

COMMUNITY
INPUT
MEETING –
BRITTANY
GOLF COURSE

May 14th

4:00pm

Riordan Hall

Livestream

This meeting is being livestreamed on social media. A recording of this meeting will be made available on the POA's website.

Introductions

- Golf Committee Members
- Members of the Board

Agenda for Tonight's Session

- Overview of the Purpose
- Financial Considerations
- Usage Considerations
- Feedback Process

Meeting Goal

Seek input from the community regarding the possible closure of Brittany Golf Course.

***The Golf Committee and/or Board of Directors have NOT made any decisions on Brittany, nor are there plans to close additional courses.**

Board Approved Resolution – 7-26-18

Berkshire North –

- Remains open, unless there is a triggering event (i.e., a devastating flood)

Kingswood –

- Total rounds for all of BV courses increases to 165,000/year
 - Investing funds to mitigate flood issues
- Remains open, unless there is a triggering event.

Board Approved Resolution – 7-26-18

What is a “Triggering Event”?

- If rounds decrease to below 120,000 per year, the Board may consider closing course(s). Management is tasked with taking all reasonable measures to increase rounds.
- Future major flood damage could result in a re-evaluation of the golf course(s).

Repurposing of Brittany

Catch – 22 (“No win scenario”)

- If plans were developed in advance for the repurposing of Brittany, some members would state that since we have plans developed, the Golf Committee and/or Board of Directors has already made a decision.
- If plans were not developed in advance, some members will state that the Golf Committee and/or Board of Directors is proposing to move forward without a clear plan.

Aside from converting the area into a park, no plans have been developed for the repurposing of Brittany.

Golf Committee Next Steps

- Consider input from the community
- Discuss at Golf Committee Meeting on June 5th at 4pm. (Note: Meeting is scheduled one week earlier than normal because of the APT Tournament.
- Forward a recommendation to the Board of Directors

Board of Director Next Steps

- Consider recommendation from the Golf Committee:
 - Board Work Session on June 20th at 9am
 - Regular Board meeting on June 27th at 6pm

Note: These are the first meetings of the “new” Board of Directors

Satellite View of Brittany



Why Brittany?

- Rounds and revenue have dropped more than 30% in the past 2 years
- Narrow and unforgiving
- Very challenging for beginners
- An executive or “short” course, not regulation length 9-hole

Since Berksdale reopened as a 9-hole course, there appears to be a migration of rounds from Brittany to Berksdale.

Berksdale is wide open and easier to play course.

Define “Park”

What will this look like?

- Looks mainly the same
- Mowed weekly versus daily
- Greens grow to rough height
- Significantly less fertilizer and chemicals used
- Cart paths become walking trails
- No capital investment required

Repurposing Branchwood to a Park

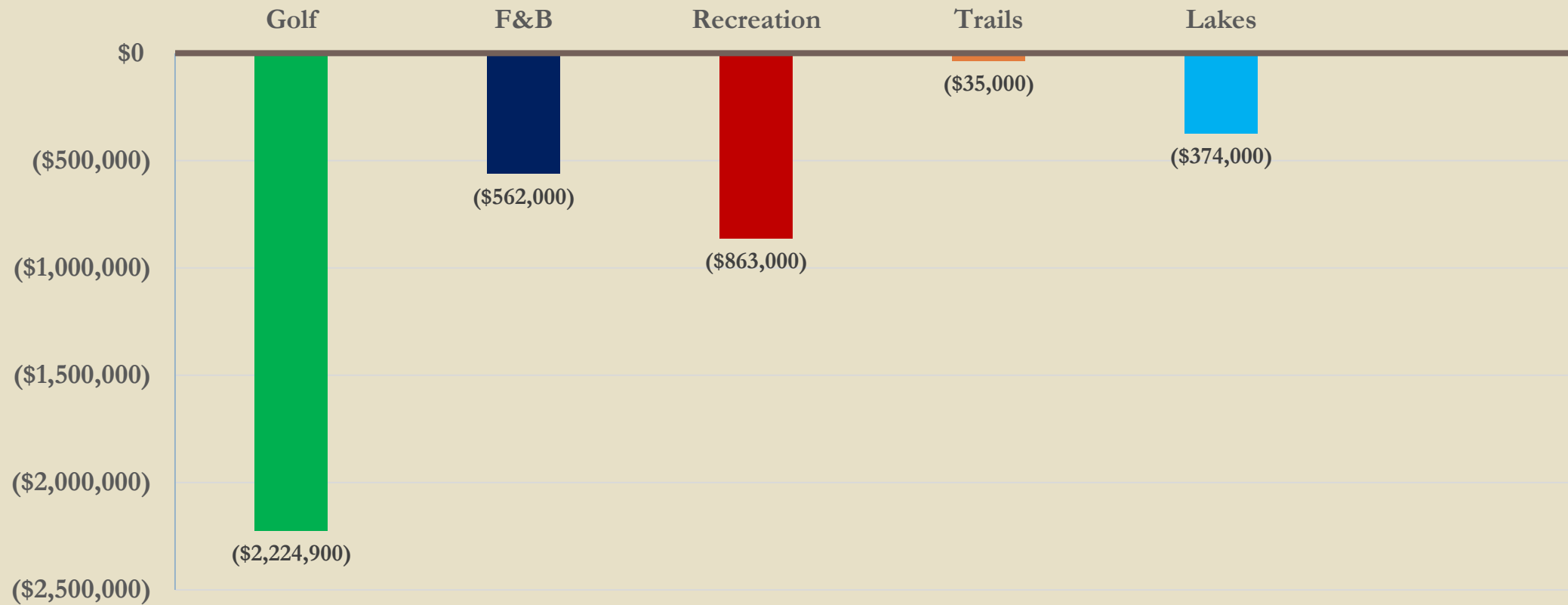
- Significantly under utilized before the flood
- Reopened in 2016 as a park with a 1.5 mile walking trail
 - Disc golf course was added later
- 29 additional parking spaces added to meet demand
- Neutral or positive impact to the property value
- Maintenance cost is significantly less now

