

LLCC Greens Committee Meeting MINUTES

Tuesday, May 7, 2024 (1:30 PM – Pro Shop Café)

MOTION to REPLACE DOORS & LOCKS on Hole #5 Bathroom
MOTION to include in 2024-25 Capital Budget: PURCHASE FIVE USED GOLF CARTS.

ATTENDEES: Vern Duggan, Robbi Alberts, Lance Levine, Nancy Milliman, Roger Milliman, Sheila Nokes, Steve Saylor, Gayle Wilcox, Gary Yando [Excused: Kirk Crowell, Gail Gagner, Joel Gray, Ed Irvin, Tim Magee]
GUESTS: Dean Dyson, John Ingemi, Jerry Nokes
STAFF: Mark Hendricks, Javier Martinez

Vern called the meeting to order at 1:36 PM. Weather is warming up and the course is looking good.

Vern resigned as Chair of this Committee, per Board request. Robbi Alberts **NOMINATED VERN DUGGAN TO CONTINUE AS GREENS CHAIR**. Nancy Milliman 2nd (Vern accepted the nomination), and the motion PASSED.

Minutes: Steve Saylor moved to: **APPROVE MINUTES FROM THE APRIL 2, 2024 GREENS COMMITTEE MEETING**. Nancy Milliman seconded, and the motion **PASSED**.

Greens Report: Javier said Spring has arrived, weather is warming up & golfers are excited to be out on the course.

Things accomplished in April: Javier reported he is still keeping an eye out for any diseases or fungus that may appear. Crews spread beauty bark at the Lake Limerick entrances ... finished punching and sanding tees and fairways (they put 280 tons of sand on tees and fairways, using $\frac{3}{4}$ solid tines which allows for the additional sand to be absorbed) ... turned on the irrigation system in the pump house ... removed tree roots from cart path on #3 & #8 (in preparation for paving) ... and are regularly mowing fairways and tees, now that the weather has been dryer.

Things to accomplish in May: Javier is awaiting three more irrigation faceplates to install on the course ... he is in communication with Jacob with any needs/questions regarding chemicals & preventive needs for the course ... he is waiting on Victor for a date when our cart paths will be paved. Crews continue spraying weeds in areas as needed ... seeding weak areas on the course (putting up ropes around areas under repair, keeping carts off to let the grass grow) ... and will be focusing on building Silver tee boxes.

Topics to discuss: Javier said he was told we should be replacing the Phosphor eco-bags (in the ditch by #9 green) every six months. And we should be sending bags to the lab for testing (cost is ~\$400).

The locks on the bathroom doors on Hole #5 are not working correctly, especially the ladies'. Javier said neither he nor Gerardo have keys for locking doors at night. Maintenance is recommending we get self-locking locks (like we have at the parks) that can be programmed to be locked overnight without staff having to use keys (& labor). Cost for the lock is \$525 and metal doors run ~\$800. After some discussion, Roger Milliman moved to: **REPLACE BOTH BATHROOM DOORS ON #5 WITH METAL DOORS AND NEW PROGRAMMABLE LOCKS, SIMILAR TO THOSE USED IN OUR PARKS (FOR THE SAFETY & SECURITY OF THE GOLF COURSE) AT A COST NOT TO EXCEED \$3,000**. Steve Saylor seconded, and the motion PASSED. It's believed this is a "maintenance" budget item. This will keep people out at night, and save labor for staff having to lock up at night and open back up in the morning.

- Alarm LOCK Trilogy, DL4100, Digital Lever Set w/Audit Trail & Privacy Feature ... sale price \$525.42 each
- 32"x80" Gray Security Steel Prehung Commercial DOOR with Welded Frame ... \$778.00 each

Pro Shop Report: Mark Hendricks reported Pro Shop Revenues in April 2024 were \$29,390 (compared to \$20,643 in April 2023), an increase of 42%. This was despite all the rain during the month; we got lucky with nice weather on golf tournament weekends. In April, the Masters Partnership tournament was held as well as the 2nd in the series of Wake Up Espresso tournaments (3rd weekend of the month). Year-to-date revenue numbers are also up 18% (\$182K vs. \$148K). Considering the weather, that is fantastic.

The Pro Shop is offering a fun **Mother's Day tourney** on Sunday, May 12th – all Moms get a big discount, and a "closest to the pin contest" will be held for Moms only.

Wake Up Espresso's **Armed Forces Shamble Scramble** will be held Saturday, May 18th. (Armed Forces Day – Veterans and active military get 50% off.) Entry fee is \$14; each team will make their own tee time.

Mark said our Ambassadors are working to fill divots and low spots on the course, as well as putting the ropes back out to guard the areas that carts should not enter. This saves a lot of time/effort of staff & crew.

Fishing Derby VOLUNTEERS were selected as our "Volunteers of the Month" for April. Congratulations!

