



HGRD Golf Course Renovation Committee
April 15, 2021~ 9:00 AM - ZOOM
Agenda

COMMITTEE MEMBERS	PRESENT	SUPERVISORS/OTHERS	PRESENT
Chair Jon Edinger		Vice-Chair Peter Overs	
Vice Chair Bob Herbstritt		GM J.B. Belknap	
Jack Birecree		Dir. Golf Crs Maint. Tim Kortanek	
Larry Frost		Board Chair Don Misener, Liaison	
Mary Koenig		Board Secretary Karon Bennett	
Tracy McCabe			
Tom Lambeseder		Residents	

- I. **CALL TO ORDER** – Chair Jon Edinger
- II. **APPROVAL OF MINUTES** – April 2, 2021
- III. **BUSINESS TO BE DISCUSSED**
 1. Course access- Only with JB’s permission or accompanied by Tim.
 2. Permit update
 3. Cart Path update
 4. Range update
 5. Hole #6 shoreline update
 6. Nix visit 4/13 review, Hole #5 tees, good productive visit. Planning visits every Tues.
 7. Survey status and Encroachment review
 8. Earth work concerns
 9. Shore work by new #10 green
 10. Request to possibly change bulkhead by #1 green from rubble rock to timber. \$140/ wood vs \$50/ rubble rock = additional \$90 per ft x 90 feet = \$8,100.00 additional
 11. Progress review and upcoming work
 12. Landscaping
 13. Finance review
- IV. **OLD BUSINESS**
- V. **NEW BUSINESS**
- VI. **NEXT MEETING DATE** – Thursday, April 29, 2021 at 9AM
- VII. **ADJOURNMENT**

HGRD Golf Course Renovation Committee
 April 15, 2021~ 9:00 AM
MINUTES



COMMITTEE MEMBERS	PRESENT	SUPERVISORS/OTHERS	PRESENT
Chair Jon Edinger	X	Peter Overs, Liaison	X
Vice Chair Bob Herbstritt	X	Resident, Bruce Johnson	X
Jack Birecree	X		
Larry Frost	Absent	GM J.B. Belknap	X
Mary Koenig	X	Dir. Golf Crs Maint. Tim Kortanek	Absent
Tracy McCabe	X	Board Secretary Karon Bennett	X
Tom Lambeseder	Absent	# of Residents	2

- I. **CALL TO ORDER** - Chair Jon Edinger called the meeting to order at 9 A.M.
- II. **APPROVAL OF MINUTES** – *Mary Koenig made a motion to approve the minutes from April 2, 2021. Vice Chair Bob Herbstritt seconded the motion. **The motion passed unanimously.***
- III. **BUSINESS DISCUSSED:**
 1. **Course Access** – Access to the golf course is limited to JB’s permission or by being accompanied by Tim.
 2. **Permit Update** – A water monitoring plan is a stipulation to the permitting. J.B. is scheduled for a face-to-face meeting with the Natural Resources for the permit.
 3. **Cart Path Update** - The Board approved 165K additional for cart path repairs as well as adding curbing and passing areas to the tee areas and green areas. Clark is revising their quote to just address cart paths. Clark tagged all the blue markings by GPS on the course to determine their final number for the cart path quote.
 4. **Range Update** – The multiple use path going from the golf shop to the range is the first priority on the range improvement plan. Discussion ensued over adding bulkhead and the high cost of the bulkhead, electric conduit in front of the range etc. Chair Edinger discussed sloping areas around the range adding 20-25 feet of grass, managing that surface would allow for a lot more time hitting on Bimini grass. The concrete space would not take away from golf cart parking.
 5. **Hole #6 Shoreline Update** – Hold off until the last permit is received so that it can be amended.
 6. **Nix Visit** – A productive visit took place with Ricky Nix, Jon Edinger, Howard Young, Tim Kortanek and J.B. Belknap on April 13, 2021. The group reviewed several areas of the course particularly the Men’s three tee on Hole #5 tees and irrigation lines. Further discussion ensued regarding Hole #8, bunkers, trimming up the trees on Hole #4, ease of maintenance, and drawings for the Shapers. Visits like this will take place every Tuesday morning.
 7. **Survey Status and Encroachment Review** – The course surveying has been completed. The committee agreed in the way would handle encroachments. Chair Edinger presented the encroachment communication piece as follows:

“As part of the ongoing golf course renovation, we have hired a licensed land surveyor to locate the property lines of the golf course in areas that routinely come into play. While doing this we have found many areas that the adjacent property owners have encroached on golf course property, some of these have temporary revocable permits, most not. We are in negotiations with our course contractor to install permanent markers in approximately 200 locations throughout the course. We have also found many what appear to be abandoned comcast boxes which we hope to be able to remove.

From the encroaching homeowner’s perspective, we propose to allow most that exist to remain, there will be a few that will require modifications. Those will be handled on an individual basis with direct contact with homeowner. For most, a cut line (plant new Bimini to/mow to) will be established by the Course Supt., course maintains new Bimini, homeowner maintains existing encroachment area. If encroacher chooses to not maintain existing encroachment, Course Supt. will make any changes or adjustments he deems necessary.

From the golfer’s perspective, he/she will have white stakes to clearly establish in or out of bounds. Out is out, go back or take the allowed drop. If the ball is determined to be in bounds but is in an encroachment area a local rule should be established to require golfer to remove ball from encroachment area, take a free mandatory drop as described in the local rule on the new Bimini grass.

It is recommended that better monitoring of our course property lines be implemented to prevent future encroachments and any opportunity to reduce or eliminate existing should be taken advantage of.”

The above information will be presented to the Board and to Tom Hart, Esq. for their review.

- *Vice Chair Bob Herbstritt made a motion to approve the Encroachment Policy/Communication Piece. Jack Birecree seconded the motion. **The motion passed unanimously.***

- 8. Earth Work Concerns** – Opportunities may arise on the golf course for the need of additional earth, this will be monitored as the project moves along.
- 9. Shore Work by New #10 Green** – Clark is looking into ways to enhance the shoreline on Hole #10. Lakeshore excavation is possible along the #10 shoreline. Hole #7 has extra rubble rock that can be moved to Hole #10.
- 10. Bulkhead** – The committee discussed the possibility of changing the bulkhead - #1 green from rubble rock to timber. \$140/ wood vs \$50/ rubble rock = additional \$90 per ft x 90 feet = \$8,100.00 additional
- 11. Progress Review and Upcoming Work** – Progress is moving along well; irrigation work is going on as well as regular drainage work, rock staging, etc.

12. Landscaping – At this time there is not money in the budget for landscaping. The committee has been advised that the main focus is growing grass and making the course playable. Landscaping can be added as time goes by and budget allows. Landscape suggestions will be provided by Ricky Nix.

13. Finance Review – Chair Edinger reviewed some areas where costs in the project were higher than originally expected. He mentioned that Land Surveyor Allen Neal would be a little more than anticipated. If the quote for the white out-of-boundary stakes comes in as expected than its cost of 20-25K will come out of the contingency. The cost of Earthwork is unmeasurable at this point. If chosen, the drawing from Rick Nix where 100ft of timber will be about 15K. Hole #7 extending stone wall, sloping it down 20K. The four approach 100K. Chair Edinger reminded the committee of the importance of staying on budget.

IV. **OLD BUSINESS** - None

V. **NEW BUSINESS** - None

VI. **APRIL MEETING DATES:**

- Wednesday, April 28, 2021 at 9AM.