What if there is a flood?

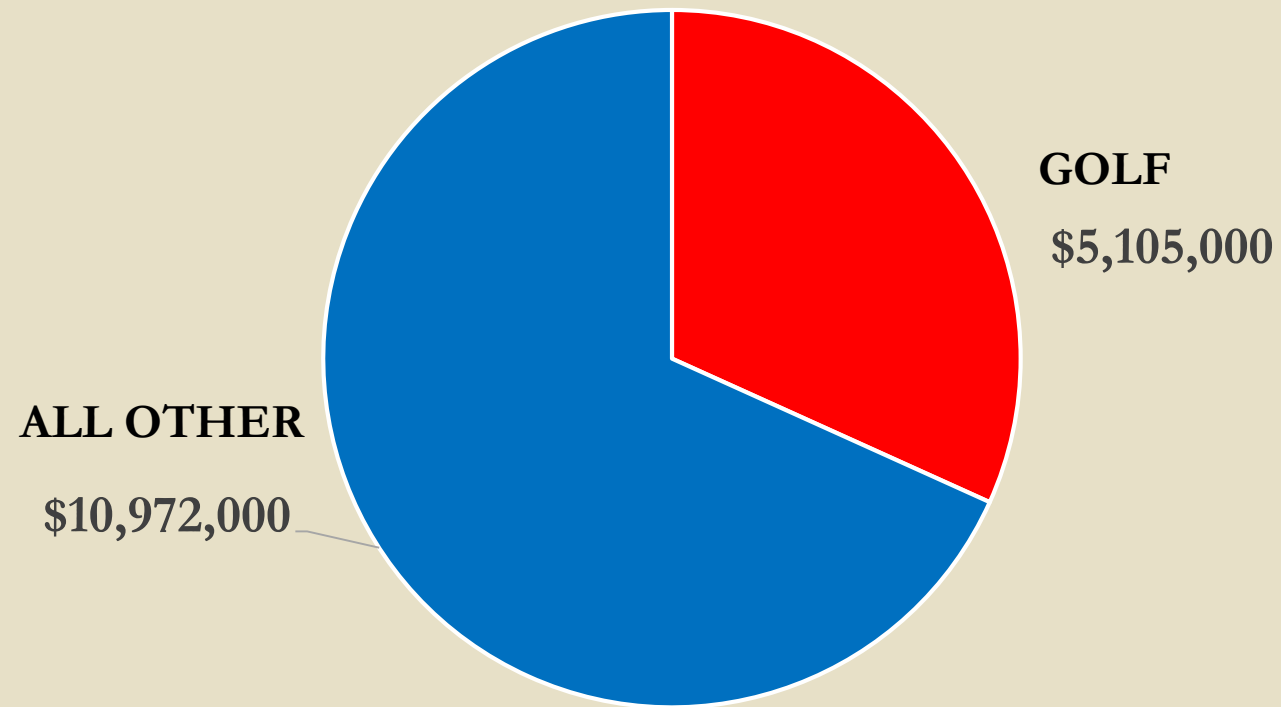
- Some residents have expressed concern that if Brittany is closed, there could be a flood which closes Berksdale North.
- Are 9-hole golf groups willing to include Brittany in their rotation?
- On May 1st, as a result of flooding, only Dogwood and Brittany were open for play. Dogwood was packed, Brittany had only 10 golfers.

