Golf Joint Advisory Committee Meeting Agenda Wednesday, August 13h 2025 at 4:00 pm, Boardroom

Invitees: Dave Armstrong, David Brandenburg. Bob Brooks, David DeGraf, Jim Estes, Jerry Foster, Jackie Gain, Ruth Hatcher, John Houser,
Tom Judson, Graham Kornmeyer, Brad Lawrence, Jessica McCrary, Clay Merritt, Darryl Muldoon, Kimela Mullen, Alex Sanford

Meeting Agenda

Call to Order – Ruth Hatcher
Recognize Shane O'Neill's achievement — Graham Kornmeyer

Approval of the July 9th Meeting Minutes

Golf Facilities:
Reviews of individual facilities
Staff Reports:
Maintenance – Graham
"Graham's Report"

Golf Operations – Darryl
Rounds Report
Updates
Tournaments Alex -

General Management – Tom

Board Liaisons: David - Bob - Jackie
Comments / Emails from the Public:

Old Business:
Select "NEW" Facilities Liaisons
Budget for 2025 (select and rank order)

New Business:
Winter Cart Path Discussion
Blue Flag distance from greens

Announcements:

Next Golf JAC Regular Meeting – Wednesday, Sept. 10th at 4:00pm, Boardroom

Adjourn:

Joint Advisory Golf Committee

8-13-25

Director of Golf Maintenance's Report

- Course work update:
    - Clay and the Friends of Highlands and Friends of Dogwood teams have undertaken a project to make divot mix containers for the par 3 tees at Dogwood that will be similar to the ones at Scotsdale. We appreciate everyone's efforts in making this happen.
    - The August tee and collar aeration event was very successful, we are grateful for the opportunity to complete this critical cultural practice on all of our golf courses twice this summer, we request support to have the opportunity to do it twice on all courses again in the summer of 2026.
    - Village Wastewater is still working through permitting to be able to repair the washed out creek bank on #13 Country Club. At the last meeting, Frank thought they might have approval by the end of August from the Army Corps of Engineers.
    - We are beginning to see some recovery on Kingswood and Berksdale greens where we saw the majority of wet wilt damage to the bent grass greens due to minimal air flow and high heat and humidity in July. We know that the bent grass will be slow to recover this time of year. We have begun planting heat tolerant bent grass seed into the damaged areas and do believe we will get some germination as we were able to plant the bent grass greens mid-summer at Tanyard with good success last year with a heat tolerant bent grass.
    - Fall greens aerification on the bent grass courses will begin on September 8th with each course being closed for a day and a half once a week through the month similar to what we did this spring. The planned order is Highlands on September 8th and half day on the 9th, Country Club on September 15th and half day on the 16th, Kingswood and Berksdale on September 22nd and 23rd, and Dogwood on September 29th and half day on the 30th.

Bella Vista Winterkill

- The Superintendent team along with their crews have done a phenomenal job this spring and summer delivering a great product for the Bella Vista membership. The Bermuda tees and fairways on all courses are dense and strong due to their efforts. However, the weather is one thing that we cannot control.

- We had a favorable winter with snow cover at each extreme cold front we had move through the area and had minimal winterkill this year, not necessarily the norm and with the Bermuda grasses that we use on our fairways it is just a matter of time before you get the next major winterkill event.

- When you have a winterkill event you lose the good playing conditions we currently have and the beautiful aesthetics of the courses at Bella Vista for all of the spring into sometime in late summer when it finally looks and plays good again as the maintenance teams try to put the pieces back together.

- It is easy to forget how bad it can get!!!

Winterkill on Country Club in 2024

Winterkill on Scotsdale April 2021

Winterkill on Scotsdale in 2024

Winterkill on Scotsdale in 2021, had to close the course in summer to sprig fairways.

Winterkill on Scotsdale 2024

Zoysia grass as a replacement for Bermuda on the fairway playing surfaces

- The POA made the decision last year to establish Zoysia grass fairways on the Highlands to take winterkill out of the equation and to have a superior playing surface. Dormant Zoysia doesn't get thin in the winter like Bermuda grass does, so you will have a great playing surface 12 months out of the year on the Highlands when we reopen.

