

**Willowbrook/Willowcreek Greens Committee Minutes
4 January 2024 Riverview Meeting Room**

Harry Emerson called the meeting to order at 7:00 am.

Those present: Brian Duthu, Chuck Manning, Gloria Stump, Harry Emerson, Bob Long, Linda Hardman, Gale McKinney, Cristi Dorsch, Dawn Russo, Louise Sartorio, Tom Foster, Jean Emerson,

Harry Emerson called for any corrections/additions to the minutes. Tom Foster made a motion to accept the minutes of the December meeting. Louise Sartorio seconded the motion and the motion passed.

Reports.

Brian Duthu, RCSC, Director of Golf read his January report which is attached.

The blip in the functioning of the lottery on January 1st has been corrected.

The report showing the number of unsuccessful requests in the lottery is the number of people affected, not the number of tee times. If you were unsuccessful in making a request for one tee time for five people, the number reported is five.

Brian purchased additional weed control chemicals for the Summer from remaining funds in the 2023 budget. Hopefully this will help control an outbreak that we saw last summer.

Brian is considering closing a course on a rotational basis during the summer to give the courses a rest and allow the crews to catch up on maintenance. To be discussed at a later date.

Chuck Manning, WB/WC Superintendent, read his January report which is attached.

Chuck mentioned that we should watch for frost delays during the cold weather.

The list of ongoing items on the back of Chucks report show what the priorities are for the Greens Committee, this sheet is also attached.

Garbage cans that have been damaged have been replaced. The scoops in the sand buckets made out of pvc pipes are great tools to fill your bottles.

A question about the difference in the damage of the cleanup pass by the mowers on the greens at WC and the fact WB does not have that problem was addressed. The greens are cut longer on WB and the grass is a different variety.

There were several comments that the machinery from the crew working on the course is causing damage to the turf.

Sand traps on 8 right and 9 right need a bit more sand. It was mentioned that when raking the traps we should push the sand to the middle then take the rake back. When raking away from the middle of the trap all the sand ends up on the sides.

It was mentioned that the fiberglass from the rakes sticks to your hands so Chuck has ordered new rakes.

We are all thrilled to see ball washers and garbage cans at the yellow tees!

Old Business

The three cart rule continues to be a point of discussion by many golfers. One question is if there is a designated area to leave your cart to prevent vandalism? Several members suggested buying a boot or

club to lock carts that use a universal key.

Questions on the next beautification project brought up suggestions for are work around the bathrooms, like that by the clubhouse, patio stones around the bathrooms and additional work around the clubhouse. There was not a decision so this discussion will move forward.

New Business

Changes to Board Policy 27 will not be addressed at Golf Advisory. This seems to be losing steam with the departure of Jeff Darbut, there is no need to change.

2025 Budget input. The general consensus of the Greens Committee is to start early formulating the budget for 2025 to avoid the rash of summer meetings and allowing motions to bunch up at the end of the year. In order to drive the budget process the membership must decide what improvements you would like to see and cost can be determined from there.

Harry passed out a handout (attached), with proposed inputs for Golf Advisory to submit in the budget process. The handout is attached. With each item there is the necessity to determine how to pay for the improvements. This will be discussed with the wider GAC and in Greens Committee until consensus is reached. All members were asked to consider ideas for inputs at the February meeting

Comments/Issues

Gloria Stump, WCWB Head Starter, suggested we need rangers with teeth and to increase the length of the grass at Willowcreek. The starters hear quite a bit of talk about taking the five carts away.

Cristi Dorsch, WC 18 Hole Ladies asked that the rakes be replaced. This request was approved by Brian. She shared pictures of the ball washers and garbage cans.

Linda Hardman, WB 18 Hole Ladies, said she is trying to get another representative.

Louise Sartorio, WB Ladies, asked of the possibly of a 9 hole lottery which Brian will ask the developers. Requested more stakes on #2 and #7 WB.

Tom Foster, WC Men's rep, said tree roots are responsible for some of the damage to the cart paths.

