF TRAIL FEE	\$100	\$100
DAILY TRAIL FEE	\$ 5.00	\$ 5.00

**CART RENTALS** (prices are plus tax)

9 HOLE:	single rider - \$12.00
18 HOLE:	single rider - \$17.00

**ANNUAL CART SHED RENTALS** (prices are plus tax)

MEMBER GAS CART	\$290.00	PUBLIC GAS CART	\$360.00
MEMBER ELECTRIC CART	\$335.00	PUBLIC ELECTRIC CART	\$400.00

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 8/20/2022)

## June 2023 Survey of NINE-hole golf courses in our area

	<u>Golf courses: Lake Limerick</u>	<u>Lake Cushman</u>	<u>Delphi</u>	<u>Peninsula</u>	<u>Scott Lake</u>	<u>Sky Ridge</u>	<u>Surfside</u>
<b>Weekday 9/18</b>	\$22.50/\$31	\$23/\$34	\$18/\$25	\$25/39	\$21.50/30	\$20/\$30	\$25/\$45
<b>Weekend 9/18</b>	\$24.50/\$33	\$26/\$36	\$20/\$27	\$25/\$39	\$26.50/\$35	\$20/\$30	\$25/\$45
<b>Twilight 9/22</b>	\$17	\$15/\$22	\$15	\$22	\$15/ \$26	--	--
<b>Cart (per person) 9/18</b>	\$12/\$17	\$12/\$18	\$8/\$12	\$7.50/\$12.50	\$8/\$15	\$10/\$16	\$8/\$16
<b>Annual Public</b>	\$770	\$850	\$449	\$950	N/A	\$175/mo (\$2100/12mo) \$235 w/cart/mo.	See below.***
<b>Annual Members</b>	\$620	\$675	\$449	\$950	N/A	N/A	N/A
<b>Junior annual</b>	\$130	\$200	N/A	N/A	N/A	N/A	N/A
<b>Trail fee annual</b>	\$100	\$130	N/A	N/A	N/A	N/A	\$260
<b>*** Surfside golf annuals ***</b> 7-day Couples: \$1500 5-day (Mon-Fri) Couples: \$1200 7-day Single: \$1000 5-day (Mon-Fri) Single: \$800							
<b>Cart shed/Electric public</b>	\$400	\$400	N/A	N/A	N/A	N/A	\$450 + trail fee
<b>Cart shed/Electric members</b>	\$335	\$400	N/A	N/A	N/A	N/A	N/A
<b>Cart shed/Gas public</b>	\$360	\$350	N/A	N/A	N/A	N/A	\$400 + trail fee
<b>Cart shed/Gas members</b>	\$290	N/A	N/A	N/A	N/A	N/A	N/A

\*\*\*\*\* At Lake Limerick You need to have a purchased annual pass to rent a cart shed. \*\*\*\*\*

**Cushman, Skyridge** and **Surfside** golf courses have DRIVING RANGES.

LLCC Punch card would be adjusted to the new rate.

# PAVE-X, LLC.

License # PAVEXL\*869D5

90 Ross Road  
Oakville, WA 98568  
(360) 801-3181

Date 10-3-22

To Lake Limerick Golf Course

Job Location \_\_\_\_\_

Billing Address \_\_\_\_\_

## PROPOSAL AND CONTRACT

Description and Remarks	Unit Price	Total
<i>Tackling and overlaying existing golf path</i>		<i>37,869.00</i>
	TAX	<i>3029.52</i>
<i>approx 11,652 sq ft</i>	TOTAL	<i>40,898.52</i>

State & Local sales taxes to be added where applicable. Any building permits and/or inspections are the responsibility of the owner. Quotations not accepted within 90 days are subject to change or cancellation. Not responsible for subgrade failures or damage to underground pipes or structures when not visible from surface or clearly marked. If legal action is necessary to collect upon this contract, attorney's fees and court costs may be added. Customer agrees that if any controversy arises from this agreement, it may be settled by arbitration, mediation, or legal action, whichever may be deemed more efficient and cost effective by PAVE X. Purchaser consents to the jurisdiction and venue of the State of Washington.

For the sum of \$ 40,898.52

To be paid \_\_\_\_\_

By Victor Kelley

hereby accept the above contract and agree to abide by its terms.



