Golf Joint Advisory Committee Meeting Agenda
Wednesday, May 8th, 4:00 pm at Country Club Boardroom

Attending: Kim Carlson, Dean Collins, Mark Deihl, Pat Laury, Jason Loyd, Tammie Loyd, Steve McKee, Darryl Muldoon, Susan Nuttall, Bruce Portillo, Mary Riorden, Phil Spencer, Tom Judson, Gregg Jones, Scott Hanson

Absent: Rex Butler, David Whelchel

Votes & Important Topics:

- Community Input Meeting on Brittany - Tuesday, May 14th at 4:00 p.m. at Riordan Hall
- Volunteer Day to clean up Country Club - Thursday, May 16th, 8-11 a.m.
- Bioblitz at Berksdale, Tuesday, May 22nd, 10-2 a.m.
- JAGC Regular Meeting - moved to Wednesday, June 5th at 4:00 p.m. in the Boardroom (moved to avoid conflict with APT Tournament
- **Voted: "**To continue the practice of not overseeding the golf courses." pass unanimously

Meeting Notes

Call to Order - Jason Loyd called the meeting to order at 4:05 pm
The meeting minutes from the April 10th meeting were approved.

Committee Course Reports - Appendix 1

Staff Reports

Golf Operations - Darryl Muldoon

- Darryl reviewed the financials and rounds - **Appendix 2**
- There have been a number of complaints that more walkers and dog walkers are on the courses. We will put a note in the upcoming general E-newsletter.
- The Round Robin Couples Tournament is scheduled for May 17-19th. There are some spaces still available.
- The Gravette High School Tournament at Scotsdale was very successful
- We are planning a Volunteer Day at the Country Club on Thursday, May 16th from 8-11. The purpose is to prepare the course for the upcoming APT Tournament. Meet at the Cart Barn.

Golf Maintenance - Keith Ihms

- The Audubon Certification for Berksdale is progressing. There are 7 certifications required, 3 were complete, 2 just completed with 2 more that will be complete by the end of the year.
    - We will be celebrating and hosting a Bioblitz from 10-2 at Berksdale on May 22nd. This includes an activity to look for wildlife and birds on the property.
- Rain Event - On the night of April 30th, Bella Vista received between 5 and 8 inches of rain. This caused the typical low water areas to flood. We were fortunate in that most of the rain fell in Bella Vista or to the North (downstream). Therefore, the flood damage was significantly less than 2 years ago.
    - All courses except for the front 9 at Scotsdale were open by Friday.
    - The new crossing between #10 & #11 at Country Club worked as planned, enabling the course to be open at least 2 additional days.

- Final cleanup is being impacted due to the additional rain this week. We can't drive the equipment on the course due to saturated land.
- See **Appendix 3 for Keith's report**.

Marketing - Kim Carlson: Forbes Best Places to Retire Video

- Kim showed one of the recent videos produced by Forbes about the best places to retire. Bella Vista is currently ranked 3rd.
- In our online advertising, our clickthrough rate is 8% compared with the industry average of 2-3%
- Of the discounts cards offered for sale - we have 23 remaining of the 350

General - Tom Judson

- Tom Judson relayed there is new information available regarding the Trafalger Road Fire. The latest information can be found on the POA website. https://bellavistapoa.com/members/trafalgarfire/
- 22% of the membership has voted in the Board of Director election.

Public Comments

- No comments

Board Liaison

- No comments

Old Business

- Susan indicated that she will not be the Secretary next year. Jason asked for volunteers.

New Business

- Overseeding the fairways
  - A letter was sent to the POA Board and the Golf Committee from a member encouraging the overseeding of the fairways.
  - Keith passed out a letter from David Whelchel that discusses the process of overseeding - **Appendix 4**
  - Ruth Hatcher reminded the group that the decision on whether to overseed or not rests with Keith as it is within his job responsibilities and he is the expert in this area. Keith has impeccable credentials and is widely well-regarded in the Industry.
  - The decision to stop overseeding was made after the 2014 season. This was a disastrous year for the transition. Since most of our play is in the summer, the cost and damage to the bermuda grass caused by overseeding is not practical, cost effective or in our long term interest. The practice is typically done in resort areas that play most of the rounds in the winter.
  - The cost to overseed is about $30K per course per year.
  - The discussion touched on the limited available budge, the cost of changing grass to a more modern species such as Latitude 36 which is more adapted to our region than common Bermuda, and the challenges with the transition in May & October.
  - A motion was made "To continue the practice of not overseeding the golf courses." Susan made the motion, seconded by Mary Riordan. The motion passed unanimously.
- Suggestion - Mary: during the winter can we paint around the area for the gold tee markers. It is difficult to see the plaques because the match the color of the grass in winter. Keith will discuss with the Superintendents.
- The group voted to move the June meeting to Wednesday, June 5th at 4:00 p.m. so it does not conflict with the APT Tournament.