Title Assessment Subsidy per Division

Net loss before depreciation – 2018 actual

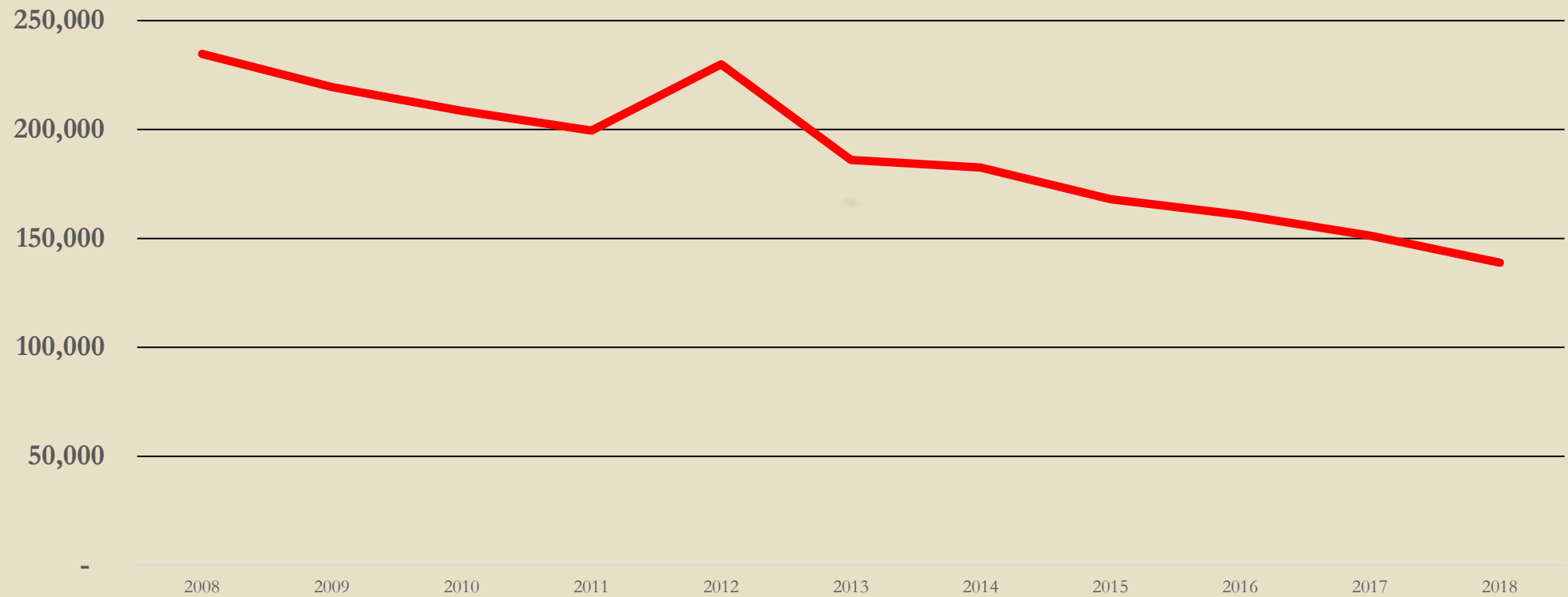


Capital projects 2012 to 2018

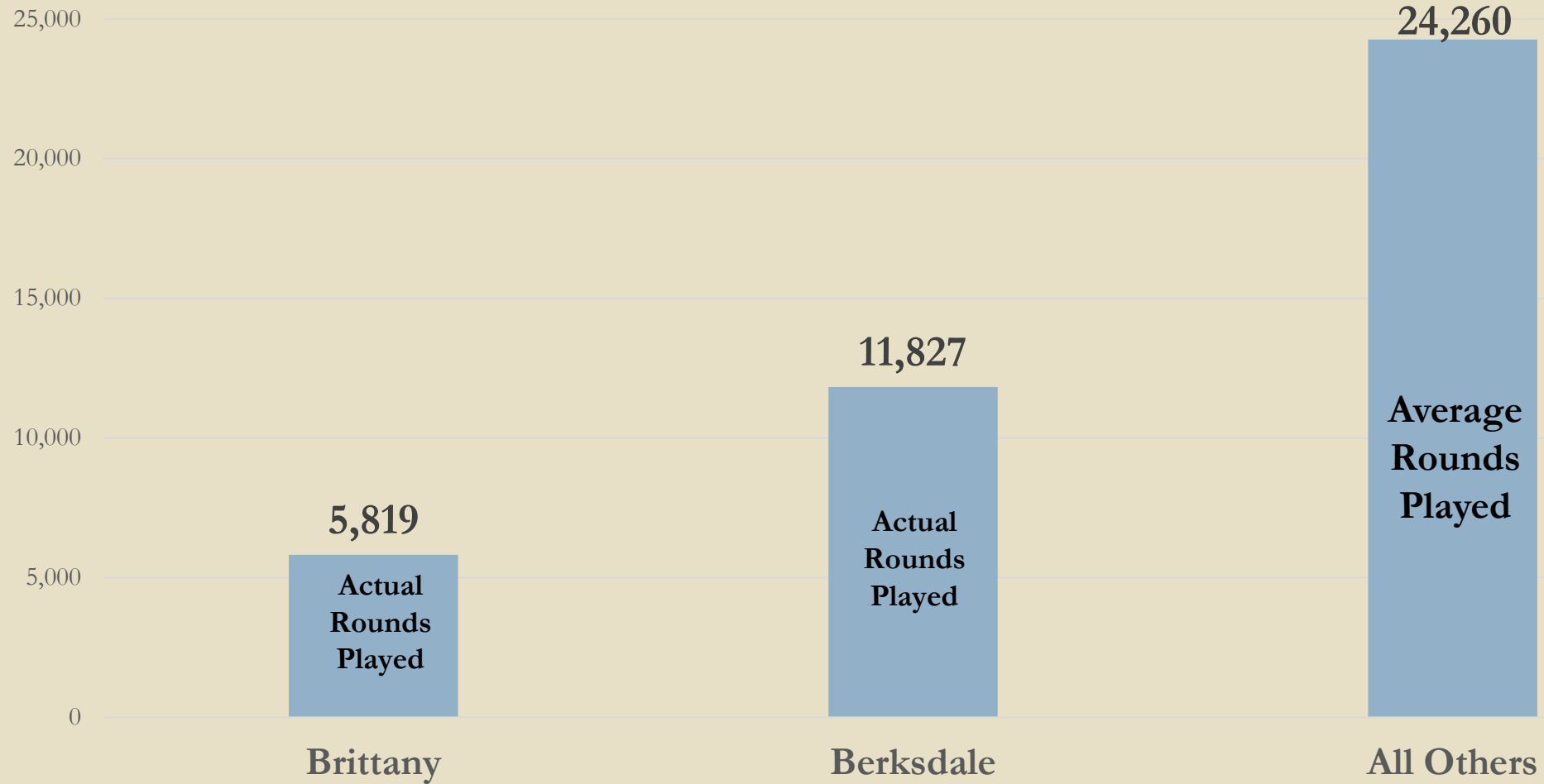


Golf was allocated 32% of Capital Funding over the past 6 years

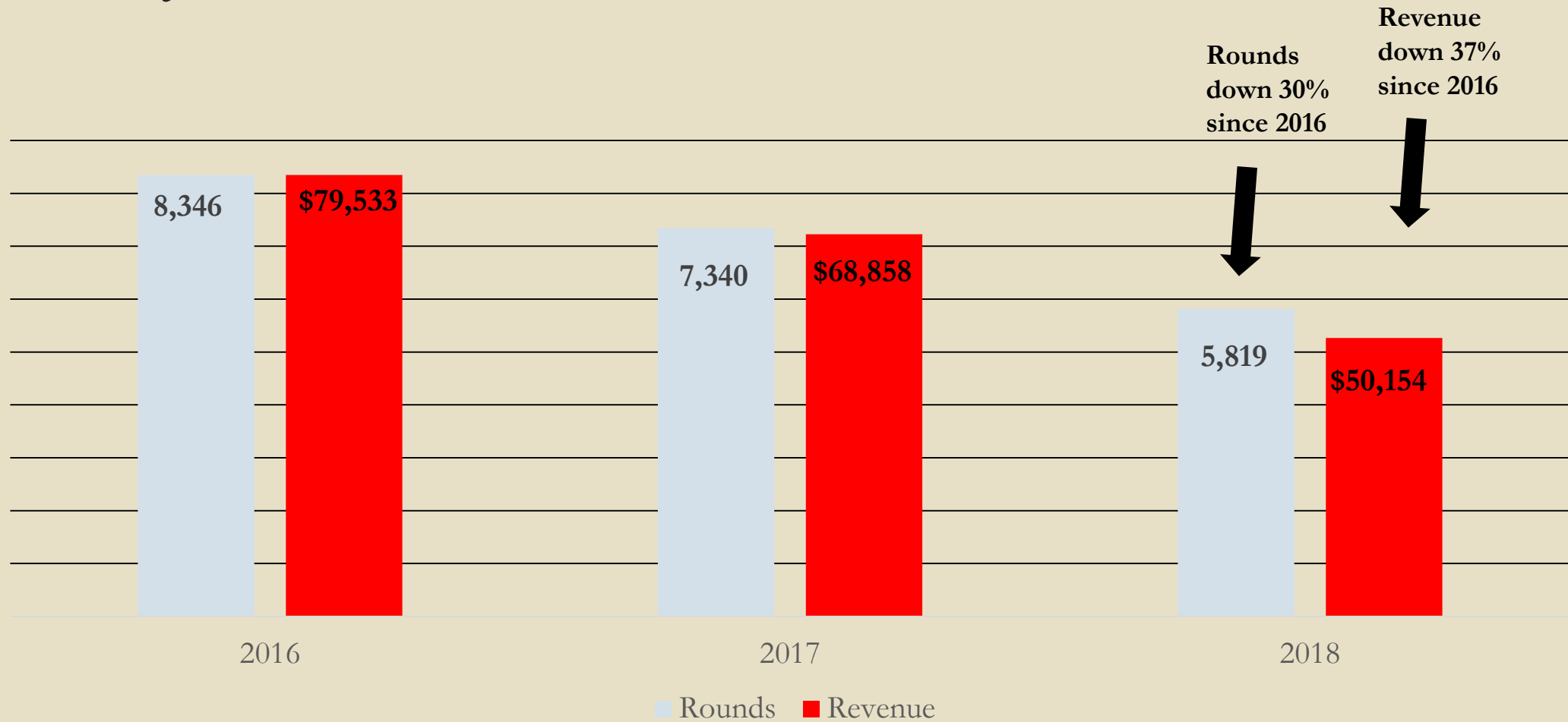
TOTAL ROUNDS PLAYED



2018 Rounds Played



Brittany Rounds & Revenue



DETAIL OF SAVINGS AT BRITTANY			
Savings over a 12-month period			
	As a Golf Course	As a Park	Comments
Revenue - At Brittany	50,154		
Revenue - Migrated to other courses		40,123	Estimate 80% of the rounds will transfer to other courses.
Payroll	63,446	44,626	Will not hire seasonal staff.
Employee Benefits	6,562	4,616	Reduction linked to not hiring seasonal staff.