There being no further business, Gale moved for adjournment. The motion was seconded by Linda. The meeting adjourned at 8:13.

Director of Golf Report

January 2024

Pro Shops

Preliminary rounds for December were 33,147, the total was 2,496 greater than prior year. Preliminary revenue shows Green Fee/Cart Fee revenue exceeding budget by \$99,919 and exceeding prior year by \$51,278. Merchandise exceeded budget by \$1,197. Driving Range revenue also exceeded budget by \$6,146. With December performance total Golf Revenue is expected to exceed budget by \$272,168, we thank everyone for a tremendous year in golf.

Through November we had played 315,457 rounds, rounds breakdown is as follows:

- 18.2% of total rounds played by Annual (Resident) No Fee Passholders YTD
- 34.2% of total rounds played by Annual Surcharge Passholders YTD
- 15.9% of total rounds played by Resident Cardholders YTD
- 4.7% of total rounds played by Annual (Non-Resident) Passholders YTD
- 13.1% of total rounds played by Public Golfers YTD
- 10.9% of total rounds played by Guests
- 2.9% of total rounds played by Staff

Beginning in December we began formal tracking of our "bump rate" (those golfers requesting a tee time through the lottery that were unsuccessful), to gauge the effectiveness of our operational changes to free up tee times. Though it is only one month the results were encouraging. In 2023 we had an increase in requests of 2.71% (15,852 in 2023 versus 15,434 in 2022), however in 2023 our "bump rate" decreased by 3.82% (1,103 in 2023 versus 1,663 in 2022). Overall our "bump rate" was 6.96% for the month. .

On March 7th Lakes East/Lakes West will be hosting the annual Teal Ribbon Tournament. The event is open to ladies and men and no handicap is required. It is a 9 hole event with a 9:30 shotgun start and lunch follows play at Sundial. Proceeds benefit the University of Arizona Cancer Center for Ovarian Cancer research. The entry fee is \$35.00 per person, entry forms may be picked up and turned in to any pro shop.

Snack Shops

Snack shops are now closing at 5:00 p.m. on a consistent basis, and will continue to do so until business begins slowing in April.

Golf Courses

The preliminary aerification/overseed schedule will be presented to the Golf Advisory Committee this month. We will continue our practice of a single, more aggressive aerification. We will also continue to solid tine aerify more frequently. Solid tines do not impact the green surface to the extent of hollow tines and do not require course closures. Fairway verticutting will begin at the end of April and in two day blocks. As the Lakes East and North courses were not overseeded, the courses will not need to close for the verticutting event. Though it does not eliminate transition related issues, verticutting does open the grass canopy by thinning out the rye grass, allowing the bermuda base to recover from dormancy quicker. Representatives of Golf Advisory will be asked to review the schedule with course committees, to resolve any conflicts ahead of time. We will be giving consideration to the request to close courses for a longer period of time in the summer and combine our aerification events.

**GREEN COMMITTEE OF WILLOW BROOK/CREEK GOLF
COURSE
SUPERINTENDENT REPORT Jan 4, 2024
CHUCK MANNING**

COURSE CONDITION:

We are starting the coldest month of the year. There will be times of frost and we will need to go cart paths only until the temperature rise enough to melt the frost.

If temperature get below 32 degrees, we might need to suspend play until it is safe to walk on the turf.

Please encourage all those you see and those in your group to repair ball marks on greens and fill their divots on the tees and fairways,

BROOK

Greens: HOC .190" / Soil temperature 39⁰

Stimp Reading 8.2'

Fairways: HOC .750"

Tees, Collars, and approaches: HOC .750"

Green banks/ Street Fronts: HOC 1.5"

Rough: HOC 1.5"

CREEK

Greens: HOC .130" / Soil temperature 39⁰

Stimp Reading 9.8'

Fairways: HOC .625"

Tees, Collars, and approaches: HOC .625"

Green banks/ Street Fronts: HOC 1.5"

Rough: HOC 1.5"

PROJECTS IN PROGRESS:

1. Trimming Trees
2. Divots
3. Trim deserts
4. Repairing high and low plugs
5. Top dressed greens
6. Installing Ball washers at yellow tees

PROJECTS COMPLETED

1. Complete fertilizer program
2. Completed pesticide/Herbicide applications
3. Top dress greens
4. Removed scatter boards on #13
5. Divots
6. Paint tops of new stakes
7. Placed traffic stakes on yellow tee #18 Creek
8. Tree on Creek #12 cut down
9. Weed eat tee amenities
10. Switch flag order

STAFF:

Willow Brook Creek is short one staff member.