Marketing: Nancy Milliman said photographers went out on the course the last sunny day, and everything was in bloom and beautiful. They were able to get lots of photos.

The new Summer issue of *Fjord Magazine* is out. Lake Limerick is featured on Page 65 with an article and an ad.

We finally received the certificates for Shelton/Mason County "Best of" winners; they will be printed & framed and given to the respective winners.

We're starting to collect photographs for next year's **calendar**. Kim Graver offered to provide her expertise to help in compiling that calendar. If anyone has **photos** (preferably with people in them!), please send them to the Pro Shop.

Our "**Spring Special**" **coupons** will start publishing in the *Journal* – \$45 for 18-holes with cart plus breakfast or lunch on Wednesdays or Thursdays (cost equivalent to a burger, but can get their choice of menu item). The *Mason County Visitors Guide* will be out May 15 where we'll have a ¼ page ad.

Comments from the Chair: Vern said a golfer recently commented LLCC has the best tee boxes around! He noted our fundraisers, volunteers and great crews have helped get that done. Vern thanked everyone for the confidence they have in him. He said it's a joy working with the people on this committee.

OLD BUSINESS

Cart Paths: Javier is waiting to hear from Victor on when the paving will be scheduled (soon?)

CAPITAL BUDGET PROJECTS (2024-25 Budget)

Golf Carts: The committee recommends purchasing FIVE additional used carts (@ \$5,495 each), which will complete the upgrade of our fleet. Once carts are in place, we should be able to get by with maintenance only for several years.

Lance Levine moved to: **PURCHASE FIVE MORE USED GOLF CARTS (AT A COST OF ~\$5,495 EACH, TOTAL \$27,475.00; AND SELL FIVE* OLD GREEN GOLF CARTS (AT ~\$2,500 EACH, TOTAL \$12,500). NET COST OF NEW CARTS IS \$14,975.** Sheila Nokes seconded, and the motion PASSED.

[See **ATTACHED Capital Project Request**, for additional rationale]

*We sold two carts, so are down to only three of the original green carts, which we will try to sell for \$2,500 each. The carts we got last year are working great; the lithium batteries haven't been fully tested yet but with more daylight that will change. Two of the white carts have minor issues (they go way too slow), but our mechanic is working on them and keeping everything running. Batteries and tires are in good shape. We expect all the newer carts to last quite a few years. Fortunately, we have a great mechanic who keeps these carts running.

The **Reserve Study group** will track when we may need to replace carts in the future. Once we purchase these five carts, we'll have the 25 carts that work well for our needs. If things change in the future, we'll look at getting more carts.

2025-26 Golf Fees: The subject of raising our golf fees was discussed. A comparison chart of local 9-hole course fees was reviewed (it was noted several of those courses have driving ranges, which bring in \$30K-\$40K annually).

Mark Hendricks said each month we continue to see growth in our Pro Shop Sales and Café Sales. He suggested that, instead of raising the fees next Spring, we work on **attracting additional business**. It's important we keep our rates at an amount that won't drive away business (both member & public). There is a lot of room to bring in extra revenue by promoting events on the course, along with additional patronage of our Café. Mark offered to prepare a presentation for the Board, explaining this proposal. Discussion on any rate increase was tabled for now.

NEW BUSINESS

Lance mentioned golfers were slipping on the **wet wood at the top of the stairs on #2 (#11 Blue) tee-box**. Javier will take a look at what can be done.

Lance also asked about status of his proposal for a **brick wall build-up behind #8 tee-boxes**, making a nicer entrance to our course? Cost would be ~\$1,000 for bricks, plus in-house labor?

Roger Milliman asked about **expanding the putting green?**

Vern wondered if we want to spend money on those things vs. putting money into fixing drainage issues in various spots on the course? Javier has a plan to fix a couple of those.

Mark said, after money was spent from last year's fundraiser, we have ~\$1,200 left. He felt fixing the drainage (for the benefit of all golfers being able to drive more often on the course) was a higher priority than the building the entrance wall or expansion of the putting green.

We used to put 100 tons of sand on the course when we started sanding. Now we're up to 280 tons, and it's made a HUGE difference.

Adjourn: At 2:57 PM, Lance Levine moved to: **ADJOURN**. Steve Saylor seconded, and the motion PASSED.

[Sheila asked for some help transferring flower pots from her car down to the Inn Patio...Roger Milliman offered.]

