

**LLCC Greens Committee Meeting MINUTES**  
**Tuesday, September 3, 2024 (1:30 PM – Pro Shop Café)**

**(ONE Motion this meeting for Board action)**

ATTENDEES: Vern Duggan, Robbi Alberts, Joel Gray, Lance Levine, Gayle Wilcox  
[Excused: Gail Gagner, Ed Irvin, Tim Magee, Sheila Nokes, Nancy & Roger Milliman, Steve Saylor]  
GUESTS: Dean Dyson, Jess Mosley  
STAFF: Javier Martinez

Vern called the meeting to order at 1:34 PM.

**Minutes:** Gayle Wilcox moved to: **APPROVE MINUTES FROM THE AUGUST 6, 2024 GREENS COMMITTEE MEETING.** Joel Gray seconded, and the motion **PASSED.**

**Greens Report:** Javier reported crews are preparing for September's unpredictable weather.

**Things accomplished in August:** Javier reported he's been spraying the greens due to high-pressure and weather fluctuation ... Crews finished building the Silver Tee box on #5, and opened Silver Tee boxes on #1 & #4 for play ... readied the course for the St. Andrews Tournament (receiving many compliments from public players on how our course looks) ... are working to keep the course clean and free from debris ... lowered the collar around the putting green ... tried to keep equipment maintained and in good working condition (without a Mechanic) ... and Javier has ordered supplies for building drains on #2 Fairway.

**Things to accomplish in September:** Crews have been focusing on preparing greens for plugging (plugging all the greens will take place on Wednesday, Sept 4) ... adding one sprinkler on #1 ... installing drains on #2 ... continuing to clean up any debris as needed from weather ... punching fairways after greens are plugged ... continuing to try to keep machinery in good working condition. Javier said he ordered the kit so we can do our own testing of the phosphor level on the bags in the ditch on #9 (Jacob will be helping us do our own testing, to help save some money).

Joel asked how often we'll be testing? Javier said we're hoping to test & replace the bags every six months. Joel wondered if Javier should touch base with GM Shannon about this, so it can be done in conjunction with water quality testing of the lake? (ACTION ITEM)

Dean asked Javier if he can use help shoveling plugs Wednesday? Javier said yes, come about 10 AM.

Should we ask golfers (who play on other courses) to clean their cleats before dragging any diseases onto our greens?

Will the leftover asphalt/gravel be cleaned up (on #4, #5, #8)? Javier said yes (ACTION ITEM)

**Topics to discuss: (MECHANIC)** There was a lengthy discussion on the vital need for Lake Limerick to fill the position of MECHANIC. This person not only maintains greens equipment, but also facilities and maintenance equipment. Lake Limerick has a LOT of equipment, and when it doesn't work correctly we lose REVENUE and it becomes a SAFETY hazard. The Mechanic maintains a maintenance log, to make sure that maintenance and repairs occur on a regular basis. They can also make emergency repairs, and whenever they aren't working on equipment, they serve as another set of hands for greens, facilities or maintenance jobs.

Lance Levine moved that: **LAKE LIMERICK HIRE A MECHANIC AS SOON AS POSSIBLE TO MAINTAIN/REPAIR THE NUMEROUS PIECES OF EQUIPMENT OWNED BY THE HOA, AND SERVICE THESE ON A REGULAR BASIS.** Gayle Wilcox seconded, and the motion PASSED UNANIMOUSLY. (See ATTACHMENT for details)

How many pieces of equipment does LLCC own? Javier will try to find out (ACTION ITEM)

**Pro Shop Report:** Mark Hendricks provided a written report: We raised **\$9,220** through our recent Fundraiser (THANK YOU, THANK YOU, THANK YOU). Current projects under consideration for use of these monies include:

- Drainage on Fairway #2, near the trees on the left.
- Irrigation additions on the course.
- Top dressing rocky areas
- Batteries in two golf carts
- Replacing nets in the warm-up area (holes in the net are allowing balls to go into Fairway #1)
- Add 4<sup>th</sup> hitting station in warm-up area.
- Continue working on the Pond
- Split-rail fence on path above #7
- Replace every tree that is cut down from disease
- Add trees between #2 green & #12 blue tee-box
- Trim trees to improve lake views from #8
- Plant hedge or trees behind #9 green
- Alleviate septic odor by Pro Shop

If anyone has other suggestions for potential improvements, email to Mark at [golfpro@lakelimerick.com](mailto:golfpro@lakelimerick.com)

Joel mentioned that the Minahan group donated about \$1,000 to our fundraiser. Thank you!!

Thanks to Dave, Barb, Russ, Karen and Gussie who will be covering the Pro Shop desk while Mark is out of the country (Mark is gone Sept 3-23).

The Glowball Tournament (that was cancelled Aug. 17 due to lightning) has been rescheduled for this Saturday, September 7.

