

IRONHORSE
Golf Club



GOLF COURSE COMMITTEE

Minutes of July 26, 2012
5:30 P.M. – Leawood City Hall – Main Conference Room

Members attending: Dick Fuller (Chair), Bob Reid, Tommy Davidson, Chuck Sipple, and Steve McCartan

Members absent: Shawn Hickey, Leo Morton and George Waterman

Council Liaison attending: Jim Rawlings

Council Liaisons absent: James Azeltine and Lou Rasmussen

Staff attending: Chris Claxton and Tonia Morgan

Troon Golf Management Team: Jeff Thomasson [General Manager] James Kennedy [Superintendent] and Dan Cutler [Assistant Superintendent]

Guests attending: Allen Watts, Barbara Freeland, Tom Williamson, Mark Bodine, Mitch Borotta, David Ashby, and Edwin Butler. All reside on the golf course.

Chair Fuller called the meeting to order at 6:00 p.m.

Chair Fuller asked all guests to sign in. All are welcome to speak but are limited to three minutes. The Committee is a body that makes recommendations to City Council. All comments will be taken into consideration.

Chair Fuller asked Committee members and staff to introduce themselves to the guests. Each person shared their name and how long they've served on the Committee.

Chuck Sipple made a motion to approve the minutes of the May 17, 2012 meeting. Tommy Davidson seconded the motion. The minutes were approved unanimously.

Chair Fuller began the meeting discussing Agenda Item V first.

Note: Agenda items are being discussed out of order to accommodate residents who wish to speak

V. Request to Build Pool within Setback

Ed Butler (3105 Ironhorse Court – The Reserves of Ironhorse)

Ed reported that he resides in a great community and feels he has a great home. His home was for sale and vacant for two years; he purchased it specifically for the purpose of putting a pool in his backyard. He's invested in his new home; a portion was a future plan for a pool.

Ed is attending the meeting tonight seeking a variance from the 25 ft. no build easement requirement.

Ed added that he received approvals from Planning and Public Works, and is pending approval from Parks & Recreation upon the recommendation of the Ironhorse Advisory Committee.

Ed provided handouts of the property and proposed pool area for review.

Ed reported that his home is in the most eastern portion of the golf course almost 90 degrees from the pro tees, approximately three hundred feet from the black tee box (90 degree angle). There is very minimal chance of injuries. Due to the layout, the pool he proposing will be nearly 10-11 feet from what is considered golf course property. It is within the 25' setback. There is minimal traffic with no cart in that area.

Ed also reported that his next door neighbor has a very nice pool approximately the same distance from the golf course. His proposed pool has a great design that's esthetically pleasing.

Ed added that he has taken into consideration both safety and aesthetics as well as keeping with the neighborhood. In his mind, precedence has already been set; there are several pools along the golf course in addition to the one directly next door.

Chair Fuller asked Ed if he knew when the other pools he mentioned were built.

Ed reported that most are post construction. His home was the fourth built in the sub-division. His neighbor's home was built right before his or shortly after.

Chair Fuller reported that Ed's house is behind the woods and covered with timber. Obviously his situation is different but unfortunately a 25 ft. set back around the course was established long ago when it was first platted out. The reason is simple; there are many homes that set over tee boxes, etc. The City has received requests before but these were denied if they were within the setback.

Chair Fuller thanked Ed for his presentation. He reiterated that this Committee makes recommendations. He asked if there is any way to move the location of the pool out of the setback

Ed reported that he sought every reconfiguration possible. It is a 16x34 ft. pool. The backyard is ½ acre. He is sure some manipulation could be done but in order to adhere to the 25 ft. setback he would literally walk out of his back door directly into the pool. This is impractical.

Council Liaison Rawlings asked Ed to clarify if he met with the Planning Commission.

Ed reported that he hasn't at this point. He and his builder (attending tonight) stated that the Planning and Public Works Departments and are awaiting approval from Parks & Recreation based upon the recommendation of this Committee.

