

GREENS COMMITTEE MINUTES SEPTEMBER 5, 2014

Members Present: Sheila Nokes, Jerry Nokes, Vern Duggan, Tom Taylor, Gayle Wilcox, Mary Lou Trautmann, Lance Levine, Ann Johnson, Ed Irvin and Gary Yando

Members Absent: Budd Morrow, Ron Gruszczynski, and Glenn Zevenbergen

Staff present: Jason Howerton, Ron Stull and Deborah Wallace

Guest Present: Howard Cornehl, John Torkelson, Paul Wagner and Dave Sims

Chair Vern Duggan called the meeting together at 2:00 pm

Minutes: Last month's minutes were reviewed and a motion was made to approve by Gayle Wilcox and a second by Mary Lou Trautmann with the correction of two name misspellings. Minutes approved with no nays.

Greens Report: Jason reported the cart paths have been resurfaced with asphalt and the greens were aerated the last week of August. All went well and as expected. The crew used more than 40 extra tons of asphalt than expected. The Navy areas were not covered. Jason and his crew will be doing a few touch ups around hole # 3 turn around. He will also add some signage for yardage and direction to paths. Overall very pleased with job completion.

The golf course has been busy and is showing some stress due to the weather we have experienced this summer. The crew is working hard to keep the course watered and looking good.

Financial Report: Deborah reported they are working on a new menu for the Café for the winter months. Over all the Café is doing well and Brandon is working on staffing to keep cost down.

Navy Report: Tabled until next meeting

Pro Shop Report: Ron reported the new yardage for the golf course will be on the next set of score cards he orders. There was discussion regarding replacing the now incorrect signage on benches and signs on the golf course. We are able to get new signs from the WSGA for the benches and will proceed with that.

There was discussion on the new tee boxes and rates for youth/seniors. The Pro Shop will try the new rates out for a month to see how it is received then finalize it.

Cart Shed: The shed behind the pro shop was moved by Joe and the maintenance crew and repairs were made to some dry rot found. New shelves were added and Mary Lou Trautmann and Sharon Corrigan have reorganized it. There is now plenty of room for items to be stored. There will be a new 15x30 foot cover installed behind the pro shop to hold 9 golf carts. All our carts will now be under cover this winter. The Adopt a Fairway project is under way and seems to be working well. Most all fairways have someone sanding the divot spots.

The Pond Project is a long term project and Jason will bring us more information at our next meeting.

We will be looking at future fundraising ideas to help offset the balance left on the Pond and Cart Paths.

The Greens Sub Committees will be meeting monthly and reporting back any progress they make.

Rope Tow Project: John Torkelson presented the plan to the Board of Directors and it was received with little resistance. He will present more information at our next meeting.

Capital Budget Projects: There was a lot of discussion regarding the list of Capital Project for the golf course and Pro Shop. The committee has put the list in this order of importance:

- | | |
|----------------------|-----------|
| 1. Navy Lease | \$10,000 |
| 2. Pump house | \$50,000 |
| 3. #7 Green | \$14,000 |
| 4. Golf Carts | \$20,000 |
| 5. Improve Chip/Putt | \$7,500 |
| 6. Driving Range | \$100,000 |
| 7. Pro Shop | \$150,000 |
| 8. #8 Green | \$14,000 |

The High temp dishwasher, Portable Bar and Generator should under separate budge for the Café as they do not pertain to the golf course.

We removed for the time being the Beverage Cart, Re route of cart path and relocate and update of signs.

A motion was made to adjourn the meeting by Gayle Wilcox and second by Ed Irvin. Meeting was adjourned with no nays.

Our next meeting will be October 3rd at 2:00 in the If Ida Room

Respectfully submitted by Sheila Nokes

We were asked by the Board of Directors to submit a short paragraph explaining our project priorities. Please see the following and the attachments for this information.

Navy Project

In order to start the Request for Easement with the Navy, there is an administrative fee of "\$8500 to \$10,000 required" at the time the request has been finalized. That date will be determined by whatever revisions the Navy's representative feels are necessary, worked out through e-mails, before a formal, Hard Copy of our request is written, reviewed, and signed by LLCC's acting President. After the Easement is granted, hopefully, which may take up to Two or Three years, the previous request came with a Fee equal to the Land Value at that time. (\$5800 in 1996) to fulfill the Easement. We suspect that will be the case again, though the guidelines provided are lacking in detail. But, the Administrative fee is due up front, which we are attempting to accomplish within the next Four months, if not sooner.

(It should be noted that this is of benefit to all of LLCC: The Lake, Dam, Golf and Community as a whole. Not just Golf.)

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Golf course Irrigation pump house

Description of pump station:

The pump station is the heart of the irrigation system, without it the course would not survive. Our Irrigation system is run by two 75 hp vertical turbine pumps, each capable of supplying 890 gpm at 110 psi, in addition to a 5 hp pressure maintenance pump. The pumps sit in a 13' x 4' concrete tube known as a spill well. The spill well holds water taken from the lake and reduces the likelihood of contamination from weeds, debris, and foreign objects getting sucked through the pumps.