**General Manager Report:** None.

**Marketing Report:** The county changed their signage regulations from “4x8 ft” to “16 sq ft total” (about ½ the size). The high school is considering allowing the smaller signs again on the fence. Can we get our large sign back from the High School? (ACTION ITEM)

**Comments from the Chair:** Vern said the Men’s Club will be making a donation towards purchase of the small green sand buckets & scoops on each tee-box. Ten buckets/scoops have already been purchased at a cost of \$340. Vern wondered if the Ladies Club would also like to donate \$150 to help pay for this? Robbi said the Ladies Club will be meeting on September 13 and can discuss it there.

Vern said the Pro/GM from Leavenworth Golf Club played our course for the first time last week, and was impressed.

### **OLD BUSINESS**

**Golf Carts:** The HOA budget that was recommended by the Board includes purchase of five more golf carts; it is out to the membership for a vote. Once the membership approves the budget, Vern will place the order for the carts. We sold another one of our old green carts recently, so only have a couple of those left.

**2024-25 Budget:** There is no proposed FEE increase for next season that we are aware of. Mark has proposed, instead of raising fees, that the Board allow him to bring that extra money in by increasing public play & revenues. The goal is a \$40,000 increase (7%).

It was mentioned we really need to see monthly financial statements so we all know what is being earned & spent.

**Capital Projects for 2025-26:** Vern asked attendees to email him any ideas for capital projects to keep in mind for future discussion.

**Fundraiser:** Efforts were absolutely outstanding – without having to put on a tournament! Thank you, Mark!!

### **NEW BUSINESS**

Gayle said we didn’t have a tournament because no one stepped forward to run it. Vern said, if anyone wants to, they can put on a fundraiser tournament.

Joel felt it important that reasons for the fundraiser be spelled out so people know what they are donating for. And we should promote the fact we are using fund-raised monies (NOT member dues) for all of these projects.

Joel asked if this committee has a formalized “Action Item Log”? Robbi said no, not that she has seen. Joel suggested we establish such a log, for tracking purposes (ACTION ITEM).

Lance felt that we should consider asking the Board to match monies on some of these projects – especially things that improve the golf course and bring in added revenue (ACTION ITEM).

**Adjourn:** At 2:35 PM, Gayle Wilcox moved to: **ADJOURN**. Lance Levine seconded, and the motion PASSED.

NOTES BY ROBBIE

### **ATTACHMENT (Requiring Board Action)**

- **Mechanic Position (Motion for Board to fill MECHANIC position ASAP)**

**ATTACHMENT (LLCC Greens MINUTES – 9/3/24)**

Lake Limerick Country Club  
**MECHANIC POSITON**

We need a MECHANIC at Lake Limerick to maintain mechanical equipment, utility vehicles, power tools, equipment for cutting and mowing, and golf carts. The **MECHANIC** also maintains the "Maintenance Log" and inventories need to make repairs. The position makes emergency repairs on not only the golf course equipment, but also Lake Limerick's Facilities and Maintenance equipment.

The Greens Committee believes it is important to fill this MECHANIC position as soon as possible. This is essential to operations at LLCC. The position has been established for years, and **it is a FULL-TIME job.**

When we do *not* **MAINTAIN** the equipment, the equipment goes into a state of **unreliability**. When equipment leaks oil on the greens, it will damage the greens and take weeks to fully repair that problem. When golf carts break down and we can't rent them out, we can lose hundreds of dollars in revenue. When we have an emergency repair in the community (e.g., water) and the equipment does not work, we are stuck until the equipment is repaired or we can go rent something to do the job.

We bring in **REVENUE** when we have reliable vehicles and equipment ready to go, to be able to get the work done. This also becomes a **SAFETY ISSUE** if the equipment is not running properly. For example, utility vehicles with brake failure, or golf carts with brake failure – employees and/or the public can get injured.

**The reliable state of equipment functionality *saves* dollars.**

The Greens Committee always strives to keep costs down and the revenues up. We have always met and exceeded the goals set by the Board on increasing income. Eliminating this vital position is *not* the way of reducing cost.

We believe that the MECHANIC adds value and prevents accidents. For every hour the greens superintendent and/or his workers have to work on equipment (without full knowledge of repairs) – or the equipment is not available due to waiting on a subcontractor to fix the equipment – are hours these employees are not do able to do their work on the golf course and in the community. This work that is *not* done needs to be done later. This **doubles** the cost of getting things done.

We now have Greens personnel working on equipment who don't have the training or skills to do repairs, taking more time than someone with knowledge of the repair. It's like a back-yard mechanic throwing time and money at the problem and hoping it will work. This is a bad situation for all personnel working with our equipment.

The MECHANIC also serves as another set of hands for Greens, Facilities and/or Maintenance jobs when not working on vehicles or equipment. Filling this position is essential to smooth operations at LLCC.

This MECHANIC position has been established for years. It is not a frivolous position. When equipment is down, we lose time and money. We are not overstaffed. At Lake Limerick, we operate at minimal staff to maintain all assets of the HOA. We invest in a lot of power tools, equipment, shop vehicles and golf carts – we need a MECHANIC to maintain and repair them.

**The Greens Committee respectfully requests the decision of not budgeting a Mechanic staff position be reconsidered, and that a new MECHANIC be hired as soon as possible.**

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