If you have any questions or concerns, please feel free to call me. Cell: 623-332-6155 Office: (623) 248-4781 Email: cmanning@suncityaz.org

TOOL	SHORT TERM ACTIONS REQUIRED	CURRENT STATUS	COMPLETE
	Installation of the sticks w/o ropes for traffic control	Need to thicken? Will increase chances of tripping.	7-Nov-23
	Paint the top half of the sticks w/o ropes white	Partially done; rest in progress	12/20/2023
	Install Trash cans/ball washers on yellow tees	On hand; scheduled for install ?	In progress
	Remove dead trees on #18WC	Tree expert would like to see how they come out of winter and grow this summer before cutting down	On hold
	Submit work order for inoperative light in the overhand area	Submitted-no projected completion date	Submitted
	Submit work order for striping parking at pro shop	Submitted-programmed for summer	If enough spare money
	Program a 20% replacement of driving range mats	5 currently on order a/o 6 Dec	Arrived 12/15/23
	Solutions for excessive wear on par 3s particularly #11WC	Trying soak cycle on tees putting more water down with time to soak in.	Testing
	Once a week mass effort on Driving Range	Set as a goal. We are trying to double up on Tuesday and Wednesdays	Testing
	COMPLETED		
	Expand the surrounds	Completed	15-Nov-23
	Maintenance and backfill of 'Louise edges' on #11 WC	Completed	15-Nov-23
	Install golf beautification metal art at clubhouse	Completed	2-Dec-23
	LONG TERM ACTIONS REQUIRED		
	Ensure weeds do not reappear as last year		
	Lighting budget request for WCWB parking lots and pro shop area	Will be submitted in the FY 2024 RCSC budget	
	WB Yellow Tee design and implementation request	Deferred	
	Implement the USGA guidlings for sand trap 'refresh'	Deferred	
	ONGOING		
	Focussed trimming of the desert scape.		Contract??
	Ensure roughs are not cut unevenly		
	Ensure sunken cups and poor cup cuts do not reappear		
	Increase focus on the driving range divots and topdress		
	Spot seed the bare spots on the surrounds on #5, 6, 14, and more as they appear		
	Ensure weed control during weather crossover and summer		
	Ensure the 'extra lap' green cutting does no damage		

PROPOSED INPUTS TO 2025 BUDGET PROCESS

- **Increase wage grade starting rate to align with area courses.** We are losing trained golf course workers at the rate of 40% annually. In 2024 we increased their rate by approximately 9.2%. SCW, SCG, and Westbrook Village are in the \$17-18 an hour range. We are just under \$16. If not we will continue to suffer turnover which adversely impacts the maintenance of our courses.
- **Increase the headcount of the wage grade staffing to close the gap with USGA guidance.** USGA guidance is one worker per hole. Using WCWB as an example, that would equate to 18+9=27 staffing level (using 50% for a short course). We currently have 17 full time and 2 part time authorized hiring level. That equates to a 67% staffing level. At a level of 85% that is 23 full time hires. Clearly inadequate to accomplish all we ask of them.
- **Implement a paid ranger program.** Our current program, while a wonderful improvement from last year, still does not provide the coverage and effectiveness we need. The cost of this program is estimated to be in the \$500-600K range.
- **Bring back the built in scheduled sandtrap refresh guidance.** We passed this two years ago and then under pressure, 'un passed' it the next month. North is a good example of not having a plan like this built into the budget process. WCWB is not far behind.
- Other?
- Other?

HOW DO WE PAY FOR ALL OF THIS?