His builder replied that it has been approved by Public Works and the Planning Dept. The neighbor's pool is built within the 25 ft setback. It is 14 ft from the property line.

Council Liaison Rawlings asked him if the approvals he has received is for the plan for construction, not the setback.

Ed's builder replied that this is correct. The construction has been approved but the set back has not.

Chuck asked if there is only one house in the sub-division that doesn't comply with the 25ft. setback or are there others.

Ed reported that he can't say for sure. He is only certain about the house next to his. Several homes in his sub-division have pools but he didn't use the JOCO AIMS tool to provide exact measurements.

Chuck asked if the pond was built prior to Ed's sub-division being built or after.

Chair Fuller reported that the golf course was built prior to the sub-division. There were no homes south of 151st St. in that area at the time.

Chair Fuller added that a 25 ft. setback was added when platted for various reasons. Those who were involve with this have very strong feelings about this. He can't speak on Ed's neighbor pool. This has

been brought to the Committee to do something against the current platting. He wants Ed to understand that it doesn't mean there is a problem if the Committee doesn't recommend this.

Chair Fuller advised Ed that he can always contact the Planning Commission to make a determination to re-plate including the exception. The Golf Committee makes recommendations only to the Council. It is up to the discretion of the Council; they can act in favor of or against the recommendation of this Committee.

Tommy asked if the design of the pool were changed if Ed would be in spec.

Ed replied that the lot is contained and is a small angle; 25' across is literally half of the entire yard. His ability to install a pool is restricted.

Chair Fuller reported that he understands Ed's concern but there are obvious reasons for the restrictions. Ed's lot doesn't have any bearings on the golf course and this is unfortunate but we can't have setbacks for certain areas only.

Ed reported that he doesn't question the merits, or the reasons, for the regulations. He is sure they were well thought through and were based upon safety and aesthetics but it is hard to take the same approach to every lot.

Chris asked Ed if he knows the next step is to go to the Planning Commission. They will probably ask if he's been to the Golf Committee first because they will see the stipulation and Chris will report to them that it has been. They will ask what the recommendation was and why. The Planning Commission will make the decision if it moves forward. This may take time because it has to get on their agenda.

Ed reported that his family purchased their home for a long term investment and is prepared to go through whatever measures to complete the initiatives to have a pool for his boys. They will go through any Committee as well as Planning and adhere to any variance requirements needed to seek the outcome he is going for.

Chris added that most variances go through the BZA; this one would not. Ed would be able to speak at the Planning Commission just as he did tonight. This is his next step.

Council Liaison Rawlings asked the Committee to clarify that this particular lot, in regards to the setback, would have no bearing on the golf course as far as the players and course maintenance.

Chair Fuller reported that this is correct. The only bearing it has is there are a set of regulations that state what the set back is for all the homes within the Golf Course. Mr. Butler has a very good situation where there won't be any impact but another homeowner may come in soon after with a lot that sits over a tee box and request the same change. This is the problem our recommending committee has. We would like to have some flexibility but as a recommending body we must adhere to the rules that are set. The Committee doesn't have this authority. The Committee merely states their opinion. It is difficult to adjust on a need basis only. If allowed by one it will be expected by others.

Council Liaison Rawlings reported that although there is the 25ft set back regulation, he has learned by being a Councilmember for fourteen years that sometimes you have to look at individual cases and look at them for their merit rather than the rule. This has been done before. He would be very amenable to take a look at this and recommend the Planning Commission does the same. He drove by from the golf course side recently and noticed the beautiful home unaware that it would be on the agenda tonight and he would meet the homeowner.

Council Liaison Rawlings added that this is an opportunity for us to cooperate with a lot owner that doesn't have any effect on golf course operations. He recommends sending this to the Planning Commission.

Steve reported that he agrees. The job of this Committee is to look at the impact on the golf course itself. This has negligible impact on the golf course. By recommending it we are letting the Planning Commission make its own decision of whether an exception should be made.

