

# IRONHORSE

## Golf Club



### **GOLF COURSE COMMITTEE MINUTES**

**Meeting minutes from August 26, 1999**  
**5:30 p.m.**

Board Members in attendance were Dick Fuller (chairman), Bobby Davidson, Jim Dickson, Mike O'Connell, Dave Fearis, Charles Lewis, Bob Reid, and Mike Gill. EAGL staff included Shane Gardner and Keith Hanley. Parks and Recreation staff included Chris Claxton, Jennifer Molton, and Pete Spratlin, and Matt Roberts of Ironhorse. The meeting was called to order at 5:55 p.m.

A motion was suggested by Dick Fuller to approve the minutes from the July 22, 1999 meeting. The motion was first made by Jim Dickson and seconded by Dave Fearis.

#### I. EAGL CONTRACT UPDATE

Mike Lohner has resigned from EAGL. Keith Hanley updated the group on Mike's departure and changes in EAGL's leadership. Keith reported the following: EAGL was bought by Westbrook last year. Mike Lohner owned part of EAGL. He opted to leave the company after the buy-out. Keith was not sure of the details surrounding Mike's departure, but had a lot of respect and admiration for him. Larry Corson has assumed the CEO/President position. Mr. Corson comes from Terrabrooke, and has a lot of background in administration. Keith spent two days with Larry and believes in his goals for the company. He is scheduled to meet with Ironhorse owners on Thursday, September 9<sup>th</sup>. A lunch or meeting here in town will be planned.

Keith reported that EAGL is growing at the rate of about one course per month nation wide. Jim Dickson asked Keith that since Ironhorse is a management contract, and EAGL owns many golf courses, is ours a compatible business relationship? Keith replied that EAGL wants to remain focused on management facilities. "They got us where we are today". Concerns were raised: Mike expressed concerns that when management changes at the top, it is disconcerting to the managed company. The committee stressed the continuation of Matt and Pete as Ironhorse managers, and follow-through on the issue of their compensation. There was concern raised that Pete and Mike might be moved to other locations. Chris Claxton said this would require owner's approval first. Kathy Rogers is looking into whether or not Ironhorse's funds are separate or co-mingled with other EAGL management contracts. Mike Gill stated that the City of Leawood takes its bond rating seriously and doesn't want anything to happen that could affect the rating. A copy of an audited financial statement has been requested. Mike Gill assured the group that EAGL would need to be accountable to all concerns. Keith reassured the group that EAGL is in good shape financially.

Jim Dickson made a point to mention that Guy Oxeer was at Ironhorse recently, when he was asked not to return. Keith agreed that Mr. Oxeer was there. Jim stressed again that he is not to be on the property without Pete's approval.

Dick praised Keith for being overall supportive of the committee's concerns and point of view. He asked Keith to follow up with Mike Gill and Lou Rasmussen on the issues raised by the committee.

Further discussion of Matt and Pete's compensation ensued, but it was decided to continue with this subject in an executive session, if necessary. Keith stated that he had written a letter to Chris regarding Matt and Pete's compensation.

## II. GENERAL OPERATIONS

Matt reported that he has an almost entirely new staff this year which has done a great job. Jim asked for a list of all employees, and made a suggestion that staff should wear their nametags when on duty. Key staff were mentioned along with their duties and contribution to Ironhorse.

Financially, year-to-date the club is running 104% for rounds, and 96% of budget. Revenues are down \$130,000 due to temporary greens through April 1st, but expenses are also down \$70,000, so net is at about \$60,000 behind for the year. Frugality is the key. The new golf carts help keep maintenance and repairs down. Each revenue-bearing section is under budget without compensatory service.

Shane commented that Ironhorse has a history of gaining ground financially in the Fall. In August, ten big events are scheduled for 40 or more players, - four shotgun and six t-times. In September 9 shotguns and 7 t-time events are scheduled. Leawood Rotary Club will be hosted Sept. 23<sup>rd</sup>.

Dick asked if there was any complaint about the number of events? Matt replied that there had not been any. Everyone seems to be getting "the best of both worlds." The hope is for great weather in September.

Matt shared a letter that he received from a resident that lives next to #15, to present to the committee. They asked that something be done about errant shots that are damaging property and are a threat to the safety of people while in their yards. Ironhorse has posted six signs for golfers to warn residents of errant shots. It was mentioned that the homeowners accepted that they were building next to a golf course and can't sue the course for damages. Matt related that he had already tried to help with their concerns by showing them some samples of netting they could order, but they did not follow up with his assistance. It appears they want the golf course to come up with a solution for them. Jim recommended that Matt dismiss the letter at this point.