- **Apply an inflation adjustment of 3.1% + 2% catch up to both categories of annual passes.** Leave the daily walk on rate for RCSC residents and their guest alone this time. They have had a bump every year and the annual categories have not.
- **Apply the same to non-resident w/o cart annual passes and the non-resident walk on rate.**
- **Increase the range ball fees.**
- **Implement a trail fee of \$150 annually.**

WILLOWBROOK/WILLOWCREEK GREENS COMMITTEE AGENDA
January 4, 2024@7:00 am, Riverview Meeting Room

CALL TO ORDER

CORRECTIONS/ADDITIONS/MOTION TO ACCEPT THE MINUTES from the November Meeting

REPORTS

- BRIAN DUTHU - RCSC DIRECTOR OF GOLF
- CHUCK MANNING - WB/WC SUPERINTENDENT
 - Report
 - Comment card trends
 - Progress Tool update

OLD BUSINESS

- Board recent votes/guidance: Current year funds are to spent on golf requirements and not turned back to RCSC Board passed all proposed changes to BP 17. Board passed cart rule from 5-3 maximum carts per group (BP17)
- Next beautification effort?

NEW BUSINESS

- Update from December Golf Advisory Committee
 - Changes to BP 27 will be addressed in January
 - Will begin formulating GAC input to 2025 budget cycle(handout)
 - Ranger program proposals to expand participation

COMMENTS/ISSUES

1. GLORIA STUMP - WB/WC HEAD STARTER
2. PAT PLANTS - WC MEN'S CLUB MONITOR
3. LAURA HORVATICH - WC 18 HOLE BEAUTIFICATION
4. GALE MCKINNEY - WC 9 LADIES /HOLE BEAUTIFICATION*
5. CRISTI DORSCH - WC 18 HOLE WOMEN'S GOLF ASSN*
6. DAWN RUSSO - WC 9 HOLE PRESIDENT*
7. LINDA HARDMAN - WB 18 HOLE LADIES*
8. LOUISE SARTORIO - WB *
9. Vacant. - WB LADIES*
10. JOHN BRESSETT - WB MEN*
11. NEAL FRY - WB MEN*
12. Vacant - WB MEN'S*
13. TOM FOSTER - WC MEN'S REP*
14. BOB LONG - WC MEN'S REP*
15. HARRY EMERSON - WC MEN'S / Chairman*

