

May Meeting Notes Final

Golf Joint Advisory Committee Meeting Notes Wednesday, May 10, 2017, 5:00 pm

Important Outcomes / Announcements:

- Flood remediation estimated at \$195K
- Berkdsdale received extensive damage; Studies to explore re-purposing of Berkdsdale to a Community Park are underway
- Preparation for ATP Tournament progressing well, need additional ProAm teams
- Next meeting: June 14, 2017 5:00 pm in the Country Club Boardroom

Note: Q&A is included in the topic area and is in italics.

Attending: Jim Abrahamson, Kyndall Ardoin, Bill Barr, Rex Butler, Ruth Hatcher, Keith Ihms, Tom Judson, Darryl Muldoon, Bill Nichols, Susan Nuttall, Tom Stephens, Phillip Wright
Absent: Kim Carlson, Dean Collins, Bruce Portillo, Terry Predl, David Whelchel

Agenda:

Call to Order – Tom Stephens

Staff /Board/Management Reports:

- **Golf Course Maintenance** – Keith Ihms
 - Flood Impact and Remediation
 - Most of the improvements made after the 2015 floods remain intact
 - The flood had more water now than in 2015 and the water was moving more quickly. There was less silt in the **2015** flood, but more serious damage.
 - Reviewed the cost estimate on damage to golf courses (see attachment #1 from Tom Judson to POA Board of Directors)

Course	Cleanup	Repair	Course Total	Course Status
Country Club	23K	65K	88K	Back 9 opens 5/11, Full 18 in ~3 weeks
Kingswood	40K		40K	Opens 5/12
Scotsdale	7K	14K	21K	Open
Highlands		46K	46K	Open
Dogwood				Open
Total			195K	

- Funding will come from Flood Reserves and The GM Contingency fund
- Berkdsdale (see attachment #2 Major Repairs Berkdsdale and attachment #3 Re-purposing of Berkdsale Golf Course)
 - Berkdsdale sustained serious damage; initial estimate to reopen is ~500K and 6 months of work. This only includes minimal fixes to address safety concerns and cleanup, not preventative measures.

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- Since the course will not be open the remainder of the season, the POA Board of Directors is developing a Master Plan for the land including a Hydro-logical study for the waterways passing through Berksdale, Kingswood and the Country Club.
- Berksdale will be maintained at a minimal level during the time the information needed is gathered.
- There will be consideration of re-purposing Berskdale to become a community park with some of the land devoted to a driving range and 3 hole golf course the help further develop players within our community.
- Canceled order for carts destined for Berksdale with a savings of \$28K per year. These can be reordered at a later date if needed
- Town Hall meetings will be scheduled to discuss this topic.
- Volunteer days are scheduled for 5/11 at Kingswood 8:00 am. An additional workday may be scheduled for next week on Country Club. It will be publicized in an email blast.
- Highlands Course preparation for the ATP Tournament
- The warmer weather is helping the condition of the Highlands Golf Course
- The team is executing the planned activities, but with the cooler weather a few weeks ago, the grass has been a little slower to grow than we prefer.
- Additional equipment will be on hand to enable needed work to be completed during the tournament, courtesy of our suppliers.
- Most of the courses in the Southeast were impacted by the weather this Spring. Overall, our course is in excellent shape by comparison. Organizers of the Tournament are satisfied with the condition of the course.
- Golf Maintenance Projects – none this month due to flood remediation
- **Golf Operations – Phillip Wright/Darryl Muldoon**
 - Golf Cart Update
 - Final delivery on 5/10 at Scotsdale; new carts are well received
 -
 - ATP Event: May 22nd-27th - including volunteer status
 - The team is well prepared
 - 163 volunteers are signed up, we could use 15-20 more especially for Wednesday and Thursday. Assignments will be sent out by Saturday.
 - The Highlands Bar will be open in time for the event.
 - Flood Impact on Tournaments/other play
 - The Golf Ops team is working with tournament sponsors to shift to open courses.
 - Golf groups are being accommodated as much as practical.
 - Jr. Golf
 - First Jr. League team meeting is next week. First match on June 10th.
 - Summer Golf Clinics are filling up fast.

