

Minutes for WW Golf Course Sub-Advisory Committee Meeting October 6, 2009, 6 PM

CALL TO ORDER

The meeting was called to order by Mark Ulrich. Committee members present were, Scott Picanso, Don Bain, Neal Rotteveel, Bill Schubert. Staff members present were Regina Espinosa, Manager, CSA and Special Districts, Randy Golf course GM, and Steve Argo, KemperSports.

PUBLIC COMMENTS

None

OLD BUSINESS

1. Golf Course Update: Randy gave his Golf Course Update. The total revenue for the month was below budget by **\$55K** with rounds below projections by **908**. The decline in rounds and revenue is due in part to hot weather and the lack of food and beverage service. In addition, green fee & cart revenues have been negatively affected as a result of poor economic conditions consistent throughout the golf industry, as well as temperatures well above the norm. Kemper anticipates there will be some improvement in revenues with the opening of the food and beverage operation; however, they will continue our effort to drive rounds through local marketing and select golf promotions. The total expenses for the month were better than plan by \$34K, which minimized the overall impact to the NOI. We will continue to manage controllable expenses to offset the revenue miss. The golf course remains in good condition, and the greens aerification is still scheduled for late October. The discussion came about regarding the ABC license. It was noted that Kemper is on the verge of receiving the Alcohol License. The ABC should be issuing later in the week.
2. Capital Improvements Discussion and Update: The latest plans were provided regarding the modular F&B trailer and are in the process of being finalized. It was shown on the plans that the modular unit would have 2 separate dining/meeting areas. It was also shown that there would be restroom facilities and that the mobile kitchen previously purchased would abut the modular kitchen so as to provide direct entry from the kitchen of the modular to the mobile unit. All structures would be properly permitted. DHS would be out to confirm and so would the CBO of the County. It was noted that Kemper would use the areas as possible venues for large meetings, and would make the space available for rental to residents as well. Randy provided the sample F&B plan for the space as well as Kemper's idea of staffing level and hours of operations. The plan would be for a casual grill and dining area. At this time the project has been bid out so as to ensure that the building will meet code. The contractors will be onsite Monday to begin relocation of the new modular structure. Later this month Kemper will put together an operations plan for the new food and beverage facility as well as staffing plans etc. for the space. The decorating committee of ad-hoc residents had met with Randy and a volunteer decorator had joined Randy in reviewing the options for aesthetic changes to the modular unit and mobile kitchen. After the modular unit is completed and functional the next issue will be furnishing it without funding. There were several options that had been discussed by the county with Kemper and the subcommittee agreed that if residents wanted to

donate to the furnishings and optional upgrades to the F&B operations they could do so and it would be tax deductible. County Counsel would provide an appropriate form, otherwise the tax preparer could note it as necessary. The group agreed. Also it was discussed that once the Modular F&B structure was complete the County would prepare some policy for future Capital Improvement Renovations through the subcommittee. Regina noted that County had the intentions of funding the concrete patio proposed for the structure and once the structure was complete Kempersports and the subcommittee would be responsible for the daily operations and decisions regarding aesthetic issues. All would have to be decided by the subcommittee in the future. Randy provided the group a copy of some rough numbers with regards to cost of putting up a driving range. Mark mentioned that he thought the numbers were very conservative and that he would be looking at them closer as the end of the fiscal year arrived if the Driving Range was still a priority. Regina mentioned that the Capital Improvement budget had been set for 2009-2010, so any improvements like a driving range would need to wait for the 2010-2011 year at the soonest.

NEXT MEETING SCHEDULED

November, 2009

The meeting was adjourned at 7:50pm.