

### Golf Joint Advisory Committee Meeting Agenda

**Wednesday, June 13, 4:00 pm at Country Club Boardroom**

**Attending:** Bill Barr, Leia Bush, Rex Butler, Keith Ihms, Pat Laury, Jason Loyd, Darryl Muldoon, Susan Nuttall, Bruce Portillo, David Winer, David Whelchel, Phillip Wright, Tom Judson, Ruth Hatcher

**Absent:** Dean Collins, Jake Grasmick,

#### Important Decisions:

- The Committee will provide feedback on the Golf Strategy by July 18. Public meetings are scheduled for July 10th and 11th. Golf Committee Organizational Meeting Junly 5<sup>th</sup>, 2018.
- The Committee will provide feedback on budget matters by August 17<sup>th</sup>.
- Sprigging on Scotsdale starts Thursday, June 14. Plan to Open September 1<sup>st</sup>.
- The next meeting of the Golf JAC is July 11, 2018 in the BVCC Boardroom

#### Meeting Notes

**Bill welcomed to Pat Laury**, our new Board Liaison

**Call to Order** – Bill Barr **called the meeting to order at 4:04pm**

#### Board Request: Golf Course Strategy-A Fresh New Look (Appendix 1)

- Tom Judson handed out the document Golf Course Strategy-A Fresh New Look
- The Board is requesting a recommendation from the committee on 5 points that are being reevaluated by the current (new) board. The white paper includes a summary, not a decision, on the topics.
- Feedback requested: Does the Golf Committee agree with this proposed change in strategy? Do modifications need to be made to this strategy?
- Discussion
  - The analysis from the golf consulting company will be available by July 18<sup>th</sup>. The Golf Committee will receive a copy.
  - Available data includes the Flood Info Study with related presentations and the Consulting report.
  - Data Points
    - Berksdale North – Keith can make adjustments in the equipment lease to accommodate both an open and closed condition.
    - For every 9 holes closed, we save about \$175K per year
  - The recommendation is due July 18<sup>th</sup>. All meetings are public.
  - The committee is planning to have a public meeting on July 10<sup>th</sup>, with final recommendations discussed on July 11<sup>th</sup>. These meetings will be advertised in the Golf and General Newsletters. For the meeting on July 11<sup>th</sup>, we will have a short Regular Meeting, after which the Board and Management will be excused. The committee will then formulate the findings.
  - The task force consists of Bill, Rex, Jason and Susan. Bill will ask Jake and Dean (who

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were absent today) if they want to participate.

- A planning meeting is scheduled for July 5<sup>th</sup>. The purpose of this meeting is to structure the meeting, logistics of handling questions, schedule for finalizing recommendation, etc.
- Requests for supporting data should be forwarded to Phillip / Tom
- Rex made a motion to accept the task as presented, Bill seconded the motion. Passed 5-0 (2 members absent)

### Staff Reports:

- **Golf Maintenance - Keith**
  - **Progress on Scotsdale:** Sprigs will be harvested tonight and will be spread tomorrow. The pre-work including the grading for #12 are completed. Holes 7,10,13,14,and 15 will not be re-sprigged. Plan to open September 1st.
  - **Master Plan for Country Club**
    - The POA sent out an RFQ to 6 companies to assist with a comprehensive plan for the Country Club. Companies were recommended by David Whelchel or Keith Ihms. 5 have responded, 1 is coming to visit and see the facility.
    - Topics to be included are Improving the Stream Banks, topics on long term viability, adjustments for greens, tee boxes.
    - The RFP will be sent to the top 3 respondents.
  - **Culvert Plan for #11 Country Club**
    - Planned for fall, no impact to play other than the tees being moved forward during construction.
  - **Other topics**
    - Some sod is being laid at Highlands, the new Latitude Bermuda on the collars is doing well.
    - BVCC #18 has winter kill and weed control issues. We will be doing some temporary work with seed with final resolution in the Fall.
    - Berksdale – we are harvesting sod from the closed holes to repair as needed.
- **Golf Operations – Phillip/Darryl**
  - **Golf Financials-** the Golf Division had a very positive month in May (See Appendix 2). Most of the shortfall from the winter has been recovered.
  - **Recap of APT Tournament** – the event was a success. Our tournament is differentiated due the the # of volunteers. The golfers were very complementary.
  - **Upcoming Tournaments** – registration sheets were handed out. Breast Cancer Tournament is on the 19<sup>th</sup>. 50 teams are registered. Las Fajitas is donating lunch which will result in an additional donation of about \$1500. This year we are working with local charities rather than the Susan G Komen Foundation.
  - **Teaching Professional:** we are interviewing for a teaching professional for Tanyard Creek.
- **General Management – Tom**
  - **Budgeting** – Tom is requesting input for the budget by August 17<sup>th</sup>. The committee decided that we will work on Budgeting after we finish the work on Strategy. For 2019, committees are encouraged to make modest recommendations since large capital projects were