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- Course Ratings – no progress. USGA is trying to work with Arkansas team.
- **Marketing** – Kim Carlson
 - Several new marketing pieces have been developed for new residents. These will be included in the Welcome Wagon program.
- **Board Liaisons** – Ruth Hatcher, Jim Abrahamson
 - Ruth and Jim recognized the entire golf staff for their work during the flood clean up and the need to shift courses and locations for many of our golfers. The community has been very supportive.
 - Recognized the community volunteers who came out for the workdays on very short notice; 40 at the Wall of Honor, 30 at Scotsdale and 18 and Highlands. Thank you.
- **General Operations** – Tom Judson
 - Golf Financials : Darryl Muldoon, See Appendix 4
 - April had 2 weeks of rain that impacted revenue.

Area	April to Budget	YTD to Budget
Pro Shop revenue	-97K (unfavorable to budget)	+65K (favorable to budget)
Golf Maintenance expense	+50K (favorable to budget)	+201K (favorable to budget)
POA overall revenue	+37K (favorable to budget)	+1.4M (favorable to budget)

- Construction Update
 - Lakepoint: On schedule for opening May 19
 - Country Club: Demolition will start Monday. Target open date Sept/October
 - Highlands: Equipment has arrived; Open late next week ~5/19
- Other Revenue Programs
 - Play More Pay Less – a few more have been sold, mostly to golfers
 - Kids First Bundle – slow start, may pick up in summer

Open Forum: Members of the community are welcome to speak. 3 minute limit.

1. *Larry Seymour informed the group the message on the Tee Time phone system cuts off the exact tee time so the user doesn't know if it is 12:10 or 4:10. Phillip will follow up*

Old Business:

- Update on Handicaps – over 6,000 Men's scorecards have been collected, see attachment for results. Cards will be reprinted as supplies are used. Next focus will be the Women's handicaps. See Appendix 5
- Update on Veterans Tournament – no changes

New Business

- Tom Stephens mentioned the slope and ratings data is not in the USGA GHIN. Phillip to research.

Action Items from Prior Meeting

- Darryl to review schedule at Tanyard Creek to alternate days for mats. Winter schedule will

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remain Monday, Wednesday and Friday. Summer schedule is on grass, weather permitting. complete

- Phillip to forward Yellow Tee Handicap Information, pending USGA approval – on hold pending course ratings
- Kim to follow up on “Where to Retire” Magazine information - complete

New Action Items

- Phillip to follow up on Tee Time confirmation message cutting off the confirmed time.
- Phillip to research availability slope and rating data in the USGA GHIN.

Meeting Adjourn and reminder of next Meeting – The next meeting is June 8, 2017, 5:00 pm
Country Club Boardroom

APPENDIX:

1. Cost estimate on damage to golf courses (Tom Judson)
2. Major Repairs Berksdale (Keith Ihms)
3. Repurposing of Berksdale Golf Course (Tom Judson)
4. Golf Financial Report (Tom Judson)



From: Tom Judson, COO
To: Bella Vista POA Board of Directors
Date: May 9, 2017
Subject: Cost estimate on damage to golf courses

Provided below you will find the estimated damage to the golf courses as a result of the recent floods:

Country Club Total \$88,000

- Cleanup \$23,000. Scope: Includes repairs to ramp arch bridge #2, additional rip rap over irrigation main line #11 green, additional rip rap on several sections of creek, repair to intake pipe pump station #14 and repairs to section of washed out cart path #3.
- Repair projects \$65,000
 - o Tee #2. Scope: Includes regrade work, replacement of barrier and new sod.
 - o Green #8. Scope: Includes removal of existing turf and 4" seed bed material, repair to drains, addition of seed bed to spec grade, sod with washed A5 bent grass sod. Regrade collar areas for proper drainage off green and install new Latitude Bermuda grass sod.
 - o Bunkers 2, 3, 4 and 8. Scope: Includes removal of contaminated sand, cleaning of Better Billy Bunker liners and installation of new sand.



Kingswood

Total \$40,000

- General cleanup \$40,000. Scope: Includes asphalt cart path washout repairs, rental for generator and skid steer equipment, bunker sand, rip rap repairs around bridge ramps and railing #8 bridge.