Adjourn

- The meeting was adjourned at 5:10 pm

Appendix 1 - Course Reports

COURSE INSPECTION

Name of Course: BVCC Course Superintendent: Bruce Fleming

Name of Reviewer: Mary Riorden Greens Superintendent: Rob Dreesen

Date of Visit: 5-6-19

General Appearance of Club House (include Snack Bar and Bulletin Boards)
Excellent. It is kept clean and neat at all times. Score cards and pencils are available in the club house and on the carts. Snacks are available for purchase. Merchandise is neatly displayed. Staff in uniform and name tags.

Golf Cart (cleanliness, sand in container, sharp pencil): Carts are clean and well stocked. The staging area is quite small for shot gun starts.

Appearance of Flower Beds, and FOH, FOD, LAL added landscaping: Beautiful throughout the course.

Cleanliness and General Repair of Bathrooms: The bathroom floors on both outdoor bathrooms need scrubbing and repainted. If this is to be our premier course, these bathrooms need to be kept clean. Hole #5 ladies room towel dispenser was not working properly. Bruce has ordered new lights for the other two bathrooms that have the small lights. I was told there is no money to repaint the floors in the bathrooms. Water leak in the ladies restroom at Hole #15.

Availability of Water and Cups on Course: Ice and water are available in the restroom area below the club house and is available for purchase at the club house. Water is available on the course through the water fountains and coolers.

Noted Safety Hazards (overhanging and dead limbs, holes, etc.) Cart path on Hole #4 has been broken on the sides and is raised on these sides. Could be a trip hazard as it is right next to the red tee box..

Additional Comments: Temporary green is still in place on Hole #1. The drop area on hole #2 has not been put in as of yet. The is a great deal of debris in various areas of the course due to the recent "rain event". I noted that the west bank under the bridge going to the green on Hole #2 is starting to wash away. I don't know if this can be stabilized but I was informed that Keith Ihms was informed of this. Several carts paths under water at this time. Some rock noted in the fairway on Hole #3 & 4 where the water runs through the fairway.

COURSE INSPECTION FOR DOGWOOD, APRIL, 2019

Date of Visit:5/08/19 Name of Reviewer:Susan Nuttall
Head Golf Pro: Paul Gomez Course Super: Scott Hanson
General Appearance of Club House (include Snack Bar and Bulletin Boards): Excellent and busy.
● We had a great April, exceeding F&B, Golf and Merch budget goals by nearly $7,000 (114%).
● F&B continues to grow with more requests for group dining post golf.
● We now have a full shop of women's Spring apparel. Come see!
General Appearance of Course: Great, soggy
● Bermuda is growing great, both courses are nice and green
● Dogwood greens are completely healed from aerification
● Minimal damage from the last big rain event. Gravel washed in the dry creek on #14 near the bridge. Lost a large tree left of #14 fwy from ground saturation.
● Plan on fertilizing tees and fwys on this Friday's maintenance day if weather cooperates.
Noted Safety Hazards (overhanging and dead limbs, holes, etc.): none
Golf Cart (cleanliness, sand in container, sharp pencil):excellent
Operational Opportunities (per head pro or pro shop staff) limit to up to 3:
● Having an issue with ice machine leakage.
● May is off to a slow start with the rains.
Maintenance Opportunities (per course superintendent) limit up to 3:
● Becoming difficult to mow throughout both courses due to rain and shotgun starts.
● Needing to hire one more seasonal position and will be fully staffed.
Comments and Notes:
● A fishing derby is planned on the Dogwood Lakes on May 18th.
● Brittany play is well below average, even when courses are closed due to flood.
Prior Issues
March, 2019: The crossing at #8 Brittany is getting busy and drivers don't seem to be paying Attention.

