

IRONHORSE

Golf Club



GOLF COURSE COMMITTEE **July 25, 2002 – 5:30 p.m.**

Committee members in attendance were Dick Fuller (Chairman), John Campbell, Bob Reid, Mike O'Connell, and Charles Lewis. Chris Claxton, Parks and Recreation Director, Julia Brickman, as well as Shane Gardner, Pete Spratlin and Matt Roberts of IRONHORSE.

A motion was made by Charles Lewis to approve the minutes from the June 27, 2002 meeting. Mike O'Connell seconded the motion. The minutes were approved unanimously with the amendment on page three. It should read, "Marshals helped keep people off the rough" not "off of the greens".

General Operations

Matt reported that June 2002 was one of the best June's ever. We exceeded our revenue budget and we held expenses under budget. July YTD we are 93% of revenue for the month and we are \$15,000 under budget. That is good right now because of the heat and we have had fewer events this month. Expenses are also under budget. We had two events scheduled for July that were cancelled and we kept their deposit. They didn't have enough people to participate. In the analysis of where we are with our budget, rounds and carts are on target, the merchandise and food and beverage sales are still down. People are playing golf but are not spending money in the Pro shop or on food and beverage as in the past.

We've exchanged information with a lot of our competitors and in June we have exceeded them tremendously. They couldn't believe the amount of rounds and revenue we had in June. We had between 150 to 200 rounds a day, seven days a week.

We have between fifteen to twenty VIP cards playing per day. A lot of them are also returning as regulars. They are filling up the time slots between 3:00 to 4:00 p.m.

Dick commented the Triple Crown Memberships and the IMGA have really helped. There are a lot of repeat customers and they are bringing in more people. The Triple Crown Memberships YTD are 700 rounds below budget; they are not playing as many rounds as they did last year.

Deer Creek is struggling and we have had many golfers come to us because they were not happy. Matt said he heard they are having issues with the turf and lack of customer service. The same thing is happening with Falcon Ridge, they do not have good customer service. As a comparison, on the same day we drove through Falcon Ridge's parking lot and they had forty players where as we had 220 rounds.

Our new Food and Beverage Manager is now fulltime and she is doing a wonderful job with staff, training, and cleanliness. We have already seen a positive difference. The staff is also reacting very well to her and their positive attitude is changing operations.

Course Project Update

Pete reported they are watching the heat and the grass. Just with the 1.5 inches of rain the other night you could see the grass turning green. In June we hired an Irrigation Technician. He has made a tremendous difference. We opened our watering timeframes and are trying to put down as much water as possible. Before the rainfall there were some brown areas. Some areas do not get wet even if you watered all night.

We are still pumping out of Negro creek with the emergency rental pump. We are waiting to get the custom plug for our pump. They are no longer charging us to rent of the pump because they are not able to get our custom plug at this time. We are capturing the water that wastewater dumps into the creek. They dump water day and night seven days a week.

The Water District called because they are getting complaints from residents that their water pressure is down and they are blaming the golf course. They sent out inspectors at five o'clock in the morning and concluded that residents are all watering their lawn and causing the problems with their irrigation systems.

The golf course is in good condition and we are getting good responses. We are closing up lots of holes like the barriers on four, six and thirteen. They are getting smaller so we are going to be able to sod it when the temperature breaks. We seeded the thin areas today to help them close up. The heat has hardly had any effects on the course.

The tees are also doing great and the rainfall has helped. We also treated the entire course with a wetting agent.

Pete gave an update on the Blue River pump. At this time the Blue River has enough water that we could pump water out of it. We had a crane take the intake out of the river. The intake was smashed probably from a storm in May. It broke one of the stay cables, which caused us to suck fish up inside our pump and we re-bolted it.

Pete reported in July the algae are really bad, he treated the lake but didn't see a difference. We have not had any complaints. The only thing that could be a future concern is that there are mussels growing in the lake. Our pump filter was full of mussels. It is not an endangered species of mussel; we had someone look into that. There is probably some wear and tear on the pump because of them.

Dick asked why there is water in the bunkers? Pete said he does not have a good reason. The drains work fine and they were all recently rebuilt. It took four men an entire day to repair them. It could be dust buildup from a dry month.