Steve added that there is already another pool within 25 ft much closer to the course than this one. His personal opinion is we should recommend approval. He doesn't see a basis for denying it as it doesn't affect the golf course. It may cause other homeowners to argue later that they should be a part of the exception but this should be treated as a case-by-case basis. He doesn't see how this case can be less problematic in terms of others in the same area.

Chair Fuller reported that he understands it doesn't affect the golf course but it isn't a good idea for the Committee to wave the 25 ft setback. This is cast in stone. He can assure that there are Councilmembers who take this seriously. We fought this in various circumstances for 10-15 years. The set-back is there for many reasons. He feels for Mr. Butler's situation but can't approve it.

Tommy Davidson made a motion that the Committee is willing to accept this but declines approval of violation of the 25 ft. setback. It has no adverse affect on the golf course. The Committee is referring this to the Planning Commission.

Steve McCartan seconded the motion. The motion was carried unanimously.

Chris reported that it may be best to say that the Committees position is it that this has no adverse effect on the golf course. It isn't being sent to Planning for approval or disapproval of any kind. The committee is merely saying that this pool, at this location, has no obvious effect. Once it is part of the plat for the development regarding stipulation you can't pick and choose.

Chair Fuller added that it will not need to come back to the Golf Committee if the Planning Commission elects to allow it.

Chris reported that she will send this portion of the minutes to the Planning Commission for review.

Council Liaison Rawlings asked if the subdivision is replatted to allow pools would it be a case-by-case situation be allowed depending on approval.

Chris reported that the lot would probably need to be exempted. The rear set back is the same everywhere but some side set-backs are different.

Steve reported that this was his assumption to exempt the lot and not replat anything.

Chair Fuller thanked Mr. Butler for his presentation.

Mr. Butler thanked the Committee for their time and consideration.

Chair Fuller proceeded to Agenda Item IV.

IV. Discuss Fan Issue on #12 Green

Chair Fuller asked all guests who will be speaking on this issue to announce their name, address and comment within the three minute time limit.

Tom Williamson resides at 15313 Rosewood near the 12th green on the golf course and has a complaint about the noise from the fan. He provided copies of Google Earth plat of the green along with a 15 year University of Missouri Wind Rose study that reflects the wind pattern in Kansas. The prevailing wind is 10 miles per hour coming from the south, blowing directly into the face of the fan. This is a year round wind rose. He plans to contact the University to inquire about receiving one for the summer. The wind blows stronger from the south in the summer than it does the rest of the year. He passed out information from the National Weather Service that reflects the same information and

states the average wind velocity per year is 10.3 per hour with prevailing wind from the south and is normally 10.7 miles from the south. The wind gust per the year is 62 also from the south.

Tom added that the wind blows directly in the face of the direction the fan is facing. He is uncertain if you call it harmonics, wind pressure, wind power, or buffeting the doppler effects. This constantly creates all sorts of air pressure changes on his deck. His deck is inhabitable; he hasn't used it one time this year because of the fan noise. He and his wife have no other choice but to go back inside if on the deck for more than ten minutes due to the noise. When the wind is strong out of the south it also impacts their ability to watch television in their home. On numerous occasions they've had to leave their home even with their air conditioner is on and the doors and windows closed because of the fan noise level; it is unbearable. Earlier this year the fan was coming on at 4:00 a.m. and running until midnight or 2:00 a.m. It is not doing this any longer but is coming on and off randomly.

Tom also reported that he recently had business associates over trying to enjoy a meal on the deck, but were unable to do so; the noise was intolerable. They gave up and took the food and prepared it in the house after a few minutes.

Tom reported that the decimal reading from his I-Pad at 7:40 p.m. were between 47 and 84. He realizes this isn't sophisticated and is only his I-Pad with a really good sound meter on it. He took readings three different times; it rarely goes below 47 and has gone as high as 100, which is as high as it goes.

Tom added that the fan has disrupted their lives. They are unable to use their back yard as well as their deck. Even when sitting in the hot tub there is a constant intolerable change in air pressure.

Tom reported that he is maintaining a log of decimal readings and video diary on the fan daily. He's been told by his attorney that if he sells his house he will have to disclose the fan in the sale. It's reduced the value of his home. They are outdoors people and he loves to play golf. The fan noise has taken all of this away from him; it has beaten him.