COURSE INSPECTION FOR Highlands, May 2019

Date of Visit: 04/07/19 Name of Reviewer: Mark Deihl
Head Golf Pro: Alex Sanford Course Super: Greg Jones
General Appearance of Club House (include Snack Bar and Bulletin Boards): Good. Looks clean and in order.
Pro shop is well stocked and clean. Additional new items for sale.
Bar Area- Looks great. Sales numbers are doing very well. Bill has had special events and live music night at the Pub. Derby Day was a huge success, community was involved and participated in the Kentucky Derby Day. He had live music playing last Friday. Incredible turn out and incredible performance. Need more live music dates scheduled.
General Appearance of Course: Course has greened up and looks great. Dealing with wash outs with all the rain and runoff. Minimal damage from rain events. Debris cleanup is being performed after the recent rains.
Noted Safety Hazards (overhanging and dead limbs, holes, etc.): None
Golf Cart (cleanliness, sand in container, sharp pencil): Carts are clean with score cards and pencils. Containers filled with sand for divots.
Operational Opportunities (per head pro or pro shop staff) New golf gear and items are on sale. Alex has a full trained staff in pro shop. They are ready for the golf season. Business and rounds are doing good, considering all the recent wet weather. Junior golf is starting and Alex is scheduling

COURSE INSPECTION FOR KINGSWOOD-BERKDALE, MAY, 2019

Date of Visit: May 6 , 2019	Name of Reviewer: Phil Spencer
Head Golf Pro: Gavin Smith	Course Super: Reed Holly
General Appearance of Club House:	Clean and Tidy: Sales up for the month
General Appearance of Course:	Very good but wet due to the heavy rains.
Noted Safety Hazards:	Some damaged cart paths remain a hazard.
Golf Cart:	All carts are cleaned and ready for play.
Operational Opportunities:	Nothing significant at this time.
Maintenance Opportunities:	Golf maintenance staff spent their time doing usual maintenance work until the heavy rains fell in early May. Most of their work consisted of cleaning debris from the courses of Kingswood and Berksdale. The courses received little damage due to the rains. On Kingswood #8 a water main six feet deep blew out under the tee box. Repair work consisted of digging a large hole to repair the leak. They plan to move the tee box over and make it larger with fewer slopes on the tee. This will not change the shot shape significantly from the previous tee location.
Comments and Notes:	Operating budget was put on hold pending the outcome of the stump dump fire. Until golfers handicap signs installed they will continue to park in restaurant handicap parking.

COURSE INSPECTION: SCOTSDALE

Course: Scotsdale
Reviewer: Dean Collins
Date of Visit: May 5, 2019
Head Pro: Alex Sanford Course Super: Kyle Soller
General Appearance of Club House:
Excellent. Merchandise is nicely displayed, and the club house is clean, attractive, and welcoming for patrons. Staff is friendly, efficient, and helpful.
No safety hazards noted:
Golf Carts: (cleanliness, sand in containers, and sharp pencil:
Very Good. Carts are well staged for golfers.
General Appearance of Course:
The course continues to be very impressive. The greens continue to roll very nicely and the Bermuda fairways are starting to improve by the day. It was impressive that carts could be off paths on the Sunday after the flood waters. The recent flooding and cleanup have delayed some of the planned work in getting the speed on the greens where they want them.
Operational Opportunities:
Golf, food and “happy hour” have been doing very well at Scotsdale. The staff did a great job of helping get the Gravette Tournament in on Saturday. After the big rains, and not knowing if they were going to get it in, they had 23 teams participate and have a good time. A few accommodations, such as making hole 3 a par 3 (instead on a par 5) had to be made. Scotsdale, like other course, are continuing to be confronted with walkers, with and without pets, being on the course at inappropriate times. Alex is interviewing for a replacement staff member in the club house.
Maintenance Opportunities:
The staff has been very busy with the continuing cleanup from the recent flood waters. Much gravel has been removed, and more will need to be removed from the fairways and rough on a few holes. I feel Kyle and his staff have done an excellent job in getting the course back in good playing condition. Kyle should be at the meeting to make a more detailed report on course conditions and answer questions.
Comments and notes:
I continue to hear comments about the lack of cleanliness and the general appearance of the restrooms on hole 15.

COURSE INSPECTION FOR TANYARD May 2019

Date of Visit: 5/6/19 Name of Reviewer: Steve McKee
Facility Supervisor and Teaching Professional: Hillery Sence
General Appearance of Club House (include Snack Bar and Bulletin Boards): Good
General Appearance of Practice Range: Good
Noted Safety Hazards (overhanging and dead limbs, holes, etc.): NA
Golf Cart (cleanliness, sand in container, sharp pencil): NA
Operational Opportunities (per head pro or pro shop staff) limit to up to 3: See notes
Maintenance Opportunities (per course superintendent) limit up to 3: None
Comments and NOTES:
Follow-up 2018; YTD 2019:
Nets to keep balls on Tanyard range
Golf-only parking signs
Danger keep out signs around range
For May 2019:
New promotion successful; continue?