Dick asked about the gate in the fences issue. Chris said she sent an email to Jeff Cantrell from Codes Enforcement. They wanted to wait until Scott came in town for his input. Pete has the documents on the CCR's and he and Chris met with Patty Bennett, City Attorney about this last fall. There was nothing the City has physically done to implement the no gates stipulation as codes has said there is no method available for them to enforce it. **Chris had previously met with Scott Lambers to fill him on the history and address the concern about this issue. During the meeting Scott proposed posting "No Trespassing" signs facing the gate openings and sending a**

letter to adjacent homeowners advising them of the City's intent to enforce it if the gates are utilized for access to the course. He would like to hold off until all the CCR's that are out there are researched and; to make sure there is no other means recourse. Chris stated it is certainly not a dead issue; she will meet with Scott again after she, Jeff, Patty, and Diane Binckley, Planning Director discuss collectively all the separate facts/input that each is aware of over the history of the course development. Chris said she would like to get the situation in writing for future reference, review it with Scott Lambers and report back to the committee on where we can go from here.

Chris said the reason we committee made the stipulation would be to have a continuous gate to keep residents from going on and off of the golf course. Some of the CCR's do not have it, some cannot be regulated, and there was nothing the City did with the developers to make sure it didn't happen. We do not own the fence the homeowners do (it's on their property), so we cannot ask them to lock/weld shut their gates, according to Code Enforcement.

John said if it is in the golf course general rules then we had an agreement that the stipulations should run continuous with the golf course rules. Chris said the stipulations might have not been recorded as part of the plats. Patty said that she was not sure that it is enforceable by law, except from a trespassing charge, should people continue to come through the gates onto the golf course.

Dick said there is a twenty-five foot setback. John stated we should be able to prevent them from using that gate. They would be trespassing by coming onto the golf course. No one can access the golf course except through the main entrance. The problem is not the gate but the people accessing it. Dick said his concern is that more people will have more gates in the future.

Pete said last week Mr. Simpson called, the construction company is delivering fencing material for the fence along #17 fairway. However, there was no fencing material delivered and the residents are becoming a problem. For instance, dogs are relieving themselves on the course while walked by their owners and the course maintenance workers are telling them every morning they cannot do that.

Chris said we are working out the road issues with Mr. Simpson. Pete, Diane Binkley, Director of Planning, Joe Johnson, Director of Public Works, Patty, Brett Haughland and Barney O'Donnell are trying to get it resolved. We got the \$3,000 dollars back from Mr. Simpson. So now what Mr. Simpson thought would cost \$3,000 we think it will now cost \$6,000. We are going to meet with him and will bring up these issues as well. We are trying to get this road issue resolved. Overland Park originally wanted to require us to place asphalt all the way from 151st street to wastewater property but we got them to back off to rock from Mr. Large's property. The rest of the road up to 151st must be asphalt though and Public Works has agreed to lay down asphalt on this area. Barney will not do the work until he is sure he will be paid for it.

There is water from irrigation coming off of the pond and down behind number five green. John said he does not think they can do that because it changes the natural flow of water. We can alter the flow on our property but cannot if it damages someone else's property. The water is causing the land to erode. This is from the Hills, which is in Overland Park.

Draining Issue

Chris reported the drainage issue for Ironhorse Centre is going to be tabled. Dick said that we had a subcommittee meeting on it several weeks ago and everyone needs to read the subcommittee meeting minutes prior to the full committee taking action.

Internal Controls

Chris passed out a memo that states how Orion will address some of the issues in the Management Letter. This is a continuation from the Management Letter with Lew Herman. These are some controls that came out of a recent meeting with Scott Lambers, City Administrator, Kathy Rogers, Director of Finance, and Mr. Herman.

John asked if these are the only issues that were raised? Chris said they are all under internal control policies that address all of the issues. She believes that Orion is already under compliance with some of the issues that were addressed.

In concurrence with the rest of the Golf Course Committee Dick complimented Orion, Chris, and the staff for the work they have done this summer to address the issues of increasing play. We can tell their work has made a positive impact.

Dick reported we have a tremendous amount of loyal customers. The Triple Crown Members, Conductors Club and Engineers Club are loyal, core players. It is also great seeing a lot of kids on the course with the First Tee Program. Matt responded we are concentrating on great customer service and addressing people by name and knowing our players.

Shane stated all of our club members are bringing in lots of friends, which is very important with course competition. Dick said next year we would probably have a lot of competition.

John Campbell made a motion to adjourn the meeting. Bob Reid seconded the motion. The meeting ended at 8:00 p.m. The next meeting will be held on August 22, 2002.

Respectfully submitted,

Chris Claxton,
Director, Parks and Recreation