

LLCC Greens Committee Meeting MINUTES
Tuesday, February 4, 2025 (1:30 PM – Pro Shop Café)

(NO Motions this meeting for Board action)

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

GUESTS: Dean Dyson, John Ingemi, Sandra O'Hara-Nelson

STAFF: Mark Hendricks, Javier Martinez, Jon Monroe (Shannon Ramos *via phone*)

Vern called the meeting to order at 1:33 PM.

Minutes: Joel Gray moved to: **APPROVE MINUTES FROM THE JANUARY 7, 2025 GREENS COMMITTEE MEETING.** Lance Levine seconded, and the motion **PASSED.**

General Manager Report: Shannon Ramos said she had nothing to report.

Operations Manager Report: Jon Monroe said that he and Javier have been working with Alex from Toro on getting a better price point for some **new and leased equipment** for our golf course. A Zoom conference is scheduled for tomorrow to discuss fairway mowers, utility vehicles, etc. We are looking to replace used 20-year old equipment.

Also, Jon said they have a candidate to fill the **MECHANIC** position. He'll be working with Shannon on that and will hopefully be moving forward once approved.

Jon added, most important, the existing staff at Lake Limerick has been phenomenal. He's been meeting with Mark, Javier and Gerardo every chance he gets, to stay updated on projects. And with help from committee chairs and members working with him since he came on board, he appreciates everyone being supportive and providing great information on getting his feet wet.

Greens Report: Javier Martinez said, with winter snow arriving in Shelton, he hopes everyone stays safe & warm.

Things accomplished in January: Crews have been maintaining the course to make sure it is playable when weather conditions allow. They have prepared the course for freezing temperatures ... trimmed trees near the putting greens and course ... helped Gerardo with maintenance when needed ... been working on inventory of supplies ... warming up all machinery during the winter weather ... keeping the course clean from debris ... and mowing the course whenever weather permits. (*Gayle wondered if they should stop mowing until Spring, to prevent damage to the course.*)

Things to accomplish in February: Conduct regular maintenance on the course ... weather permitting, Javier plans to lower the collars around the greens ... catch up on odd jobs that are needed in the shop area ... and keep up maintenance to the best of their abilities on all machinery.

Topics to Discuss: As weather allows, crews will keep up the course. This time of year is perfect for working around the shop and doing maintenance left unfinished during the busy season. Javier said during the past month, he's had the pleasure of collaborating with Jon, the new Operations Manager. Javier said Jon is a good contact person and partner to have at Lake Limerick, and he looks forward to doing projects together and working as a team.

Javier added that Jacob continues to give him a heads up on what to do for maintaining greens this time of year. He said he's also been replacing the out-of-bound stakes around the course. (*Robbi suggested he let the Ladies Club know if he needs some funding for that.*)

Lance asked about the dirt spot on the lower left side of #1 Green? Javier said he and Jason tried fixing that area a couple times in the past, but he'll see what he can do. It may take cutting out a larger area and refilling with soil, etc.

Roger Milliman asked, as Javier prepares for Spring mowing, is he fully staffed? Javier said yes, with experienced crew.

John Ingemi said a while back, a couple homeowners pointed out a tree that had tipped over and was resting on other trees. Were we going to try to do something about that? It could be a safety issue. Javier said they'd take a look.

Joel Gray asked about the action item to install a 100-yard marker on fairway #8 (and #2)? Mark said he and Javier have been discussing that. They were thinking of installing well-marked stakes near the out-of-bounds line at the 100, 150 and 200 yard distances (red/white/blue) on all the fairways ... and cut out bigger around the ground markers so they are more easily seen (rather than putting new barber poles in the middle of the fairway). Vern suggested these OB poles be painted such that they aren't confused with the current red-topped OB markers (for staying out of yards). He also suggested that a distinctive colored line be painted on the cart-path at those points, making it clear as people get out of their carts. Mark thought the poles that are already in the middle of the fairway will remain.

Vern asked if Eco bags were placed in the ditch on #9 again? Javier said yes.

Pro Shop Report: Mark welcomed new Operations Manager Jon Monroe who has been getting acclimated.

Good news! Pro Shop budget actuals for January were nearly double last year's (\$13,497 in Jan 2024; and \$26,091 in Jan 2025). We are on track to meet our goal of increasing 2024-2025 fiscal Pro Shop revenues by \$40,000. Being on the right track, February revenues will be the big test (when annuals etc. are renewed).

Mark said Staff and Volunteers continue to make a positive difference every day. Shout-out to **Barb, Russ and Karen** for either always willing to sub in a pinch or just coming in to cover on a regular day.

And a large shout-out to **DAN RICHTER, RON GRAVER** and **DAVE MORGAN** for volunteering their time and equipment to pick up 30 bare-root trees (*donations were used to make this possible!*) The 16-ft tall trees will be kept in the maintenance yard (watered and away from deer) until late summer when they will be planted around the golf course. **Dan Richter** has also been working with the Greenbelts and Lake/Dam committees, and his wife **Jan** has been working to keep the library running – special thanks to both of them for their contributions to our community!

