



**City of Spokane Park Board  
Golf Committee Meeting**

8:00 a.m. Tuesday, Jun. 11, 2024  
Hybrid in-person and WebEx virtual meeting  
Mark Poirier – Golf Manager

**Committee Members**

- X Nick Sumner – Chair
- X Gerry Sperling
- X Barb Richey
- X Doug Kelley

**Parks Staff**

- Jason Conley
- Mark Poirier
- Jennifer Papich
- Nick Hamad
- Kris Behr

**Golf Staff**

- Josh Harty
- Damien Densmore
- Rob Decker
- David Fern

**Golf Pros**

- Rob Sanders
- Steve Conner

**SUMMARY**

- The committee approved to recommend the Park Board accept the following agenda items:
  - None
- Nick Hamad presented the 2024 capital funding report
- Mark Poirier discussed the financial reports.
- An overview of What's Happening at the Courses was presented.

The next regularly scheduled meeting is 8 a.m. Tue., Jul. 09, 2024.

# MINUTES

The meeting was called to order at 8:02 a.m. by committee chair Nick Sumner.

**Public comment** - None

**Action items** - None

**Discussion item**

1. [2024 golf course capital update & discussion](#) – Nick Hamad
  - a. Since 2018, there has been nearly \$8M in irrigation, \$500K in major tree work, \$1M in clubhouse upgrades for a total of \$9.41M, about \$1.6M per year in SIP and Golf capital work. The majority of these expenditures remains ON-COURSE. Challenges include asset depreciation, weather dependency, and aging equipment. However, the worst of issues have been repaired and, barring emergency repairs, work can now begin on more visible improvements.
  - b. Each course is regularly assessed with a standard Parks form, which helps determine the urgency of repairs/maintenance. Proposed projects for 2024 include: equipment purchases for all courses (done – waiting on arrival), Qualchan Clubhouse restroom restoration (done), bunker rebuilds at Indian Canyon, phase 1 of a cart path replacement program, proposed at Downriver, and the replacement of the Qualchan pump station (Water Department will fund). If funds are available, the Esmeralda & Indian Canyon shop sewer lines needs to be replaced.
  - c. Concerning the equipment purchases, Doug Kelley mentioned Golf may need to look into a legislative exemption to electric vehicle bill which will be in place by 2030. Josh Harty stated in addition to the higher cost, an electric mower will not hold a charge long enough to mow the entire course, which would require the purchase of a second mower.
  - d. Barb Richey requested Nick create a pie chart showing the amount of capital planned each course for 2024 which could be displayed at the courses to help educate the public. Mark stated Marketing recently created a FAQ board explaining how the fees are broken down and how they benefit the public. Nick Sumner would like to reevaluate the need for digital displays at courses. He stated the overage in the Facility Improvement Fund could be used for this as well as other items on the repairs/improvement list which would bring immediate value to the public.

**Standing reports**

1. [Golf financial report](#) – Mark Poirier

Rounds are up by 8,572 over 2023. The pass sales section is misleading as many of the passes were sold in the winter of 2023 for the 2024 season. There is a 1.69% year-over-year revenue increase, with a 2.96% increase in expenditures. Much of this increase comes from salary/wages as May had three pay periods. There is approximately \$500K in available cash. May FIF revenue 2024 vs. May 2023 is similar.

2. Superintendents' reports - What's Happening at the Courses – Mark Poirier

- a. Mark Poirier compared last year's no shows vs 2024, and no show fee transactions actually increased.
- b. Steve Conner from Downriver states people are finally understanding the consequences of no-shows, even if it is just one member of the party. Junior golf has been outstanding.
- c. Qualchan will be experiencing traffic reroutes between 6-9 am due to construction. There have been social media and email blasts regarding this slowdown. People will need to allow more travel time. They experienced the most rounds ever in May. They are doing couples tournaments which have been a huge hit. Rob Decker reports the course came through the winter well. They are still adding irrigation heads, with about 30 to go. They have used all of the

old heads from Downriver. They received one of the new John Deere mowers and are extremely happy with the performance, however, their old mower failed about the same time as the new one arrived. Most areas of the course has been aerated. They have been having an ongoing problem with marmots chewing equipment wiring, etc. as well as a large number of geese who have taken up residence.