Scotsdale

Total \$21,000

- General cleanup \$7,000. Scope: Includes repairs to bridge ramp washouts and rip rap replacement around creek banks.
- Repair project #2 green approach \$14,000. Scope: Replace and secure approach area front of green with fill material, rip rap and new sod.

Highlands

Total \$46,000

- #5 hole \$46,000. Scope: Reshape existing creek, rip rap slopes and relocate section of cart path.

Combined Total: \$195,000

No capital project approval is required from the Board on any of these projects since all of them are either cleanup or repairs. Funding for these projects will come from the \$148,478 in flood reserves. The remaining portion of funding will come from the GM Contingency fund.

Appendix 2
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MAJOR REPAIRS BERKSDALE

CREEK BANK REPAIRS (adjacent to cart path #12)	2 @ \$125,000	\$250,000
CREEK BANK REPAIR (adjacent to cart path #13)		\$50,000
CREEK BANK REPAIRS (adjacent to #18 green)		\$150,000
CREEK BANK REPAIR (adjacent to #3 tee)		\$50,000
CART PATH REPAIRS		\$15,000
BUNKER REPAIRS (drainage and sand)		\$15,000
TEE BOX REBUILD (black tee #16)		\$10,000

Remember, we have been able to make repairs to creek banks that have held up during past floods but additional problems develop in different locations when it pertains to flood damage along Little Sugar. Areas adjacent to paths, tee boxes and greens will continue to occur going forward.

In addition, we have 3 bridges on this course that could fail in future floods. There have been several replacement cost studies done and depending on length and bridge type (arch bridges recommended) it could cost up to \$1.5 million to replace all three. We have already lost and abandon one bridge which had a projected replacement cost in excess of \$500,000.

Appendix 2
Tom Judson

Repurposing of Berksdale Golf Course

The recent flooding has once again caused a considerable amount of damage to Berksdale Golf Course. At this time, we estimate it will cost more than \$500,000 to get Berksdale operational. Unfortunately, none of these repairs will provide a long-term solution to the damage caused by flooding. With so much development upstream, it is anticipated that each time we experience a flood, the POA will need to spend a significant amount of money to get Berksdale operational every time. Fortunately, the courses further downstream, Kingswood and the Country Club, received much less severe damage.

Over the past few years, Bella Vista has seen a tremendous rise in younger families as new residents. The median age is now 50 with an average household size of three; this is a significant difference from the past 39 years when Berksdale Golf Course was first opened. With these demographic changes comes the need to provide amenities for all age groups and interests. POA projects like the Loch Lomond Dog Park, converting the Branchwood 9-hole golf course into a walking trail, and the Metfield mountain bike Skills Park are examples of meeting the changing demands for today's families and lifestyles. It is possible we could expand on these successes by converting Berksdale Golf Course into a community park. Keep in mind, ten years ago more than 300,000 rounds of golf were played on our six 18-hole golf courses. Last year, we had 160,000 rounds played on these same courses.

The POA Board of Directors has decided to maintain Berksdale Golf Course at a limited level while preserving the beauty of the area as we wait for a Master Plan to be developed to convert the land into a family and community-friendly park. Within the Master Plan, we are considering the construction of a driving range and three-hole practice golf course which would support Kingswood and help further develop the game of golf in the area. In the development of the Master Plan, we will hold town hall meetings to ensure the input of the community is incorporated into the plan. In addition to the development of a Master Plan, the POA will also have a hydrological study conducted on all three courses located in the flood plain. While the cost to convert the land into a park will not be known until after the Master Plan has been completed, we do know that operating this land as a park instead of a golf course will result in an annual cost savings of approximately \$350,000 per year. The permanent solution of converting this land to a park will provide our POA residents with many outside activity options, while maintaining a beautiful green space along the highway.

