

Greens

Committee Minutes

## LLCC Greens Committee Meeting MINUTES (REVISED)

Tuesday, January 7, 2025 (1:30 PM – Pro Shop Café)

(NO Motions this meeting for Board action)

ATTENDEES: Vern Duggan, Robbi Alberts, Joel Gray, Lance Levine, Roger Milliman, Jess Mosley  
[Excused: Ed Irvin, Tim Magee, Nancy Milliman, Sheila Nokes, Steve Saylor, Keith Smith, Gayle Wilcox]

GUESTS: Dean Dyson, John Ingemi

STAFF: Mark Hendricks, Jon Monroe, Shannon Ramos

Vern called the meeting to order at 1:38 PM.

**Minutes:** Joel Gray moved to: **APPROVE MINUTES FROM THE DECEMBER 3, 2024 GREENS COMMITTEE MEETING.** Roger Milliman seconded, and the motion **PASSED.**

**Meet new Operations Manager:** GM Shannon Ramos introduced newly-hired LLCC Operations Manager Jon Monroe. This is his first week, and today he attended a FEMA Dam Emergency training course.

Jon talked about his past jobs which included working on the maintenance side, in the architectural field with vendors & contractors, and most recently with Columbia Hospitality as chief engineer. He lives in Belfair, and is a golfer. His contact info is: [jonm@lakelimerick.com](mailto:jonm@lakelimerick.com) ; (206) 735-6585 Cell.

Shannon also mentioned the Board will be holding a “**study session**” this coming Saturday from 9 AM to 12 noon at the Great Hall (hybrid/ZOOM: Meeting ID 670 720 8524, Passcode 2627). At this session, Jan Glick (consultant from Glick, Davis & Associates) will present a LLCC Governance & Strategic Plan to the membership.

**Greens Report:** Javier Martinez was unable to attend, but provided his updates for Mark to present:

**Things accomplished in December:** Storms and temperatures made it hard to accomplish our goals for the month. But the grounds crew did maintain the course to make sure it was playable despite the weather ... prepared the course for freezing temps ... kept the course clean from debris ... have been mowing the course whenever the weather permits ... and every employee was able to take their vacation days and enjoy the holidays.

**Things to accomplish in January:** Catch up on odd jobs as needed in the shop area ... Perform regular maintenance on the course, weather permitting ... and when weather allows, begin lowering the collars around greens (where they retain too much water, damaging the greens).

**Topics to Discuss:** Javier wanted to thank everyone on behalf of his team for their generous support this past year, and for the donations raised through the recent golf tournament. His crewmembers are all proud to be a part of our community!

Jess Mosley asked if Javier will be installing temporary greens when cold weather requires it? Mark said, yes, that is the plan.

Roger Milliman asked if lowering the collars affects our course slope/rating? Mark didn't think so.

**ProShop Report:** Mark Hendricks welcomed our new Operations Manager.

He reported that budget actuals for December were slightly lower than the previous year (Dec. 2024 revenue for the Pro Shop was \$9,315; and in 2023 it was \$10,184.58). The goal remains to increase 2024-25 yearly budget revenues by \$40,000.

The Lake Limerick calendar was printed, and we have been selling these and distributing copies to sponsors. Sponsors covered all costs of printing.

Mark said Staff and volunteers continue to make a positive difference every day. A shout-out to Vern Duggan for taking the lead on coordinating the winter golf tournament & potluck, raising funds to help our greens-keeping staff and their families enjoy the holidays (\$2000 was raised, split between 6 staff members). A large shout-out to all who donated!

The Pro Shop held its 12-Days of Christmas sale. Though it may not be a huge revenue-earner, Mark believes we should continue this promotion – it keeps golf and our golf attire in everyone's mind when they are shopping for gifts. New memberships are important to our longevity. Offering a couple extra months for an individual's first membership is genius – those extra months are in winter when very few golfers are playing. Our members read about the sales and take advantage of re-gripping, buying memberships & punch-cards. (NOTE: Need to clarify the buy-one-round & get one free next year – play now, then play free later. **ACTION ITEM**)

During January, we'll be prepping for our busy month of February when golfers renew their annual memberships.

Finally, drainage improvements on our course are making a positive difference! Golfers are coming here to play when their own courses remain too wet to play.