GUEST COMMENTS

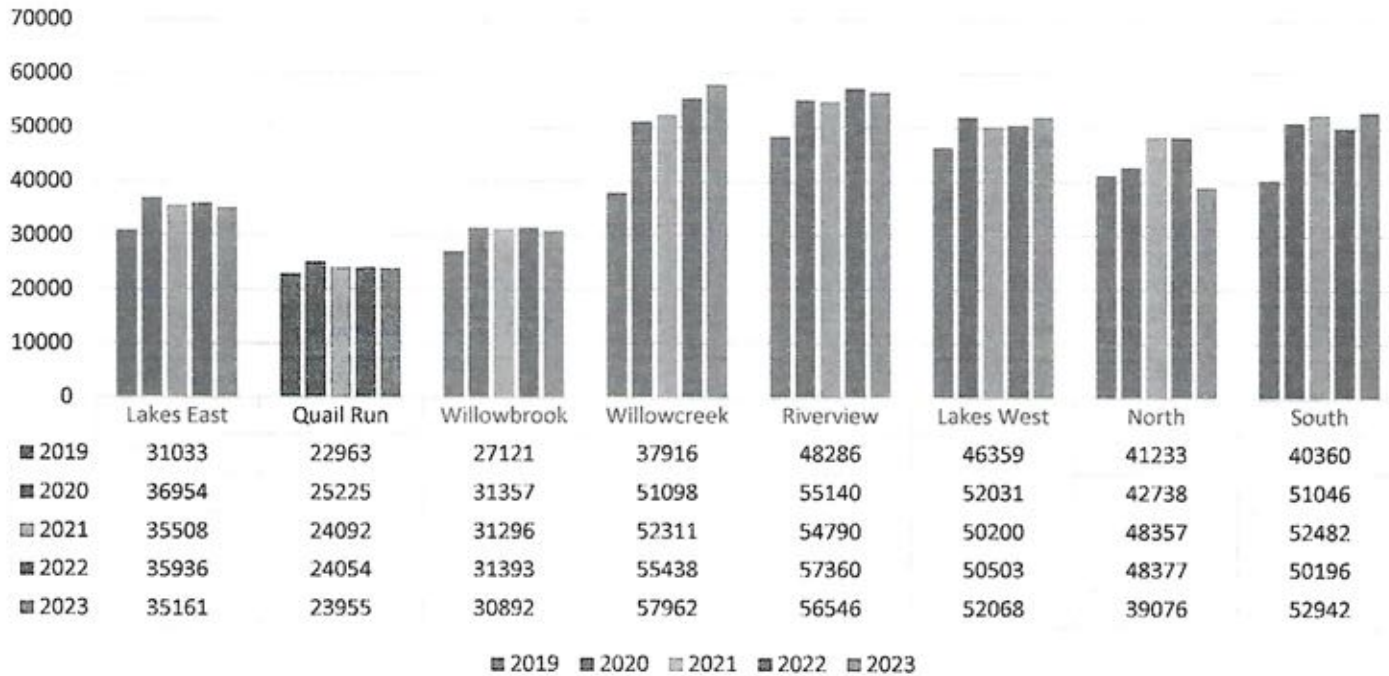
MOTION TO ADJOURN

Director of Golf Report

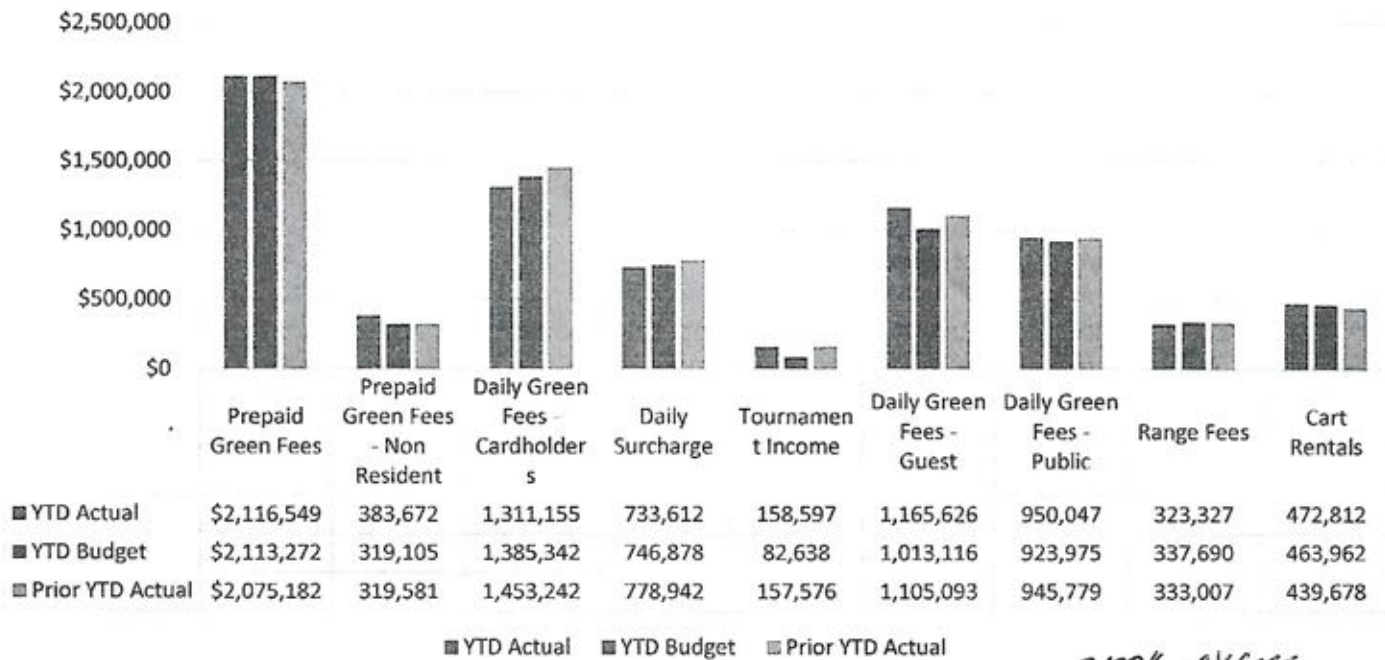
January 2024

Pro Shops

YTD Rounds Played by Course

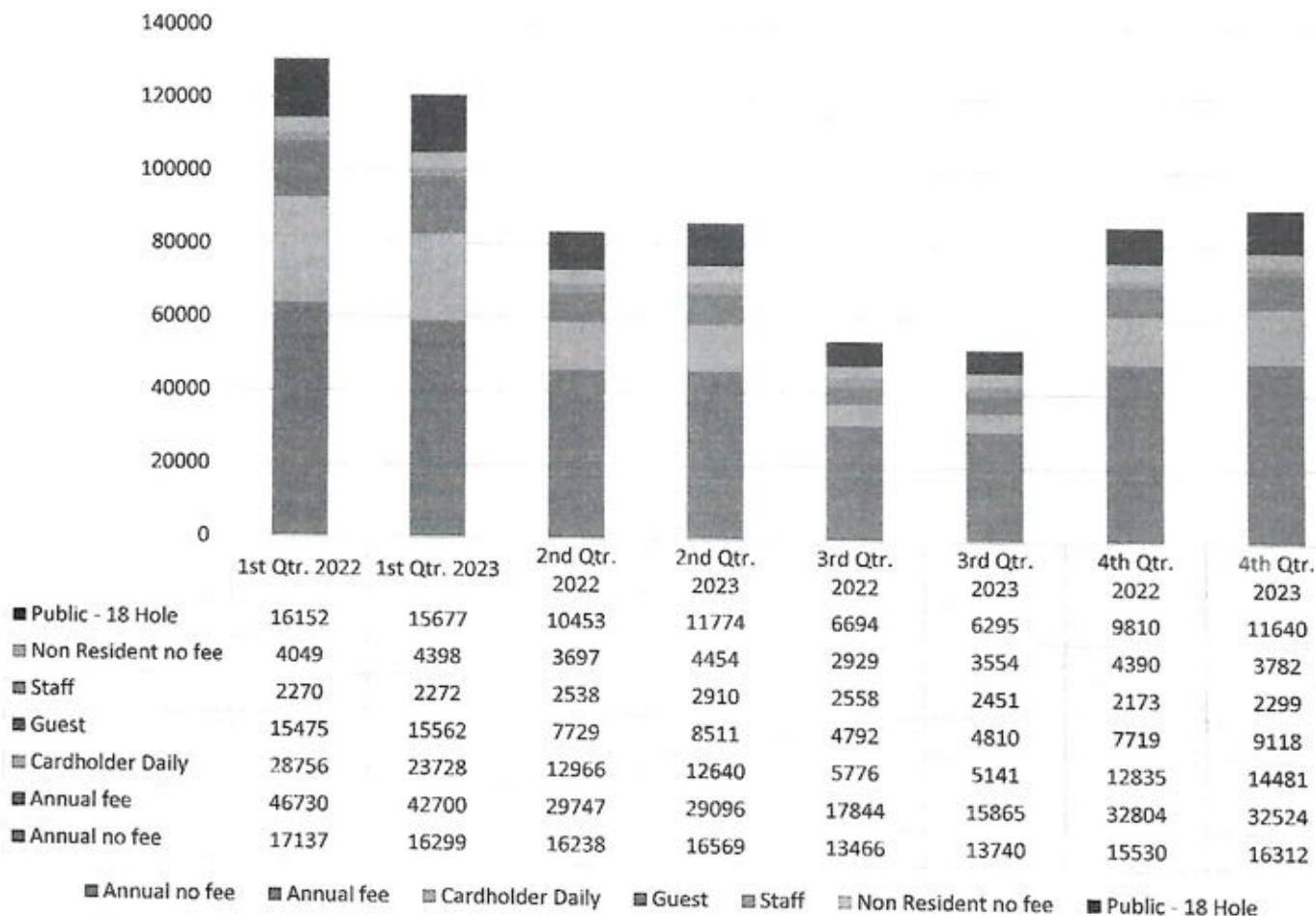