Mark Bodine reported that he resides at 15325 Rosewood Drive and he along with all residents attending tonight own homes that are visible on the golf course side. This is a unanimous complaint. Those who could not attend tonight sent letters expressing their unhappiness with the fan issue.

Mark reported that he agrees the fan is very noisy. It makes it very difficult to enjoy the outside deck. He can hear the fan inside his house with doors and windows closed. He has lived in Leawood eighteen years prior to the golf course being built. There was an original Golf Course Review Committee that had Bobby Davidson, Don Bell Jr., Jim Dixon, and another member that eventually merged with the Golf Advisory Committee.

Chair Fuller reported that a separate Advisory Committee was established with three persons from each Committee to meet specifically on issues when the golf course was first being built. There were a lot of issues at that time. That Committee disbanded as the course was completed.

Matt reported that he moved to Leawood (particularly in the golf course area) because he was told by Bobby Davidson that Leawood does it right. It is a residential community first and commercial entity second. He remembers for a very long there wasn't a gas station in Leawood, when the commercial development started, specifically the golf course, and a committee was created to make sure they were fair to the golf course and the adjourning homeowners. He would like the Committee to consider that they understand the commercial enterprise to protect and develop but the Leawood mantra would be it's about residential homeowners and try to integrate what's best for the homeowners and the commercial side typically takes a back seat. They are asking for a little bit of peace and quiet to the residential while being allowed to preserve the investment. If ventilation is needed at this green it is understandable. But every homeowner within 50' of the fan has the same noise complaint. It is too loud and bothers everyone around it even inside their own property.

At this point something needs to be done to resolve these issues as a courtesy to the neighbors. The neighbors here are also very conscious about the pool like the Mr. Butler who spoke earlier. You don't

want a pool next to your golf course disturbing golfers while they are trying to tee or put. Everyone attending tonight is cautious of the golf course and not having play equipment in their yard that may cause noise while golfers are playing.

Matt added that he is also cautious when he's mowing his lawn. If someone is golfing on the green he will wait while they are putting and mow once it's clear. Everyone here is asking for the same courtesy that the noise level of the golf course doesn't impact their ability to enjoy their residences.

Allen Watts resides at 15309 Rosewood Drive; he is next door neighbor to Tom Williamson. He installed a \$24,000 deck and can't enjoy it with the fan running. They've tried to have breakfast, lunch and dinner on their deck and can't enjoy life because of the noise.

Allen reported that Tom used his hot tub all the time last year and he hasn't seen him in it once this year because of the noise. It has made a major impact on all of their living style. The fan has to go. He has considered selling but can't with the noise level. He would like some courtesy from the City to resolve the intolerable noise level. They can't have a quiet peaceful property with the fan running like it does.

Allen also has an issue with the grass on the berm; it is dead, water isn't being put on it. He had a sprinkler water system prior to the fence being installed by the City that would water the area but he was told that the system would be moved back to his yard; instead equipment was brought in and buried everything. Nothing was done with the sprinkler system. The grass is dead and the trees are dying. Everything on the other side of the berm is taken care of. It would be nice to water in that area to make it look descent during these hot conditions. It will take a lot to get it back to the condition it was.

Mitch Borota resides at 15321 Rosewood Dr., directly behind the green. He supports what has been reported so far. The fans are noisy. The fan was originally set up closest to his house and he negotiated moving it to the south side as opposed to the north and paid \$600 to have it rewired. He appreciated the consideration but movement didn't eliminate the noise issue. His preference is no fan.

Matt presented letters from homeowners who reside at 15317 Rosewood as well as 15329 Rosewood regarding the same complaint but were unable to attend tonight. An additional homeowner expressed the same concern but didn't write a letter and was also unable to attend tonight.

Chuck asked the date the fan was relocated that Mr. Borota negotiated with the club.