APPENDIX 2: Golf Financials - YTD through April, 2019

BELLA VISTA
PROPERTY OWNERS ASSOCIATION

From: Darryl Muldoon, Director of Golf Operations

To: Golf Committee

Date: May 8th, 2019

Subject: Golf Financials and Rounds Report

On the Revenue Report for April you will notice:

- Members Green Fee year to date Revenue trails 2018 by $47,634.00.
- Golf Cart Revenue is down $32,192.00 over 2018 year to date.
- Guest revenue up by $ 2,676.00 over 2018.
- Merchandise Revenue is up $ 12,516.00 over 2018.

On the Rounds Report for April you will notice:

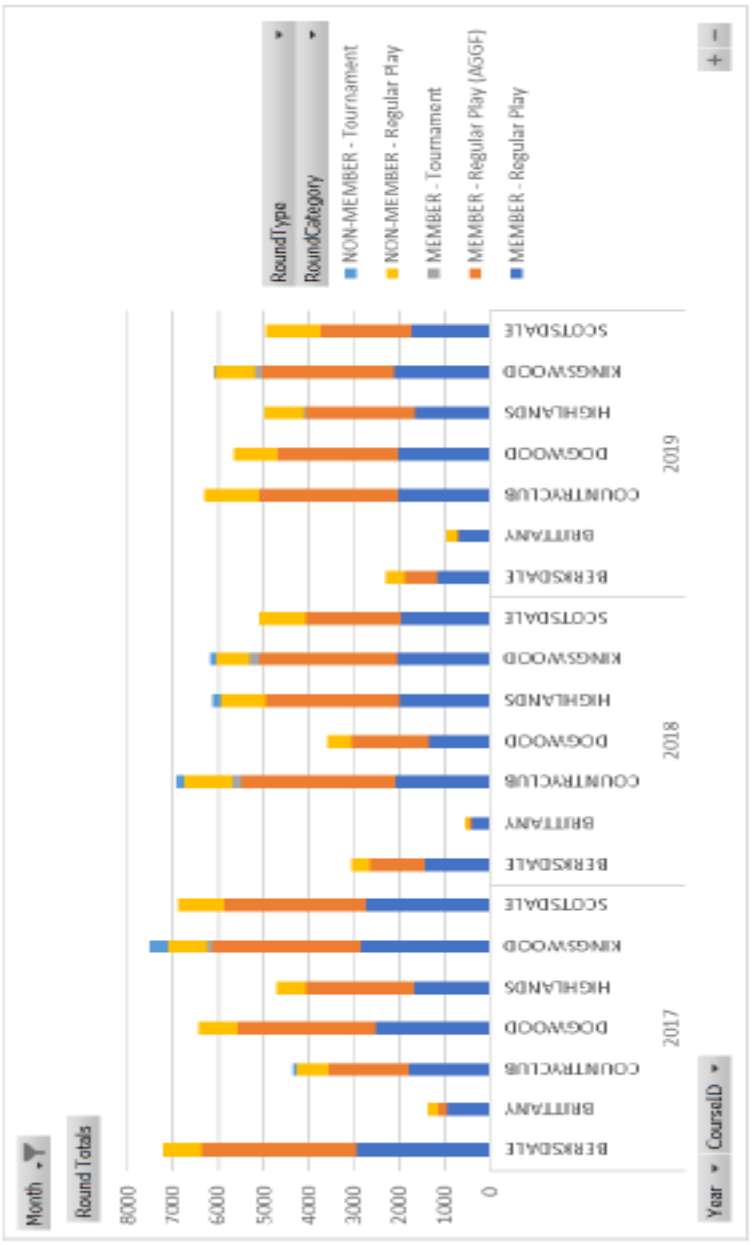
- April 2019 ended with 14,524 total rounds played.
  - Up over April of last year (April 2018) by 1,692.
- Total rounds down 298 year to date over 2018.
- The breakdown is as follows over 2018:
  - Members rounds down by 698.
  - Non-Member rounds up by 400.