Lance mentioned that those golfers with **Handicap flags** need instruction on when it is permissible to drive on the fairways – some of them are causing a bit of damage out there, which will take a lot of time & work to repair! Shannon asked Mark to read up on what is permissible in terms of restrictive driving on the course, and get back to her before making changes or communicating to players (**ACTION ITEM**)



It was suggested we advertise to our community that, as residents, they receive a **20% discount** on most Pro Shop merchandise. Also, punch cards are “buy 10 rounds, get eleventh round free”, and can be used weekdays or weekends. **(ACTION ITEM)**

**Marketing:** No report today; will resume advertising in the Spring. We should make a note to clarify the special holiday offerings next year.

**Comments from the Chair:** Vern thanked everyone for their contributions in promoting our golf course and bringing in new people to play. He also noted our Pro Shop is the second leading source of revenue for the HOA, so we need to keep things in repair. We continue to generate ideas for improvements, and working through our Action Item log.

Vern said Lake Limerick has a lot of amenities, and our members talk about those with pride. Lance asked when it was decided to change “Lake Limerick Country Club” to “Lake Limerick Golf Club”? Apparently, there was discussion prior to COVID, noting our course & café are open to the public. The change was made on logo-clothing and in advertising. It was agreed this needs investigating, questioning whether the change was “official” since we are still known as Lake Limerick Country Club **(ACTION ITEM)**.

#### **PROJECTS FOR 2024-25:**

**Simulator** – Purchase of a simulator has been suggested in the past, but we would need to expand our space to accommodate it (e.g., extend the If I'da Room). Jess suggested folks check out the local *HighSteel Beer Company* – they have a golf simulator where you can “book a tee time”. This could turn out to be a real revenue generator for Lake Limerick if we could find the space to make it work.

**PA System** – Apparently in the past there was a PA system (parts are still on the outside of the building). Do we want to look into getting this working again?

**Cover for practice range:** Jess suggested we consider putting a cover over some of the 10 concrete slabs in the practice area by Hole #3. This could protect from the sun in summer, and the rain in winter. Jess offered to head up a subcommittee to investigate logistics & cost, reporting back at the next Greens meeting **(ACTION ITEM)**

**MECHANIC:** Hiring a mechanic was a topic on the agenda. Various committee members stated there has been a mechanic for 25 years, and they are concerned equipment is not being adequately cared for, preventative maintenance isn't taking place, and equipment will not be worked on by current staff until it is broken down. It's believed the investment in the expensive equipment (like the tractor & backhoe) will be lost. Vern asked Shannon what is the status of hiring a mechanic? Shannon reminded the committee the position was not budgeted for in this year's budget. She will review our financial position after our first quarter, then present the need to the Board. She is still waiting for information she had asked of the committee to support the need for hiring a Mechanic **(ACTION ITEM)**

There was discussion/comments made regarding hiring other new positions and consultants (like the HR consultant). Shannon stated these were all included in the budget and approved.

It's believed regular maintenance of our equipment is important if we wish to continue being a top-rated golf course.

**PUD:** John Ingemi wanted to share that a couple of large trees fell on his house and garage during the recent “bomb cyclone”. Another large rotten tree was threatening. It was suggested he contact PUD and explain it could be a hazard, which he did – and they came out today and cut it down (at their own expense).

**ADJOURN:** At 2:35 PM, Roger Milliman moved to: **ADJOURN**. Lance Levine seconded, and the motion PASSED.

NOTES BY ROBBIE

**NO motions this meeting for Board action.**

**[NOTE: Still waiting for action on previous motion to HIRE A MECHANIC.]**

**ACTION ITEM LOG – LLCC Greens Committee**

ACTION ITEM	Date Assigned	Assigned to	Due Date	Status as of 12/3/24
Match fund-raiser monies	9/3/24			Request as needed.
Fill Mechanic position: (Greens to provide data to Shannon to support need)	9/3/24	Vern/ Shannon	ASAP	
Update OB markers	12/3/24	Greens crew		<i>Ladies Club will donate up to \$500 to help pay for expenses</i>
Install "red & white stake" 100-yard marker on #8	12/3/24	Greens crew		
Continue to improve drainage (e.g. on #2 near trees)	12/3/24	Greens crew		
Lower collars around greens, and repair low spots on greens	12/3/24	Greens crew		
To keep our course from damage during the winter, need to train golfers on the responsibilities of "Handicap Flag" use (research)	1/7/25	Mark		
Advertise to residents the 20% Pro Shop discount & punch-card savings	1/7/25	Robbi & office?		
Research why we switched to Lake Limerick "Golf Club" vs "Country Club" in advertising & logo apparel?	1/7/25	Vern		
Form subcommittee to investigate logistics/cost of installing cover over practice area slab(s) near Hole #3	1/7/25	Jess		
Holiday special "free round": Need to clarify next year it applies when "buying round to play today; then play one free later".	1/7/25	Mark		