- Zoysia grass also stays green longer into the fall and greens up faster in the spring.

- The reason we chose the sprigging method versus sodding was solely due to cost. Sodding the 16 acres of fairways at the Highlands was going to cost the POA ~$729,000 versus $278,000 for sprigging (includes the $71,000 to purchase the two planters). That cost will be exaggerated even further at other the other facilities at Bella Vista with more fairway acreage. For instance, at Country Club with 27 acres of fairways we would spend $262,000 to sprig the fairways now that we own the machines or $1,230,569 to sod the fairways.

- I know it is inconvenient for the membership now with difficulty scheduling tee times and slower play, but the wait will absolutely be worth it. I recommend we move forward with Zoysia conversions on fairways on one course a year over the next four years.

Highlands Zoysia Project

- Greg and his team are mowing the fairways twice weekly and he is continuing to spray fertilizers every week to make the grass grow as fast as it can, seeing good progress over the last month.

- 2 out of 16 planted fairways (#5 and #11) were ready for play at the end of July. The rest of the fairways for various reasons including sprig movement and low areas that held water from the spring rains as well as issues that arose from the planting process needed more time to mature and "grow in" to an acceptable surface.

- We are in the process of sodding small areas on fairways that we do not want to wait on to "grow in". Total sod used on holes 2-17 fairways was .67 acres out of a total planted area of 16 acres on fairways or ~4% of the total needing sod. Last year on #18 to get it ready to open we sodded 17% of the fairway so we saw a nice improvement over last year's results. I do believe there are some things we can improve in the planting process for the next time to be even more efficient and have better results.

- We are hosting a community tour at the Highlands this Thursday, August 14th at 9:00 AM to view progress and be able to answer any questions the membership has, I hope to see you there.

- We are now doing weekly tours with staff members and select members of committees to monitor progress and determine when to open the golf course for the membership. The course will be carts on path only for the remainder of this year into the next spring or summer once it reopens.

- I would recommend an April or May planting for the next Zoysia conversion we do. We will be making adjustments to the planting process from lessons learned this year to improve the results and anticipate this will make an impact to further lessen the amount of sod that we will need and potentially reduce closure time.

#7 Fairway 7-3-25

8-7-25

5 Fairway 7-3-25

8-7-25

16 Fairway 7-3-25

8-7-25

4 Fairway 7-3-25

8-7-25

- The Stadium Zoysia trial is doing really good on #13 and #16 tees. We're looking forward to continuing to evaluate this variety through the winter and spring of 2026.

BELLA VISTA
PROPERTY OWNERS ASSOCIATION

From: Darryl Muldoon PGA, Director of Golf Operations

To: Golf Committee

Date: August 13th, 2025

Subject: Golf Rounds Report for July 2025

July 2025 Round Report is as follows:

- Rounds ended at 25,238.
  - Down by only 988 over last July.
  - Members rounds ended at 15,955.
    - Down by 255 over last July.
  - Guest rounds ended at 9,283.
    - Down by 733 over last July.
- Year-to-date rounds ended at 113,061.
  - Down by 9,845 over last year.
  - Members' rounds ended at 72,583.
    - Down by 4,829 over last year.
  - Guest rounds ended at 40,478.
    - Down by 5,016 over last year.

With an extremely hot July we just fell short of last years July rounds even with the Highlands golf course for their fairway project.

- Range buckets ended the month year to date at 38,873 (up by 9,964 over the past year)

Budget items for Consideration

Renovating Golf course fairways with Zoysia grass.

(Evaluating tee boxes for leveling on that course at the same time.)

Evaluate the driving range at Scotsdale for improvements.

Use of course Marshals on weekends.

Creating shorter tee boxes on the long par threes.

The cart parts need repair on many of the courses.

The tunnel at BVCC from hole 8 to hole 9.

With all we spent last year, this might be a good time to cut back.