Matt reported on behalf of Mr. Borota and clarified that the fan was never moved. He negotiated prior to actual wiring and installation process to relocate it from its original intended location. The club agreed but additional wiring was required, which Mr. Borota paid for.

Chuck clarified that the fan was never on and running at the original location.

Many guests shook their head in agreement that this is correct.

Chuck asked if there are certain months the fan is on and others it is off. Are there specific months it is running?

Tom reported that it runs anytime it's warm.

Chuck asked how they define warm.

Tom reported that it started late April and has run nearly every day since that period. Some nights it has run all night long. It was running from 2:00 – 4:00 a.m. but he complained and it stopped. The biggest part of the problem is he works from home and is there for the majority of the day. It runs from 10:00 a.m. – 9:00 or 10:00 p.m. This is constant. Ten –twelve hours of annoying sound will drive anyone to distraction. He can't handle this anymore. He is certain it violates several City ordinances.

Chris reported that the ordinance is sixty db at the property line.

Tom reported that the level greatly increases this level on a consistent basis.

Chair Fuller thanked all for coming and expressing their concerns he is uncertain if they play golf but must have an interest in the value of the golf course because their homes were built adjacent to it specifically because of the value that having a golf course will create.

Matt replied that this is incorrect. Their homes were there prior to the golf course being built. The course was built adjacent to the homes. Most homes were built in 1991 – 1995 prior to the course being built.

Chair Fuller reported that the reality is we've had a green that hasn't grown in the past fifteen years until the last two years. A golf course cannot survive without providing a first class operation, i.e., greens, fees, fairways, etc. All Par 3's are signature holes on any golf course and are extremely important. If definitely impacts the golf course if it is not useable. This is the situation on #12 & #17. Many changes were done before the fans were installed. It takes air movement to keep the green alive.

Chair Fuller added this is the first time in fifteen years we've had greens hold up in the worst summer since the golf course has been built. This is partially attributed to the fans blowing air on the greens. The Committee understands the homeowner's situations but the fans are needed to keep the greens alive. Smaller fans were initially used but didn't work. The larger volume fans have done wonders for the particular green.

Chair Fuller reported that the sound and vibration issues will be discussed amongst the Committee and determine the direction to go moving forward. They also have reports regarding the sound levels the fan generates. He doesn't want to discourage the homeowners but there will probably be a fan of some type, in some form, in some volume on this particular green. James is the first Superintendent we've had to be able to grow grass on this green. He is to be congratulated for being able to finally get the greens in a condition that patrons and the City of Leawood respect.

Chair Fuller reported that we fought the course for seventeen years to get its current condition. It would be a detriment to the City if we start to let it go.

Tom reported that it is a detriment to the City of Leawood for the homeowners who are avid golfers as himself that reside on the course but will not play Ironhorse due to the treatment received.

Again, Chair Fuller thanked the homeowners for attending. All comments/concerns will be taken into consideration and a determination will be made. The homeowners will be notified. Tonia has all of the names, addresses and e-mails of all who spoke tonight.

Chris reported that if the homeowners want this done (moving the fans) they should share the cost amongst each other.

Jeff added that we cannot afford to put the asset at risk if it does not exceed the acceptable db level, which our independent repairs say it does not. That green has vastly improved in the past two years. It was nothing but dirt initially.

Chuck reported that this would be great to have a common set of statistics by an Independent Third Party.

Jeff reported that the fans are set by a software program and run daily from 10a.m. – 6p.m seven days per week, when the temperatures reach the higher eighties. It is absolutely false that the fans are being run indiscriminately for the sole purpose of annoying the homeowners.

Chris reported that a pulley system was also installed to minimize the noise, correct?

Jeff added that a directional baffler was installed to minimize the continuation.

Jeff reported that he isn't 100 percent factual but he would question the comment that was made that the homes predate the golf course; he has pictures of that green sitting alone without any homes behind it.

Jeff added that the gentleman who paid to have the fan moved was taking the same position until Jeff sent him the picture.

Chris reported that she questions his complaint about a fan that wasn't installed and operating.