YTD Golf Revenue Comparison



200K PXC

YTD Rounds Comparisons by Quarter

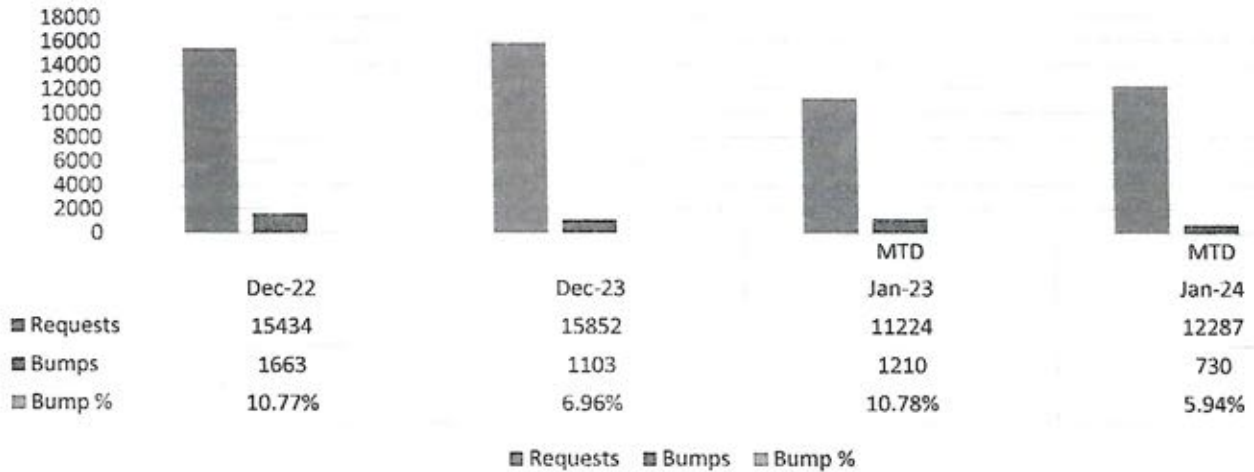


- 18.05% of total rounds played by Annual (Resident) No Fee Passholders YTD
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- 4.64% of total rounds played by Annual (Non-Resident) Passholders YTD
- 13.02% of total rounds played by Public Golfers YTD
- 10.90% of total rounds played by Guests
- 2.85% of total rounds played by Staff