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completed in the last 3 years.

- Branchwood Tour-A tour is being conducted today at Branchwood.
- **Board Liaisons - none**

**Comments from the Public:** please limit time to 3 minutes

- A member asked about why Ice Machine replaced the Ice Chest at Country Club. Tom responded that it for health safety plus providing fresher ice and water. Other questions were asked about Private Carts being eliminated, Annual Passes being eliminated, All Group Play moving to Tee Times. These are all false rumors.

### **Old Business**

- Update on Longest Day – Alzheimer Tournament – Susan Nuttall
  - Marketing materials are in progress. We will inform the team when complete. The group can help by encouraging play and sponsor donations.

### **New Business**

- none

**Next Steps:** Prepare for July 5<sup>th</sup> Organization meeting, Review Flood Study & related presentations.

The next meeting of the Golf JAC is July 11, 2018 in the BVCC Boardroom

**Adjourn** – Bill Barr adjourned the meeting at 5:30 pm



From: Bella Vista POA Board of Directors  
To: Golf Committee  
Date: June 12, 2018  
Subject: Golf Course Strategy – A Fresh New Look

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A tremendous amount of feedback has been received from our community having to do with the Board's decisions in April regarding the future of Berksdale, Kingswood, and the development of a course at ARKMO. The Board would like to revisit these issues to ensure that the POA's long term Golf Course Strategy is sound. The Board values the input of the Golf Committee and would like the Golf Committee to provide their feedback during this review.

Provided below the Board has drafted preliminary changes to the Golf Course Strategy but would like feedback from the Golf Committee before these changes are finalized.

**I. Berksdale "south" 9-holes**

**Golf Course Strategy (Approved in April)** – The 9-holes of Berksdale that are currently closed should remain closed.

**Revised Golf Course Strategy (draft)** – Given the current flood damage to this course and the anticipated damage caused by future flooding, the Board does not feel this portion of the Strategy should change. Additionally, three of the greens have already been razed, with the material from these greens recycled to benefit other courses. At this point, it would be cost prohibitive to reverse this Strategy.

**II. Berksdale "north" 9-holes**

**Golf Course Strategy (Approved in April)** – The 9-holes of Berksdale that are open should remain open until the end of this year.

**Revised Golf Course Strategy (draft)** - Since the April announcement was made, it has become evident that the process to repurpose Berksdale could take a few years. After listening to feedback from the community, combined with coming to the realization that this portion of Berksdale could sit dormant for a few years before changes could begin, the following strategy was developed.

Berksdale "north 9-holes" will not close at the end of this year. Berksdale "north 9-holes" will remain open until the following:

1. Berksdale "north 9-holes" will close just prior to the commencement of repurposing. The Board will work to keep the community informed with the progress of the efforts so that the community can have an expectation as to when Berksdale "north 9-holes" will permanently close. At this early stage in planning, it is hard to estimate how long the course will remain open, but it could be a few years.
2. If at any time a devastating flood were to hit Berksdale "north 9-holes" and cause significant damage, the course would close immediately and would never reopen.

While the streambanks along Berksdale may need to be stabilized and reinforced for the repurposing of the land, no streambank stabilization will be done to preserve this area as a golf course. Similarly, no work will get performed to stabilize the Berksdale golf course bridges.

**Feedback from the Golf Committee** - Does the Golf Committee agree with the proposed change in strategy? Do any modifications need to be made to this strategy?