Chair Fuller reported that some homeowners are also upset that a berm was installed but it was done to protect these homes from flooding.

Steve reported that something had to be given to the homeowners to notify them that gave them notice of the golf course.

Chris added that the homeowners on #17 were also having problems with noise from the fan but invited Chris and Dick inside their home to see what they were dealing with.

Chris reported that Jeff has tried to reach out to the attorney representing the homeowner who spoke tonight and asked if we could do the same and come into their home and haven't been able to do so. They never returned either of his calls.

Jeff added that Acoustical Engineering completed a study and readings were done with four different scenarios and eight readings and at no point in time did the decimal reading increase from 59, and this was 40' from the fan. With the fan running there is more noise coming from a sprinkler than noise from the fan.

Chris added that the study reflected that the decibels are within City ordinance.

Tommy asked how many golfers have complained about the noise of the fan while putting.

Jeff reported that he hasn't received any complaints.

Chuck added that he is certain this isn't the first golf club whose had problem with neighbors being mad about fans. What did others do?

Chris reported that Hallbrook had a similar problem. As a result, one of the fans was moved and the other was pulled down.

Chuck reported that an option may be to research a fan company to see what low dd models are available and how much cfm they move and get one or two portables and invite the neighbors over and allow them to listen to them and ask if the option is acceptable and let them know that it is as low as possible when we have to move a certain amount of cubic feet per minute. Otherwise the grass will die. Give homeowners the option to help us choose. Make sure the homeowners understand that this isn't going away but allow them to provide input and assist us to decide what's acceptable.

Chuck reported that he would rather incur the cost of purchasing two lower speed fans that would move the air rather than having the citizens mad at the club.

James reported that two smaller fans aren't much cheaper than the big fan. This is the original reason the large version was chosen.

Chuck would rather the noise level decrease. This would keep the commotion down.

Chuck added that this is the concept of shared responsibility if a home is purchased on the golf course. Homeowners have to knowingly be able to tolerate certain things by having the benefit of the golf course view and ambiance.

Jeff reported that it also increases their property value.

Chris added that most of their CCR's reflect this.

James reported that he will research this option.

Chair Fuller reported that this may be a solution but any fan is going to be a problem. All fans make noise.

Jeff reported that the noise level of an industrial size fans using excessive power of energy moving large blades will make noise. The noise will be noticeable if within hearing range.

Steve asked if the reps at Precision Air have been contacted to research other options. It would be nice to have a backup plan moving forward if needed.

Jeff added that they have.

Jeff recommends e-mailing the homeowners and provide them with our readings by the Acoustical Engineers and extending the opportunity to them if they, as a homeowner group, would like to contract the same company, or a company of their choice, to provide readings as an expert in this field, not an I-Pad study prepared by an individual that refutes our figures from each of their decks or inside their living rooms, etc. and assimilate it into one study. We are happy to discuss options and come to a common ground. If the readings don't exceed the acceptable level we cannot afford to put the asset at risk. It will be in the best interest of all to be a good neighbor but their job is to protect the asset.

Chris reported that she agrees. It is best for all to come to common ground. It would be nice to maintain the fan with the least impact but not at the expense of the green. The course can't afford the cost of smaller fans with the possibility that the homeowners disagree after they are installed. Two fans are a good idea but she wouldn't spend any money on it until the homeowners are approached to offer the option of providing their own study. Removing the fan altogether isn't an option.

Chris reported that we need to stick to the facts; they are hard to ignore. The study is factual.

All Committee members agree that this is the best direction moving forward.

Chuck offered to participate if Committee member involvement is needed.

I. Operations Report.

Jeff reported that the finished result for June was an operating income of \$112,866 compared to \$83,866 June 2011 and \$60,052 for budget. Year to date June operating income is \$34,091 compared to a loss of \$57,879 through June 2011. Year to date cost recovery has improved by 11% versus the period of 2011.

Jeff added that several marketing efforts are currently going on. A direct mail piece offering golf with lunch continues to generate rounds. He continues to advertise heavily on sports talk 810. They've partnered with several different web based marketing sites such as Google and Yahoo. A fairly significant amount of rounds are a result of those sites.