Regarding vandalism on the course, kids on dirt bikes did minor damage to #12 green and left trash about. They were gone by the time Pete was able to reach the site. Since that time the course has repaired itself, but the police and Matt feel it's valuable to keep a "paper trail" of these kinds of incidents. Dave Fearis suggested that a blanket letter be sent to homeowners surrounding the course to alert them to the problem and possibly help deter neighborhood kids from causing more problems. Bobby Davidson will get a home-owner list for us.

## III. COURSE UPDATE

Pete Spratlin reported that he has a new assistant who will be starting September 7th. Pete has been working on his own most of the summer and is looking forward to getting some help.

Regarding the color of the flags: He has as decided at this point to purchase bright white poles. They will see how visible the new poles are at 6 a.m. and then make a decision about visibility.

Pete reported that the pin sheets were a huge success. Matt and Todd had laminated cards made. Everyone responded well to them.

Fences: Pete produced a map of the golf course and highlighted areas where fences are needed. It was decided that the areas being considered for fencing would be prioritized and a separate meeting would be held to determine the urgency for going forward with fencing. Decisions made from this meeting will impact the amount charged for green fees in the future. It was affirmed that the area builders must also come before the committee to address this issue.

Pete reported that Paul Vermillion from the U.S.G.A. will visit Ironhorse 9:30 a.m. on Sept. 9<sup>th</sup>. This visit takes place two days after the course will have been aerated, but this fact has been explained to Mr. Vermillion.

Pete reported that the cart path on #9 is sinking. A repair person is scheduled to come look at it and supply an estimate. A problem also exists on #13 car path. These areas will be repaired.

Bobby Davidson expressed concern about water drainage on #13 out of the creek when it is raining. Pete explained that when the water pressure goes down, that area will drain.

Regarding power fluctuations at the pump house, Pete expressed gratitude to John Campbell for the contact names he provided at KCPL. Pete got a very fast and comprehensive reply. Tests were run on the transformer. To alleviate the problem there are a few things that could be done. The worst-case scenario would be to buy a new transformer. The best solution at this point is to adjust the amps on the pump which would cost about \$165.00. Dick suggested that Pete talk to Brett at Continental, and to Phil Gibbs. Pete said that since the heat wave had diminished, and area air conditioning use had gone down, he experienced a lot less problems with the pumps.

Pete reported that progress on #7 was going well. The Kentucky bluegrass sod that was put down in August along cart paths had gotten brown. Pete wants to put in more drought-resistant fescue. He also reported that the women's T's had been re-seeded with fescue and are growing in well.

Greens: doing well, playability good. All the greens have coverage and 6 inch roots, and should continue to look good next year. Hotspots are a common occurrence. The irrigation system is running at capacity. The best bet for fighting summer heat is to plant drought-resistant grass. Pete reported that he also is treating fairy rings on #7 green. Decomposing substances coming to the surface caused them. They will be treated in the Spring and will disappear when the greens are fertilized.

Jim commented that the bunkers on #2 and #6 need to be rebuilt. This project should be done in 12-14 months. The bunkers are golfer's biggest complaint about the course. Pete commented that 13 out of 16 bunkers need to be rebuilt. Jim suggested Pete make a list and prioritize which ones to rebuild first.

Pete and Matt said they need to do an overall list of all repairs needed on the course, and prioritize them. Dave Fearis suggested they provide the committee with a "Capitol Improvement List" for the next five years.

Report on P 1,2, & 3: Dana Frye and P & R staff came out to look at them. Drainage pipe needs to be laid under the area. Estimated price, not including repairing the irrigation lines, is \$50,000.

#### IV. EASEMENT UPDATE

Chris said there wasn't a lot to report at this time; Dick Wetzler is currently working on the deed. She will keep everyone updated.

Signs have been installed in key places at the golf course to decrease liability. Public Works responded quickly to this need.

An invoice was received from Continental for a survey concerning the condition of each hole. Done last May, this survey was not solicited. The cost was \$1,700. Dick suggested we look at old minutes to see if this was discussed previously. Pete thinks we had asked them to evaluate the creek only. Chris will call Brett at Continental.

Mike O'Connell motioned that the meeting be adjourned. Charles Lewis seconded the motion.

The meeting was adjourned at 9 p.m.

Respectfully submitted,

Chris Claxton  
Director, Leawood Parks and Recreation