NOTES BY ROBBIE

ATTACHMENT (Requiring Board Action)

- **2024-25 Greens proposed CAPITAL BUDGET request (PURCHASE FIVE USED GOLF CARTS)**
- **Cost Estimate for #5 bathroom LOCKS & DOORS**

LLCC GREENS COMMITTEE CAPITAL PROJECT 2024-25 BUDGET

Capital Project: PURCHASE OF FIVE GOLF CARTS

Project Managers: Vern Duggan & Mark Hendricks

COST TO PURCHASE USED GOLF CARTS: Five each @ \$5,495 = \$27,475.00

SALE OF HOA GOLF CARTS: Five each @ \$2,500.00 = \$12,500.00

TOTAL COST: \$14,975.00

Pay-back on the carts is **less than ONE YEAR.**

Funds would come from the **Reserve Fund.**

Lake Limerick has bought 20 golf carts over the last four years. These carts will replace the last of the older green carts, that are 20-25 years old. The older carts break down regularly when needed to be used, and cost us revenue because carts then aren't available to rent.

Golf Carts brought in over \$60,000 last year. If we do not have carts to rent, we lose money.

Our old carts have exceeded their useful life. When we send our old carts out, they are only good for 18 holes and then must be recharged. The new carts will last 36 holes. When a cart breaks down, the Pro Shop runs a replacement cart out on the course. There are times when we have only one person working. We shut down the Pro Shop to take care of the problem. If no usable carts are available, we lose out on the rental revenue.

VENDOR: Pacific Turf

Sole Source: We have E-Z-GO golf carts. We have bought the same brand of carts. Pacific Turf is the Washington State E-Z-GO Representative.

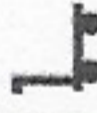
The Greens Committee is doing their due diligence by updating our outdated carts, to be able to increase revenue, attract more golfers, and increase the reliability of the golf carts. This is a big benefit to the Lake Limerick community. Once we replace the five carts, we'll have our targeted number of 25 carts. With reliable golf carts, we increase revenue to offset the cost of doing business.



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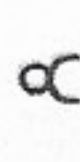
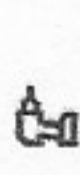
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Left Hand/Outswing