A preventive maintenance procedure is performed each spring to inspect the turbine shaft, the screens on each shaft, well walls, removal of any sediment or debris build up inside spill well, and inspection of foundation.

Problems identified in last preventive:

- The concrete foundation had a crack that was allowing more sediment to enter spill well.
- The concrete box front that blocks sediment and debris for entering well have broken away severely.

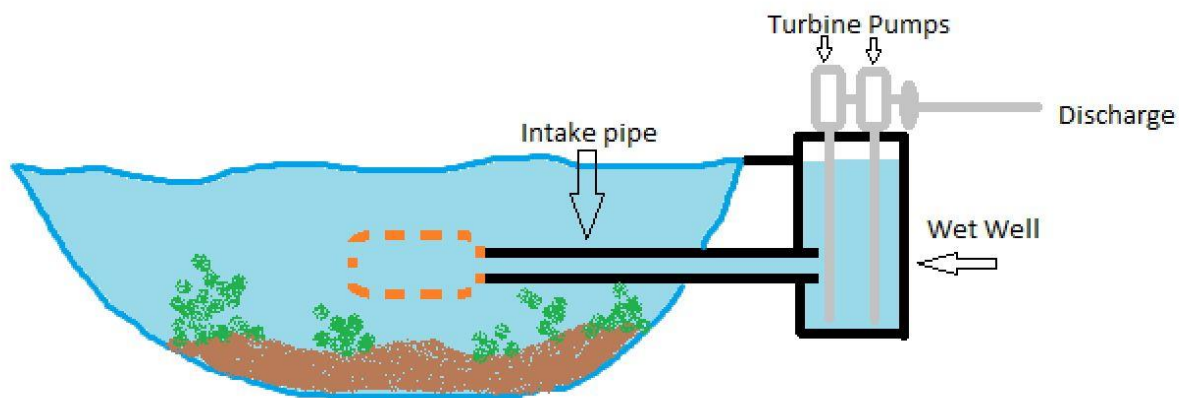
Below are pictures of our annual preventive maintenance.



Solutions:

- Re-engineer the pump house well and foundation design that would help with sediment entering the well or losing the well completely.

Attached is one idea of how I think it would maximize the life span of our pump hose.



Re-engineering the pump house is a very costly fix, but this can't be ignored. I will look into other ideas and get site visits by professionals to find what our best solutions can be.

Hole # 7 Rebuild Green or add a new Green

The Current seventh green has a slope in the front one-half of 4.2 degrees. We should have a maximum slope of 2.25 degrees for putting speeds of 11 and 2.5 degrees for putting speeds of 10 (measured using a stimpmeter, an industry standard for measuring green speeds). Slopes above 3.5 degrees render the putting surface unusable at any speed for our type of membership. Small green sizes are around 3500 sq ft., average size of a green is 6000 sq ft. and largest greens are around 9000 sq ft. Our greens run around 3400 sq ft. Greater slopes and variations of slopes (contouring) cannot be obtained and playable because of the size of the greens. Our greens are not large enough to have that much contouring because it would eliminate possible pin positions in the steeper sloped areas of the greens. Attached are charts of our greens. From the chart you can see that we are in good shape with holes 3, 5, 6 and 9. #1 front is 2.9 degrees, right is 2.5 degrees, 2 right is 3.2, 4 right is 2.8 degrees, the right middle to back is the only usable part of # 7 green and hole 8 is too steep left 2.6, right 2.8 and back 3.9 degrees. Speeds of 9.6 to 10.6 can be obtained as “marginal slopes” even on all these greens. The recommended speed on those steep slopes areas should be around 8’ which to me would be terrible. The greens will be too long, too slow and too bumpy. The bumpiness is caused by the types of poa annua. Green speeds of 8’6” to 9’4” are considered average for municipal courses. Average speeds for a course that desires exceptional greens as those of private golf courses are 9’6” to 10’6”. It is recommended to stay in this range. The Major Championships like the US Open are usually 13’ or above. This would be unplayable for most of our membership, while still playable for Touring Professionals. Greens this fast would require flat greens to a maximum slope of 1.75 degrees for our membership to play and enjoy. We don’t have any greens with that little of slope. I will be attaching a chart of each green with the slopes to show how we stand up to what we want vs what we can have.

Option 1 (sodding)

The 7th Green contains approximately 3400 square ft. The material needed is as follows:

Perf drain pipe in 8" trenches below the pea gravel.

50 Cubic Yards of pea gravel (compacted)

21 Cubic Yards of sand

188 Cubic Yards of Topsoil with a mix of 60% sand and no more 20% clay

We can remove the current sod and replace one the green is shaped and the base materials are put into place.

If we use Option 2

If we do decide to use option 2, it might be fun to add a new green to the left of the current green. If we did this we can get it built adding some fill from the dredging project then building to USGA or better specs. Once this green has grown in, we can use it while only lifting up the front of the old green using existing sod. We could then keep both greens. The one to the left could be used for the par 4, creating a more pronounced dogleg, while keeping the old green for the par 3.