### **III. Kingswood**

**Golf Course Strategy (Approved in April)** - Potentially develop a golf course at ARKMO and transition the closure of Kingswood so that there would be no gap in the time where Kingswood was closed and ARKO was not yet open.

**Revised Golf Course Strategy (draft)** - In the April announcement, statements were made that cast a shadow over the future of Kingswood. While many property owners were understanding of the decision to close Berksdale, these same property owners were adamantly against the possible closure of Kingswood. Rumors have

persisted in the community that the underlying goal of the Board is to close Kingswood very soon. Based upon this feedback, the following strategy was developed.

Kingswood golf course will remain open for the foreseeable future, except for the following:

1. Since 2008, the total number of annual rounds played on all of Bella Vista's golf courses has steadily declined from approximately 240,000 rounds played down to approximately 150,000 rounds played in 2017. If this trend were to continue and the number of annual rounds played were to drop below 120,000 there would no longer remain a need for Bella Vista to incur the cost of operating five 18-hole golf courses. If the number of annual rounds were to drop below 120,000 Kingswood would be permanently closed.

At this time, no streambank stabilization would be done to preserve this area as a golf course. Similarly, no work will get performed to stabilize the one "flat" bridge on Kingswood.

**Feedback from the Golf Committee** – Does the Golf Committee agree with the proposed change in strategy? Do any modifications need to be made to this strategy?

#### **IV. Develop an ARKMO golf course**

**Golf Course Strategy (Approved in April)** – Investigate the possibility of developing a golf course at ARKMO.

**Revised Golf Course Strategy (draft)** - Property owner feedback over the last few months regarding the possibility of developing a new golf course at ARKMO has been overwhelmingly against this proposal. As a result, the Board no longer intends to pursue the development of a golf course at ARKMO. At this time, the future use of ARKMO is undetermined.

**Feedback from the Golf Committee** – Does the Golf Committee agree with the proposed change in strategy? Do any modifications need to be made to this strategy?



### Deadline

The Board requests the Golf Committee submit their recommendations on or before July 18<sup>th</sup>.

### Task Force

The terms of some of the current members of the Golf Committee expire at the end of June. Since the development of the recommendations by the Golf Committee could take longer than June 30<sup>th</sup>, all current members of the Golf Committee are invited to serve on a short-term Task Force. This Task Force will be responsible for issuing the recommendations to the Board. While new members to the Golf Committee, ones that start their term on July 1<sup>st</sup>, are encouraged to attend the meetings of the Task Force, only members of the Golf Committee prior to June 30<sup>th</sup> will be considered voting members of the Task Force.

### Opening meeting(s)

The Board encourages the Golf Committee Task Force to solicit input from the community prior to formalizing their recommendations to the Board. The Board encourages the Task Force to hold at least one special meeting at Riordan Hall that is open to the community to solicit input. In order to encourage an unfettered open dialog, no members of the Board of Directors will attend the special meeting. It is the sole discretion of the Task Force if they would like members of the Management Team to attend the special meeting. Finally, all meetings of the Task Force must be open to the community.

A room at Riordan Hall has been tentatively scheduled for July 10<sup>th</sup> at 4:00pm, should the Committee decide to hold a public meeting.

### Fact based recommendations

The Board encourages the Golf Committee Task Force to make fact based recommendations. We know that discussions regarding the possibility of closing a golf course can be emotionally charged. With that said, the recommendations should be based upon a logical analysis of the facts.

**GOLF FEES AND CART REVENUE ANALYSIS**  
 Year to Date May 2018

COMPARISON 2016, 2017 AND 2018			
	2016	2017	2018
Member Greens Fees *	\$455,753	\$360,425	\$324,440
Annual Greens Fees	\$665,608	\$740,838	\$760,807
Total Members Green Fees	\$1,121,362	\$1,101,263	\$1,085,247
Cart Rentals	\$255,565	\$251,324	\$236,017
Private Cart Registrations	\$160,497	\$140,747	\$128,850
Annual Seat Leases	\$418,380	\$411,741	\$388,479
Total Cart Fees	\$834,442	\$803,812	\$753,346
Guest Greens Fees **	\$244,201	\$202,431	\$194,355
Merchandise Revenue	\$159,903	\$160,978	\$170,308