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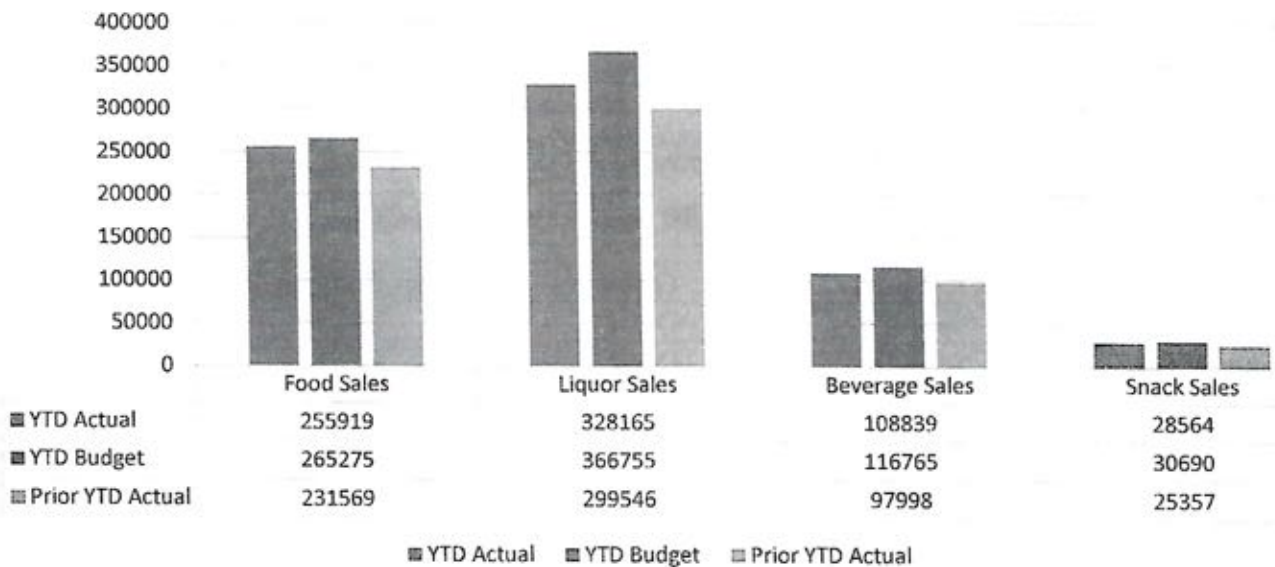
Beginning in December we began formal tracking of our "bump rate" (those golfers requesting a tee time through the lottery that were unsuccessful), to gauge the effectiveness of our operational changes to free up tee times.

Bump % Comparison



Snack Shops

YTD Snack Shop Revenue Comparison



Superintendent Update

All the golf courses seem to be handling the recent frosts nicely. Our liquid fertilizer program has seen many benefits this Winter mainly the vigor of the plant. We have seen ball roll on the greens consistent throughout each course. The Fairways on our properties are still producing a clipping yield which tells me that our nutrient intake is right on track. As we have seen some rather cold mornings please continue to repair ball marks on the greens. If ball marks are not repaired and we have frost on the turf it is a much longer healing process and can lead to stress of the plant tissue and bumpy surfaces. As we move into early February all 8 courses will be making the first of two pre-emergent Herbicide applications in an attempt to suppress the encroachment of Goose and Crabgrass along with Nutsedge. This is a major point of emphasis on all of RCSC courses. The teams are working hard daily to provide a wonderful playing experience for you all. We appreciate your continued support.

2024 AERIFICATION/VERTICUTTING DATES

Golf Course will be Closed

Fairway Verticutting

Thu-Fri	April 18, 19	Willowbrook
Mon-Tue	April 22, 23	Willowcreek
Thu-Fri	April 25, 26	Riverview
Mon-Tue	April 29, 30	Lakes West
Thu	May 2	Quail Run
Mon-Tue	May 6, 7	South

Fairway/Green Aerification

Start	End	
May 20	May 31	Willowbrook
June 3	June 14	Willowcreek
June 17	June 28	Riverview
July 1	July 12	North
July 15	July 26	Lakes West
July 29	Aug 9	Lakes East
Aug 12	Aug 23	South
Aug 26	Sept 6	Quail Run

2024 OVERSEED SCHEDULE

Golf Course will be Closed

<u>Course</u>	<u>Overseed</u>	<u>Opens</u>	<u>Off Cart Path</u>
South	Sept 23	Oct 11	Nov 1
Lakes West	Sept 23	Oct 11	Nov 1
Riverview	Sept 23	Oct 11	Nov 1
Willowbrook	Sept 23	Oct 11	Nov 1
North	Oct 14	Nov 1	Nov 22
Lakes East	Oct 14	Nov 1	Nov 22
Quail Run *	Oct 14	Nov 1	Nov 22
Willowcreek	Oct 14	Nov 1	Nov 22

As of 1-15-2024

- * If temperatures are too high for Sept 23 start first wave will be pushed back one week, resulting in one week overlapped course closures
- * Quail Run overseed dependent irrigation project, if slated to begin late 2024 or early 2025 overseeding may be skipped