VII. **ADJOURNMENT** - Chair Edinger adjourned the meeting at 10:05 A.M.

Approved by the Golf Course Renovation Committee on April 28, 2021

Chipping Area

Current View:



Problems:

1. Only a small area around green is flat and reflective of our course. 80% of the area around chipping green requires a LOB shot which is rarely seen in play.
2. The one flat area we have is worn out.
3. Trap is too big, and we don't need another trap
4. No place to practice 30-yard chip shot.
5. Balls hit from trap trickle off green and run into water

Potential Changes:



Suggested Changes:

1. Minimize the size of the trap and DO NOT move it from its current location. Remove trees and shrubs to maximize usable chipping space. Goal is to gain as much flat chipping as possible
2. Remove shrubbery and pine trees between golf ball building
3. Remove tree by lake and extend chipping area toward started shack to accommodate 30 yard chip shots.
4. Gently slope ground around green to more closely reflect shots on our course. Limit lob shots
5. (Future) Add another Bimini grass area to hit over sidewalk from behind golf ball building.

All of this should be included in existing range renovation

Driving Range

Current View:



Problems:

1. Current look is not reflective of a high-end course like Herons Glen
2. Grass range gets worn out quickly
3. Mats are well beyond useful life
4. Starter shack is an eyesore
5. New fairway practice bunker?
6. Wooden bumper strip that prevents front-end damage to carts is not a good look.
7. No place to conduct post-tournament results
8. Difficult to monitor range use after hours

Suggested Changes:



Suggested Changes:

1. Add bulkhead and extend grass hitting area into water. Do this by lowering the height of the range making it equal to the top of the curbs – eliminating step-up from parking area. Cost: \$27.5K for 220 feet of bulkhead (\$125/ft), \$5K to bury the old concrete and move the dirt. – Total \$32K
2. Replace the existing mats with 10' Turf Hound mats. Install paver bricks in 3' area between mats and curb so swings don't extend into parking area. This will require replacement of existing concrete pads for range mats. Cost: \$55K for new mats, \$15K for 220'x10' concrete pads, \$3K for 220'x3' paver bricks. Total \$80K
3. Fairway Bunker – Putting a bunker in front of mats may present a safety issue. We're concerned about adding a (new) fairway bunker.
4. Remove wood strip in front of range mats and replace it with roll curb that prevents damage to carts. Cost: \$3K to demo existing wood strips and for 220' of roll curbing. Total: \$3K
5. Add 3 top quality floating targets. Cost: \$ 20K
6. Add ball barrier that actually contains balls even in high winds and place it closer to shore. Cost: \$30K of which 13K is already in the "replacement" account for these. Net difference \$17K. Might be cheaper by bundling targets with barrier.
7. Add appropriate signs, club holders, ball boxes, ball washers, etc. for users of range. Cost: \$15K

Total: \$150K.

Miscellaneous Changes

Suggested Changes:

1. Orient the new golfer bathroom on the back side of the ball building (“L” shape) saving space in the parking area for BBQ after tournaments. Cost: (included in bathroom project)
2. Add cart-wash area next to new bathroom with a hose bib and a large drain. Cost: (included in bathroom project)
3. Add bulletin-board area to side of ball/bathroom building to post tournament results. Might require a false roof to protect it from rain. Cost: (included in bathroom project). If the bathroom cannot be moved, alternatively construct a Scoring Center between parking lot and cart lot to post results and to conduct post-tournament BBQ & results. Cost: \$8K
4. Add cutout space for a practice ball dispenser similar to ice machine in new ball/bathroom building. Cost: (included in bathroom project). Add a ball dispenser which could use member numbers to dispense practice balls in the off-hours. Cost \$8K
5. Improve the appearance of the starter shack. More functional inside, marble counter, bulletin board, etc? Cost: \$1K
6. Clean stained concrete around putting green. Cost: N/A
7. Improve path leading from the pro shop to the range. Remove lake-side set of 3 trees on bridge and widen path to 12 feet all the way from the pro-shop lot to the starter shack – including lane lines on new path. Remove all high shrubs and replace with ground cover. Cost: \$22K

Total: \$39K