Appendix 4

GOLF FEES AND CART REVENUE ANALYSIS
Year to date April 2017

	2015	2016	2017
Member Greens Fees	298,640.90	308,438.35	259,240.07
Value Cards	124,536.42	-	-
Annual Greens Fees	438,602.90	648,135.86	721,887.63
Total Members Green Fees	861,780.22	956,564.21	981,127.70
Cart Rentals	114,760.21	157,108.75	165,874.09
Private Cart Registrations	200,698.14	159,747.06	138,886.08
Annual Seat Leases	423,903.92	410,946.99	403,355.01
Total Cart Fees	739,361.67	727,802.80	708,115.18
Guest Green Fees	143,187.84	136,534.43	121,117.80
Merchandise Revenue	104,263.43	112,051.84	109,614.23

Allocation of Hole Handicaps for Men!

The allocation of Men's Hole Handicaps at Bella Vista has been a heavily debated conversation after a round of golf for the past several years. Now golfers have proof of the validity as the results are based upon U.S.G.A. recommendations. The Golf Operations team, along with the Bella Vista Men's Golf Association, have completed the Men's Hole Handicap calculations for every 18-hole golf course. The calculations were based on more than 5,800 rounds of golf the MGA collected over the past several months.

We are in the process of correcting and printing new scorecards. This process will be complete by the end of the month thus bringing the heavily debated conversation to an end.

Following are the new Men's Hole Handicaps. A BIG THANK YOU goes out to Randall Gnant and the MGA for their record keeping and calculation assistance.

Hole #	BVCC	Dogwood	Kingswood	Highlands	Berksdale	Scot sdale
1	14	14	1	13	13	16
2	6	18	13	1	3	10
3	2	16	15	15	5	12
4	12	8	11	11	17	18
5	18	6	3	7	15	14
6	4	10	5	3	1	4
7	10	12	17	9	7	8
8	16	2	9	5	9	6
9	8	4	7	17	11	2
10	3	9	18	10	16	11
11	17	15	14	18	12	1
12	13	13	16	12	18	5
13	9	3	10	2	4	15
14	1	11	2	14	8	3
15	15	1	8	4	2	13
16	7	17	4	8	10	17
17	11	5	12	6	6	9
18	5	7	6	16	14	7

Following are The USGA® recommendations for allocating Handicap Strokes:

The basic principle of allocating handicap strokes is to equalize the abilities of players at different handicap levels. A handicap stroke should be an equalizer rather than a winning stroke and should be available on a hole where it most likely will be needed by the higher-handicapped player to obtain a half in singles or four-ball match play. The following procedure is recommended but is not mandatory because it has minimal effect on handicaps.

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Stroke allocations for men and women will usually be different because the need to equalize holes may vary from hole to hole. The Handicap Committee should use good judgment when reviewing the course hole-by-hole. Difficulty in making par on a hole is not an effective indicator of the need for a stroke.

The USGA recommends that the Handicap Committee should review the course hole-by-hole to determine the appropriate allocation of handicap strokes for men and women. This procedure is not mandatory and will have minimal effect on a player's Handicap Index®. Common sense should be used to ensure that the handicap strokes are used as an equalizer and should be available where it most likely will be needed by the higher-handicapped player to obtain a halve on the hole.

When starting out, the Handicap Committee should remember a few basic guidelines:

- Allocate strokes based on the tees played most often by a majority of the members.
- Allocate the odd-numbered strokes to the front-nine holes and the even-numbered strokes to the back-nine holes—unless the back-nine is decidedly more difficult than the front—you can reverse the allocation.
- Avoid allocating the low numbered holes to the beginning or end of the nine holes

A method for allocating your handicap strokes is to collect 200 hole-by-hole scorecards from two different groups of golfers. Group A consists of golfers with a Course Handicap™ of 0-8 for men. If there are very few members within this range, take the low 25 percent of its golfers as group A.

Group B consists of middle-to-high Course Handicap golfers, ranging 15-20 strokes higher than group A (20-28 for men).

The next step is to compare the average score per hole for group A against the average score per hole of group B. Rank the differential of hole scores between group A and group B from high-to-low (1 highest, 18 lowest) differential. Allocate odd and even numbers to front and back nine. The last step is to make sure low numerical holes are not at the beginning or end of each nine.

The Handicap Committee should use good judgment when allocating handicap stroke holes. The club makes the final determination.

For more information, please visit www.usga.org.