Printed on 05/08/19

January 2019 to April 30th 2019

Month	(Multiple Items)

Round Totals	Year							
	MEMBER			Total	NON-MEMBER		Total	Grand Total
Round Type	Regular Play	Regular Play (AGGF	Tournament		Regular Play	Tournament		
2017	**15495**	**17170**	**146**	**32811**	**5143**	**488**	**5631**	**38442**
BERKSDALE	2933	3422		6355	870		870	7225
BRITTANY	962	169		1131	225		225	1356
COUNTRYCLUB	1796	1755		3551	719	64	783	4334
DOGWOOD	2530	3055		5585	848		848	6433
HIGHLANDS	1686	2369		4055	646		646	4701
KINGSWOOD	2849	3268	146	6263	833	424	1257	7520
SCOTSDALE	2739	3132		5871	1002		1002	6873
2018	**11335**	**14436**	**394**	**26165**	**4904**	**507**	**5411**	**31576**
BERKSDALE	1444	1205		2649	429		429	3078
BRITTANY	413	44		457	102		102	559
COUNTRYCLUB	2111	3377	200	5688	1065	190	1255	6943
DOGWOOD	1332	1723		3055	538		538	3593
HIGHLANDS	2003	2938		4941	1002	178	1180	6121
KINGSWOOD	2059	3050	194	5303	730	139	869	6172
SCOTSDALE	1973	2099		4072	1038		1038	5110
2019	**11425**	**13810**	**232**	**25467**	**5783**	**28**	**5811**	**31278**
BERKSDALE	1164	729		1893	424		424	2317
BRITTANY	696	51		747	239		239	986
COUNTRYCLUB	2022	3074		5096	1217		1217	6313
DOGWOOD	2032	2643		4675	976		976	5651
HIGHLANDS	1646	2407	68	4121	847		847	4968
KINGSWOOD	2131	2895	164	5190	868	28	896	6086
SCOTSDALE	1734	2011		3745	1212		1212	4957


RoundType
RoundCategory
NON-MEMBER - Tournament
NON-MEMBER - Regular Play
MEMBER - Tournament
MEMBER - Regular Play (AGGF)
MEMBER - Regular Play
Month
Round Totals
Year
CourseID
2017
2018
2019
BERKSDALE
BRITTANY
COUNTRYCLUB
DOGWOOD
HIGHLANDS
KINGSWOOD
SCOTSDALE
0
1000
2000
3000
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8000

GOLF FEES AND CART REVENUE ANALYSIS

For the Four Months Ending April 30, 2019

Description	2017	2018	2019
Member Greens Fees *	$259,240	$197,552	$194,438
Annual Greens Fee	$721,888	$737,041	$692,522
Total Members Green Fees	$981,128	$934,593	$886,959
Cart Rentals	$165,874	$135,928	$142,563
Private Cart Registrations	$138,886	$125,747	$111,607
Annual Seat Leases	$403,355	$378,937	$354,251
Total Cart Fees	$708,115	$640,613	$608,421
Guest Greens Fees **	$121,118	$109,307	$111,983
Merchandise Revenue	$109,764	$107,032	$119,548

Note: Golf Round reports are available on the POA Website:
https://bellavistapoa.com/governance/financials/

At the bottom right hand side of the page

APRIL 2019 FLOOD REPORT

METFIELD (DOGWOOD AND BRITTANY)

- Opened next day
- Minor debris clean up
- One tree down in rough #14
- Some gravel in ditch #14 which remains to be removed when area dries up

BERKSDALE

- Remained CLOSED until Friday morning
- Some large logs removed from 2 and 3 fairway
- Very little gravel or silt clean up required
- Minor bridge rail damage and repairs to number 2
- Logs under large bridge on old number 18 remain to be cleared and removed
- No water on any tees or greens
- No additional damage to key areas (trigger for closing)

KINGSWOOD

- Remained CLOSED until Friday morning
- Debris clean up on holes along creek
- Some rock and silt remain to be cleaned after areas dry up next week
- Minor bridge railing damage and repairs at number 7 green to 8 fairways
- No water on ant tees or greens
- Will asses for any major damage to creek banks, bridges, etc. after water recedes next week (numbers 3,4,5,6 and 17)

BVCC

- Remained CLOSED until Friday
- Number 5 will be played as Par 3 until silt in fairway can be cleaned up
- No damage from water in bunkers
- No water on any tees or greens
- Improvements made to number 11 low water crossing. (Still unable to open B9 without this improvement)
- Minor debris to remove from bridges on numbers 2,6 and 11
- In addition to silt on 5 fairway areas on 3,4,11,12,13 and 17 were cleaned
- Very small amounts of rock on numbers 3 and 11.
- Culvert under number 8 fairway needs rock and gravel removal and additional reinforcement necessary on out flow side. Gravel removal from ditch on left side of fairway also needed after weather clears