Supplies	26,778	1,500	Elimination of flags, poles, and general course supplies. Severe reduction in the use of fertilizer and chemicals.
Maintenance & Repair	6,825	3,400	No longer using reel movers on fairways, tees, and greens, which results in less maint. and repair. No aerofication on greens, thus no sand is required.
Outside Contracts	1,500	-	Elimination of tree pruning service.
Professional Services	350	-	Elimination of greens related soil testing.
Insurance	672	672	No change.
Utilities	20,820	16,400	Reduction in fuel from less mowing and spraying of fert and chem. Less watering, plus less utilities related to pumping for irrigation.
Postage	50	50	No change.
Uniforms	420	300	Related to staff reductions
Total Expenses	127,423	71,564	
Net	(77,269)	(31,441)	
Net Savings	45,828		

Group Discussions

- One facilitator per table
- 20 minutes of discussion:
 - PROS –Benefits of closing Brittany
 - CONS –Negative aspects of closing Brittany
 - GET CREATIVE – If Brittany is closed, how could the land get repurposed? If Brittany remains open, how do we increase rounds, revenue, and the rates charged?

Group Discussion Rules

- Be respectful of all views
- Select a leader to present, not your facilitator
- Present your top 3-4 comments
- Use flip chart to track comments

Website Information

- A recording of this meeting will be on the POA's website
- All input will be gathered and made available on the POA's website

Adjournment

Thank you for providing your valuable input!