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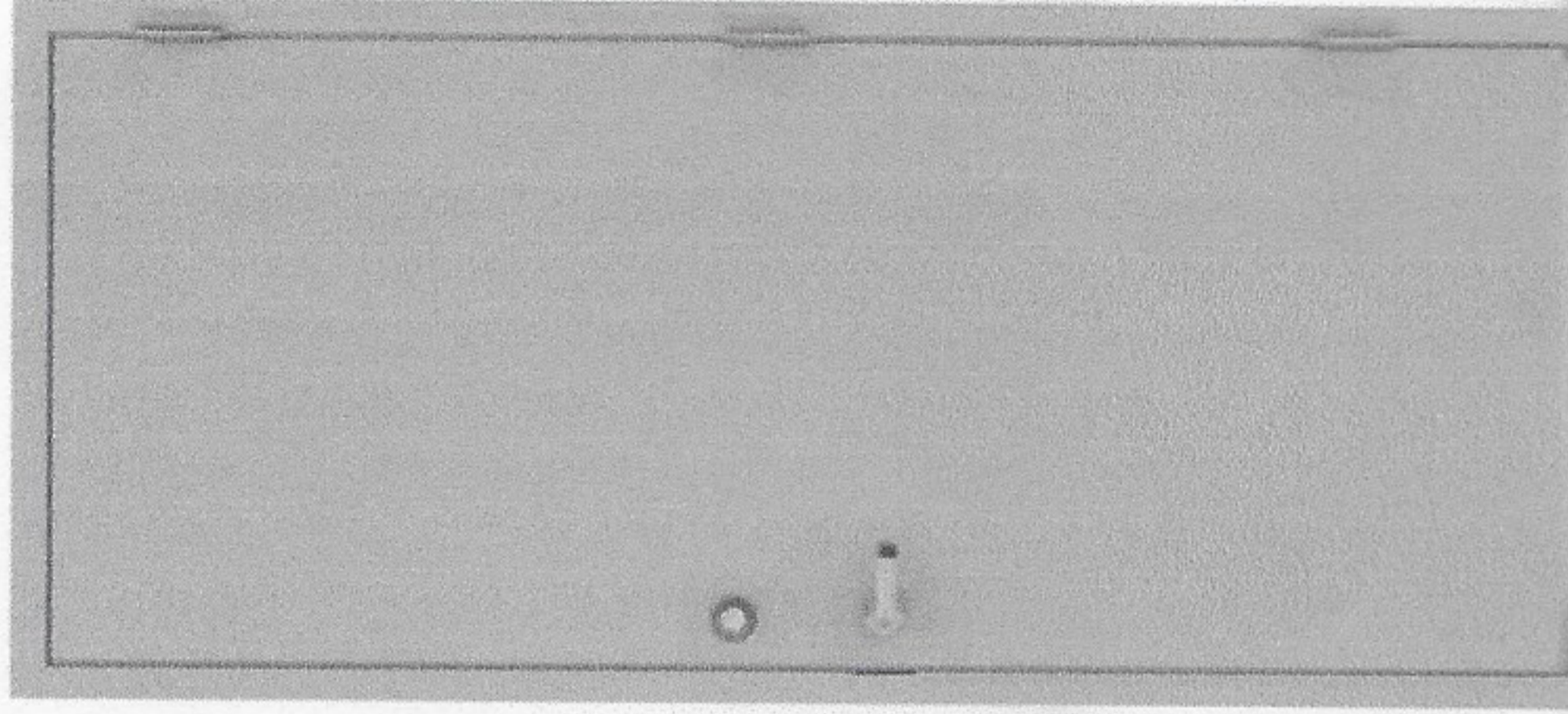
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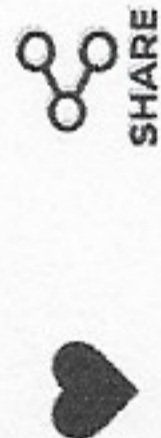
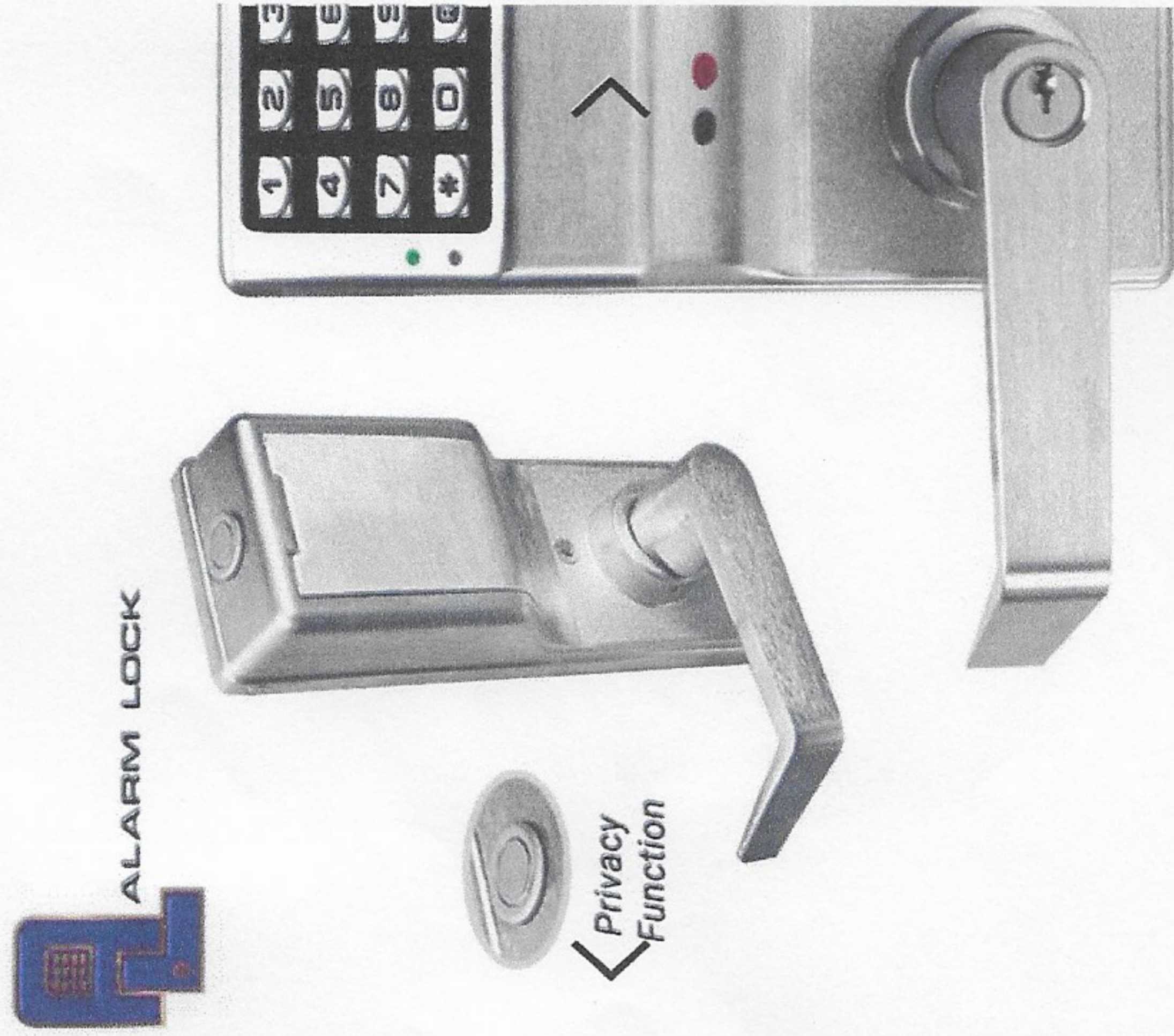
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