Mark said everything is set for sale of yearly membership renewals. They'll be pushing for renewals the entire month.

Finally, Mark reported that four individuals from *Riviera Golf Course* on Anderson Island stopped by last Friday for a review of our operations. (They had been following our monthly reports on our website). Mark said he had a great conversation with their course manager, superintendent, GM and a board member, talking about similar issues on a 9-hole course owned by an HOA. He took them on a tour of our course, shared a great breakfast in the Café with our new cook (Andrew), and even sold them some LLCC swag. Their GM also wants to meet with Shannon, when she is available, to compare notes.

There are currently 3 **golf-cart sheds** available for rent, & new **product inventory** will be coming in Spring/ Summer. Mark and Elen have been watching for a good sale, trying to get to the right price point that will move inventory.

Marketing: Some discussion was held on history of the decision-making to change our advertising and apparel logo from 'Country Club' to 'Golf Club'. When Ron Stull was our Golf Pro, he recommended the change as a way to attract more public revenue for our course & cafe. Nancy has a stack of old notes from that discussion, showing involvement of various committees and leaders. All our advertising that has gone out to the public since 2019-20, and logo merchandise, have used the new wording and logo. Steve Saylor said he'd like to see approved Board meeting minutes with this information? If we can't find prior approval, he suggested perhaps we need to take it back to the current Board for approval?

Shannon said her concern is making sure everyone is on the same page – the website, the advertising, etc. Our marketing needs to be consistent. We should dig up the meeting minutes and confirm the change was approved.

Nancy said her best marketing news is that, once again, Lake Limerick has been voted the **"Best of Mason County"** in six different categories! This is something to be proud of. Winners will be announced in the *Shelton Journal* later this month. Congratulations to the LLCC team on a job well done!

- #1 Best Golf Course in Shelton, and in Belfair (Lake Limerick)**
- #1 Best Cook/Chef in Shelton, and in Belfair (Jon Huus)**
- #1 Best Waitress in Belfair (Holly Johnson)**
- #1 Best Breakfast Place in Belfair (LLCC Café)**
- #2 Best Salesperson in Belfair (Mark Hendricks)**
- #3 Best Dinner Place in Shelton (LLCC Inn)**

We placed an ad for the Anniversary Salute (59 years for LLCC) that came out in last week's *Journal*. Thanks to Kim Graver who helped prepare our upcoming February ad in Elen's absence.

Comments from the Chair: Vern said this last month has been interesting, adjusting to new management, and he couldn't continue without everyone's support. But we are working through it.

Handicapped Golfers: Back in 2008-09, a group got together and came up with the current established rules for accommodating handicapped golfers on our course. It was determined, in middle of winter when conditions are such that driving on the course will permanently cause damage, then NO CARTS are allowed on the course. These are compliant with ADA regulations. It is up to Mark and Javier to determine, in their judgement, the rule of the day.

It will be spring before we know it. In March, we begin posting scores for handicaps again. **GHIN** cost remains at \$45.

Projects for 2024-25: Our major project of purchasing more golf carts is completed. Javier will be working on improving collars around the greens. Five more irrigation faceplates will arrive for installation by April.

Vern said, in the next couple months, we need to look at what capital projects we may want to recommend for 2025-26.

Mechanic: Two candidates were interviewed for this Mechanic position. John said we hope to hire one soon.

Joel Gray suggested we thank Shannon for taking on this issue, finding room in the budget. We also have a couple new insurance companies working with our HOA, and it is OK for volunteers to help out in both the Pro Shop and Inn.

Cover for Practice hitting stations: Jess Mosley was not in attendance to provide a report.

Member discount: The 20% member discount at the Pro Shop applies to *regular-priced* apparel. Some items (like golf balls) don't have enough markup to allow a discount.

ADJOURN: At 2:28 PM, Gayle Wilcox moved to: **ADJOURN**. Lance Levine seconded, and the motion PASSED.

NOTES BY ROBBIE

NO motions this meeting for Board action.
[Hoping to see MECHANIC hired soon]

ACTION ITEM LOG – LLCC Greens Committee

ACTION ITEM	Date Assigned	Assigned to	Due Date	Status <i>as of 2/5/25</i>
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	Two candidates have been interviewed. Waiting for final approval to hire one.
Update OB markers	12/3/24	Greens crew		In process <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		Plan now is to install special stakes near OB at 100/150/200 (red/white/blue) on all fairways; plus paint a stripe on cart-path.
Continue to improve drainage (e.g. on #2 near trees)	12/3/24	Greens crew		In process, weather permitting
Lower collars around greens, and repair low spots on greens	12/3/24	Greens crew		In process, weather permitting
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		✓ ADA-compliant rules established 2008-09. “NO Carts on course” is warranted in severe weather conditions. Mark & Javier will determine rule of the day.
Advertise to residents the 20% Pro Shop discount & punch-card savings	1/7/25	Robbi & office?		✓ Robbi sent email msg re 20% discount
Research why we switched to Lake Limerick “Golf Club” vs “Country Club” in advertising & logo apparel?	1/7/25	Vern		Discussion notes are available. Need to confirm when Board approved change?
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	Dec 2026	