Option 2 (seeding)

Same as above for base materials plus:

3.5 lbs of nitrogen or

17.5 lbs of Milorganite

6 lbs of grass seed

Additional Projects

I believe we should look to fixing some of the slopes on the other greens as follows:

#1. Front and Right side

#2 Right front side

#4 Right side

#8 Recontour entire green

Possible easy solution to # 1, 2 and 4 is to install bunkers to lift up those areas of the greens over time.

Jason may have some other ideas.

Green Slope Break in Inches 90 Degree Angle to Slope

	3'	6'	9'
1 degree	4 – 6"	10 – 12"	14 – 16"
2 degrees	8 – 10"	16 – 18"	22 – 26"
3 degrees	10 – 12"	20 – 24"	40 – 46"
4 degrees	14 – 16"	38 – 42"	52 – 58"

Uphill at less than 90 degrees breaks less that downhill at the same angle

Nine Use Gas Golf Cart

I would like to add nine used gas golf carts (returning fleet carts from Farwest EZGO). We have just enough room to store nine over at the maintenance facility which is covered. We would need power in the maintenance storage area for chargers for the nine golf carts. Because of this I recommend purchasing used gas carts from EZ GO. This allows us to run the carts multiple times per day. It also allows us to quit renting tournament fleet carts at \$42 with a minimum of 12 carts. We usually need only nine or less. This will add \$3000 to \$4000 in profits per year. Since they will be used as backups to our regular fleet, we should be able to keep them for many years. They most likely will be 2012 or 2013 models.

If all goes well with maintaining our golf carts to a higher standard of appearance and repair, we should be able to extend the lifespan of all our golf carts.

My conclusion is to do option 1. We will always have a positive ROI. The option 1. Plan does not include labor. It is a project that needs to be done only in the winter with Pro Shop employees doing the labor. They must be here anyway. I propose prepping and painting our worst cart to confirm that we can acquire the skills to do a good job.

Practice Putting Green

The current practice putting green is a little over 2,200 sq. ft. Part of this green is sloped too much to for practice purposes. To establish a wonderful practice facility, which will include a couple of bunkers and some chipping areas, you will need a much larger practice green. The greens size should be anywhere from 6,000 to 10,000 sq. ft. The larger the greens the more pin positions and the more often you can change the pin positions. This allows for short game clinics of all types as well as different types of competitions such as putting ladders (single elimination match play putting contests).

The practice facilities at Lake Limerick are so close to non-existent, that I believe it keeps people away. I believe that customers would come out to practice and end up buying a drink or even a sandwich even if they are not playing golf. The closest decent short game practice areas to us are Salish Cliff and Alderbrook.

Alderbrook's practice chipping and putting green is not adequate either, but more so than ours. And yet, people are there practicing at all hours of the day. I believe this would be a destination facility for practicing for the Shelton area. The "return of investment" would be noticed in the café first and end up in revenues for the golf course in green fees or purchasing annuals.

Driving Range Proposal

A driving range would be an incredible source of income to Lake Limerick. Lake Cushman brings in about \$20,000 per year. Since our proposed site is away from the Pro Shop, we should have vending machines available to increase revenues. I am sure we could easily do better than that once people find out we have one so close to them. You can plan on about \$10,000 for expenses in operating an unmanned driving range whether \$20,000 or \$30,000 in income. The labor involved is for picking up the balls and cleaning them.

We own the property 1.2 miles from the club house in Division 3, Lot 498 (parcel # 32122-50-00498) across from Lake Leprechaun. It is coded as 76 – Recreation – Parks. At 5.09 acres, it is small but adequate to build a range about the size of Alderbrooks.

This will end up with “range rats” coming out all the time, spending hours of time practicing and playing our golf course.

The startup costs will be well worth the “long term” income that it will generate. This past year I had to give most of my lessons at Alderbrook or Lake Cushman. It would be nice to give the lessons here. I saw many of our members at Alderbrook’s driving range this season.

Pro Shop – Café Addition

Attached is a drawing of our Pro Shop/Café along with a proposed addition. The addition is for a 21' x 36' that comes to 756 Sq. Ft. to accommodate a new "If Ida Room". Also, attached is a spreadsheet showing space usage for current and proposed. The current space problem is because of sharing the "If Ida Room" with the Pro Shop. I would like a dedicated Pro Shop to be able to increase the space for storage and club repair services. The display of merchandise could be done much better. One of the problems with our displays is not being able to put together sets like short and tops for increasing sales. Above those arguments, I need a private office space. It is difficult to try to do my office work with so many interruptions. From the stand point of the Leagues, they need their own private space.

I place the estimated maximum cost of this addition should be less than \$100,000 if completely accomplished by a contractor. The benefits to the HOA is the ability to remove the current office and counter of the Pro Shop. The extra space can be used by the Café which may include a bar to sell hard liquor. I think this could be a great income source for the Café.

I have no idea how much the liquor license would bring in, but I think it would be substantial. I know some of the golfer meet at other member's home for drinks after golf because of not selling hard liquor. I think that some that buy other drinks my buy hard liquor instead.