Jeff reported that their outing business remains strong. They hosted 1200 event rounds in May and June. They are north of 1000 rounds for September and October.

Jeff also reported that leagues increased in 2012. They are currently hosting several companies such as Honeywell, Church of the Resurrection, Fishnet Security, The Ironhorse Senior Men's League, and the Wednesday Ladies League. They also host a Thursday afternoon Men's League.

Jeff added that they will continue to use Golf Now to sell rounds during slow periods and discounts offered thus far range from eight to fifteen percent off of rack rate. As a result more than \$34,000 of additional revenue has been generated through June.

Jeff reported that four camps were offered this summer; each was at capacity with 120 junior golfers participating. The last camp finished today.

Jeff reported that the First Tee Camp offered was also at capacity for each camp all season long.

Jeff added that the prolonged dry weather is having an impact on golf rounds, instruction, and the physical plant. July 2011 will be the first time in twenty months they haven't exceeded prior year's numbers by double digits. The cancellations have been unprecedented.

Jeff reported that several sections of the cart path are cracking. They will be replaced during the off season. Additionally a significant amount of trees have begun to show signs of disease most will be removed during the fall and next spring.

Jeff reported that the City of Leawood extended an additional three year operating agreement contract with Troon on July 16. Troon Golf is honored the City of Leawood entrusts them with the operations and caring of Ironhorse Golf Course as it is the top public facility in the Kansas City metro. They are blessed to be involved and would like to personally thank the Golf Community, the City Council and Chris Claxton and her staff for the continued support. Even in it's trying times the club continues to improve in all areas from agronomics, finances and operations. It continues to make positive strides.

Chair Fuller congratulated Troon and the staff for doing a phenomenal job. He and his friends play many courses in the Kansas City area. There currently isn't a course in town better than Ironhorse. The course is amazing. James can grow grass; he's done a miraculous job. He is to be commended.

Jeff reported that this is why they are so adamant about the fan on #12 green. He received numerous complaints and abuse from the customer base because we didn't have greens. He doesn't want to experience this again. He is opposed to do anything that would compromise the quality of the greens. He's received compliments about this hole.

Chair Fuller agrees. Par 3's are the signature holes on any course.

Chuck reported that the only option is to change the golf course and put a Par 3 somewhere else. Possibly around the bathroom on #14 tee box and let it grow into a rag weed. This would cost \$200,000. We don't have money to do this.

II. Course Maintenance/Projects Report

James reported that the summer of 2102 continues to have new challenges. The greens are holding well.

James added that the root structures on the greens are some of the best on the course. He continues to add sub-air attachments to help improve the restructure zone.

James reported that temporary fans are currently running on #3, 6, 10 and P2 to help air movement.

James added that all fairways and tees were verticut and aerated beginning in mid June. Everything is healing and recovering.

James reported that he has been watering heavier due to the extreme heat we've experienced.

James continues to work on sod repair to the collars, tees and fairways concentrating on the unlevel thin areas from prior projects. He is striving for a mid-September completion date.

James reported that the irrigation system has been put to the test this season. They will pressure test the pumps this fall. Replacement money is set aside if needed.

James added that the fairways are currently showing mixed coverage areas and good progress. They are in the process of installing new heads in certain areas so they are more consistent.

James reported that the irrigation pond on #6 is very shallow along the edge. It is approximately 2' deep.

Chris reported both ponds have a safety ledge. It isn't deep all at once in case someone would fall in. They were designed that way.

Jeff reported that they discussed installing an irrigation line around the edge of the entire perimeter. This would also be done on #11.

Jeff added that he and James will begin a three year plan once the heat breaks to discuss improvements to the physical plant and the lakes. It would be nice to dredge a portion of the irrigation lake at some point, keeping the parts that would store more water. Effluent water is very nutrient rich and creates algae bloom with the type of weather we've experienced. It doesn't matter how much chemical is added, you can only control it so much without hurting turf. Bent grass struggles as it is with good rain water, it will cause un-do stress if the irrigation water is overtreated.