- d. Indian Canyon hosted a boy's championship, which was a huge success. Rounds are up and the courses are full thanks to the beautiful weather. They are hoping to see bunker renovations in the near future.
- e. Josh Harty states #5 at Esmeralda is still on a temp green, but is coming back nicely, and should be in great shape for the Rosaurers tournament in July. Marmots continue to be problem at the course as well.

**Adjournment:** The meeting was adjourned at 9:03 a.m.

The next regularly scheduled meeting is 8 a.m. Tue., Jul. 09, 2024.



  
**Esmeralda**  
GOLF COURSE

  
**Downriver**  
GOLF COURSE

  
**Indian Canyon**  
GOLF COURSE

  
**The Creek at Qualchan**  
GOLF COURSE

# Deferred Golf Capital Progress & 2024 Golf Capital Proposal Golf Committee - June 2024



Golfers tee off at iconic Indian Canyon, which offers an interesting layout and beautiful views.

COURTESY CITY OF SPOKANE

*Champion courses*



## Background & Process

- Pre-2017: 'Wait & See' capital approach. Good year = project.
- 2017: Consultant Report identified ~\$16.5M Deferred Golf Capital.
- 2017: 1,200 Public Survey - Responses desired golf invest in capital improvements / repair.
  - Survey feedback: on-course upgrades were #1
  - Survey feedback: off-course upgrades were #2
- 2018: \$7.5M SIP Loan for capital improvements.
  - P.B. prioritized irrigation.
- 2019-2022: Construction of SIP funded projects.
- 2022-2023: Tree Work, urgent clubhouse maintenance catchup.



## What have we done? (2018-present) SIP + Golf Capital

- Course Master Planning -----\$ 60K
  - IRRIGATION -----\$7.950M (*SIP*)
    - Indian Canyon, Esmeralda, Downriver
    - Minor Tree Work & Greens
  - MAJOR TREE WORK -----\$ 450K
    - Downriver, Canyon Roofs
  - *CLUBHOUSE ROOFS & HVAC* -\$ 950K
    - Indian Canyon & Downriver Roofs
    - Esmeralda, Downriver, Qualchan, Canyon HVAC
- 
- *TOTAL COMPLETED* -----\$9.41M



## What have we done? (2018-present) SIP + Golf Capital

- Course Master Planning -----\$ 60k
- IRRIGATION -----\$7.95M (SIP)
  - Indian Canyon, Esmeralda, Downriver
  - Minor Tree Work
- MAJOR TREE WORK **~\$1.6M/year since 2018**
  - Downriver, Canyon Roofs
- CLUBHOUSE ROOFS & HVAC -\$ 950K
  - Indian Canyon & Downriver Roofs
  - Esmeralda, Downriver, Qualchan, Canyon HVAC