- Will asses for additional damage on creek banks and bridges Monday after water recedes (Some additional bank loss on right of 3 visible now)
- No issues with irrigation pump station

SCOTSDALE

- Only able to open back 9 until Saturday morning (water over bridges on 16 and 17) when front nine opened playing number 3 as Par 3 due to gravel clean up remaining
- Major gravel removal from fairway in front of 10 green
- Final gravel remains to be removed from areas on number 3,4, 8 and 9
- Minor bridge rail damage and repairs on numbers 1 and 8
- Washout along number 4 tee retaining wall needs repair. This area will require some type of work to correct this ongoing issue
- Washout number 1green bridge right side will need attention
- General debris and silt removal ongoing on holes 3,4,5,6,8 and 9 plus practice areas
- Area repaired in front of 2 green after last flood held up well but will need to address small area on creek bank to left side of bridge entrance
- Need to address new erosion area at number 13 tee
- Kyle will provide update on damage and clean up for this Friday's golf e-blast

HIGHLANDS

- Back 9 opened Thursday and front nine opened Friday (due to issues with number 2 fairway)
- Minor debris and gravel removal required on front 9 holes and numbers 12,14 and 17
- Tree down behind 8 green Saturday morning, will be removed next week
- Area to right of number 10 Red tee will need to be reviewed and corrected in near future

APPENDIX 4 - David Whelchel letter regarding Overseeding

Overseeding is a practice of interseeding the dormant bermuda grass with a cool season grass for winter color or cover. This overseed is usually a type of rye grass that will hopefully die out in the spring. The overseeding is usually done sometime in October, and you have to close the course for at least two weeks while the seed germinates and comes up to a certain height and coverage. It is expensive, not uncommon to cost $20-30,000 per course. All it does for you is to give you green tees or fairways during the winter. Resorts in the south and transition zones regularly do this in order to keep the color and golfers that pay high greens fees want to play on green grass. You also see this on the southern courses on the PGA tour because they want their courses to look great on television. Dormant bermuda grass is not a bad playing surface, just brown. From an environmental standpoint, dormant grass is very friendly, uses or needs less water and no fertilizer to speak of, while the overseeding green grass needs more of both.

Let's go to the next problem with overseeding bermuda fairways. You may have heard the term transition zone, maybe not. That is where we live and it means a latitude across the US where it is difficult to grow either cool season grasses (bentgrass, fescue, ryegrass and bluegrass, and a few others) or warm season grasses (like bermuda and zoysiagrass). Winters here are tough on bermuda even though there are a few varieties that handle it better than others, but in any case, warm season grasses can freeze and die in the winter (winterkill), and our fairways for the most part are what is known as common bermuda, which is courser bladed and does not make the good playing surfaces that some of the new hybrid bermudas (like Tifway 419 bermuda, Latitude and Zoysia). Common bermuda does well in the heat of the summer but not in winter. Now back to the overseed problem. When you overseed with ryegrass as you go into the warmer months (late April, May, early June) the ryegrass before it dies out competes with the bermuda for sunlight, water and fertilizer and as a result the bermuda is weakened many times so that it does not grow enough to be really full and hardy before it goes dormant the next fall. That is the main reason overseeding is bad, your bermuda base suffers.

I totally agree with our practice of not overseeding and for the most part, our fairways and roughs are in better shape than they were before Keith Ihms arrived. The primary reason the courses were overseeded was to get people who drove by and saw green grass in the winter months, to say, that looks great, let's live (or play) there.

There are ways to make our fairways better year round, but they would all cause us and maintenance more grief or would cost money. We could convert all our fairways to zoysia grass at a cost of probably $1 million per course, or one of the hybrid bermudas for maybe half that. That is money we don't have and it would require closing each course for almost a year to get the new grass established. Another way to make our fairways better would be to keep carts ON the paths from November 1st to May 1st. There are a couple courses in our area that do that, and their fairways are better.

As I said earlier, one last thought. Some of our fairways are very thin, and maybe even have some winter kill, it's a little early to tell as we have had a really cool spring this year with lots of nights in the 40s, and we need temps to be above 55 for the bermuda to get "kick started". This is through no fault of Keith and his people, but more likely weather related. Our last two winters are two of the coldest on record, look at how few rounds were played from late November through February. When it's that cold, all you can do is cross you fingers and pray for warm weather.

Hope that didn't bore you too, much. I just couldn't think of any way to say that in fewer words.

Thanks for asking,

David Whelchel