Jeff reported that this is the life line of the golf course. It is necessary to have capacity storage for good irrigation water. This lake was built ahead of the course. With home constructions in the area, the size of the lake and how it's eroded over the years, he is uncertain the capacity at day one of the design compared to today, but he would guess it is 20-25% less volume than in 1993.

James agreed. He has pictures where the edges have come in.

Chris reported that Brett Haugland of CCE is good about taking photos during all stages of the construction. It may be in our best interest to do a bathometric survey to plan for this in the future. It could cost a lot to dredge this out.

Chuck reported that we should consider filling in the lake on #11 with beautiful sod similar to #10 all the way to the creek. This would be less of a headache. The homeowners may enjoy the view.

Jeff reported that the lake could be recirculated with a nice water feature from the #11 green and then meander down the creek, which will define the creek more and return the lake back to the green. Rockwork could be added. There is a vast rock feature and seepers could be created from all sides pouring over the rock wall, which would turn the water and install more aerators in the lake. If so, a fountain wouldn't be needed.

Chris reported that she spoke with Ron Hayes, who is doing the north lake project. They might be able to provide us with an estimate after Labor Day.

Chuck asked if a back-up pump is available if one of our main pumps fail.

James reported that we have two pumps. We don't have a backup but he is confident we won't go dry. We would run at half capacity until rebuilt if necessary. In the event of an emergency we could pay extra fees and overtime and have it rebuilt quicker.

III. Discuss Approach to #18 tees

Jeff reported that the railroad ties are straight down on the senior tee and the red tee. It is the original construction. It is a hazardous situation. They are dilapidated and rotting out. The footprint is small but it is steep.

Chuck asked if anyone has slipped and fallen.

Jeff reported that luckily they have not. One option could be to put a switch back (rock switch back with handrails) with a landing; or to take the cart path off the existing one and redirect it to the left of

the tee box and the cart path would be inside the creek bed; then flute it out to dead head into the fairway. There is a way to come back and reconnect to the cart path to get it to a safe grade.

Jeff also reported that a serpentine path could be created with a landing that's heavily railed on either side or hands railed down the center and create longer footings each step more gradually and turn back, and then come the opposite direction such as a switch back. The best option is rock.

Chuck reported that we don't want to make the tee box footprint itself any smaller. Can the cartpath move to the south and dig into the hill. More room would be available for the stairway going down to the tee box.

Jeff reported that this is an option but a retaining wall would be needed on the hillside. It is a steep hard slide down the hill.

Chair Fuller reported that the easiest solution is to install new railroad ties on each side and one in the center for a total of three. It is currently one rail. A railing is a necessity.

Chris reported that she isn't fond of the railroad ties. Even if we increase to three of them, they have petroleum products in them and are really slick when it rains.

Tommy reported that some of the Tuesday Seniors are going in through the exit and coming all the way back up parking their cart and walking to the tee to avoid this area.

Chris asked if in his opinion seniors will use the steps if changed due to the steep area.

Tommy reported that if they will not use them if they are steep.

Jeff reported that it is best to redirect them at an angle.

Chris suggested that the committee ask Jeff to propose two options with a cost estimate. This is a safety issue and needs to be addressed quickly.

Chuck asked if this can be done in house.

Jeff reported that the person who did the entry sign work could do the work.

Chair Fuller suggested Scott Fanning; he does good work for the City and should be able to do this.

Chris agreed. He is very skilled. If he does it, no one from the outside will be needed.

VI. Discuss Fountain on #11

This was tabled until the next meeting. There weren't any representatives attending the meeting tonight. *Chris gave a brief overview of the history and current request for the new Committee member.*

VII. Misc.

Chair Fuller reported that the next meeting will be October 25, 2012 at 5:30 in the Main Conference Room at Leawood City Hall.

A motion was made by Bob Reed to adjourn the meeting. The motion was seconded by Chuck Sipple. The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Chris Claxton, Director
Leawood Parks and Recreation Department