---

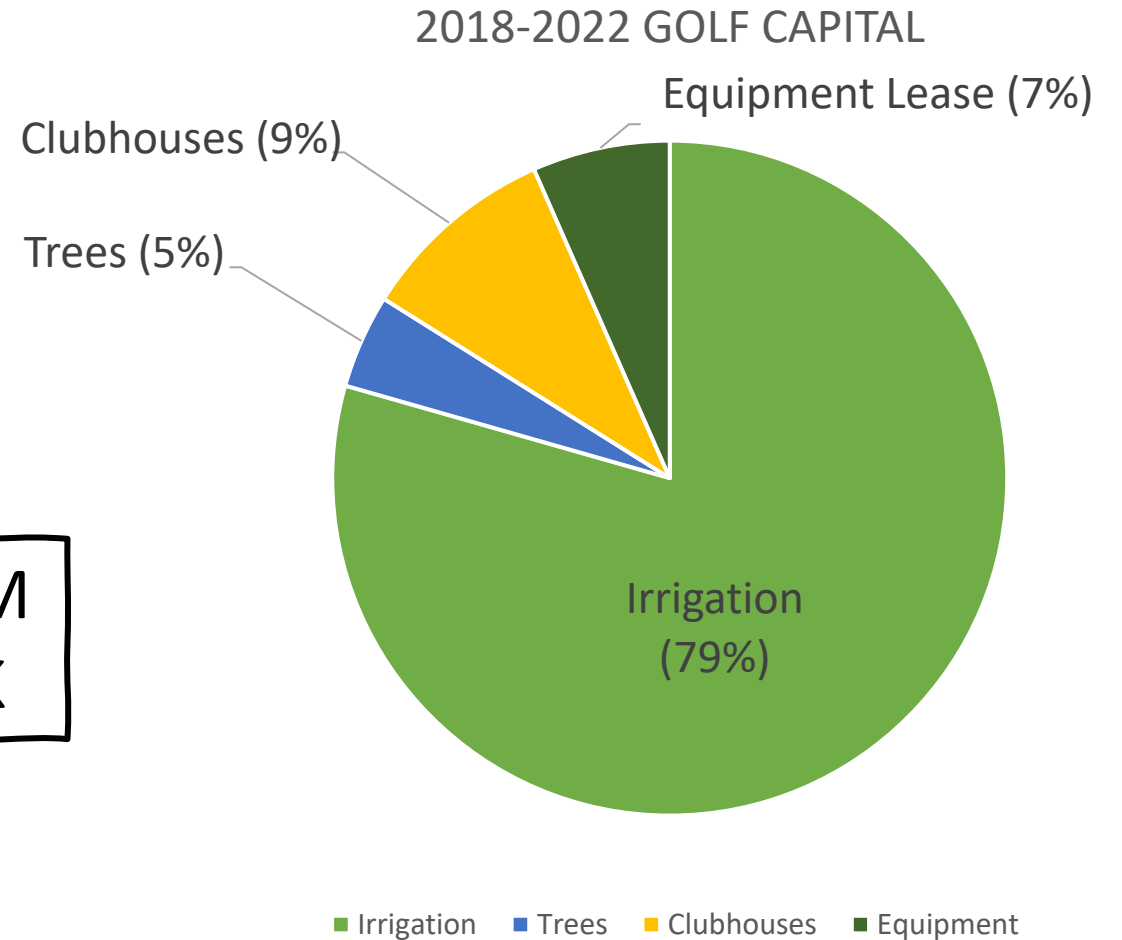
- TOTAL COMPLETED -----\$9.41M





# What have we done? (2018-present) RECAP

- ON-COURSE - \$ 8.46 M
- OFF-COURSE - \$ 950K





## Challenges & Opportunities



### CHALLENGES

- Many assets still Depreciated (Still landscape triage)
- Equipment still needing replacement
- Weather-dependent industry

### OPPORTUNITIES

- Worst of the worst has been fixed! (irrigation, roofs)
- We can begin work on 'visible' improvements!!!



## Some Lessons Learned...

1. Park Board Decision to raise rates for capital projects / repairs will provide significant improvements this year!
2. Both Equipment & Capital Repairs will require annual investment to significantly improve.



# How do we decide what to do?

1. Assess Facility/ Asset Condition
2. Check Alignment with Priority Considerations
  1. Risk/Liability
  2. Asset Protection
  3. Operational Efficiency
  4. User Experience

City of Spokane <b>PARKS &amp; RECREATION</b>		GOLF COURSE CONDITION RATING
GOLF COURSE NAME: -	Reviewer: Date:	
Circle Most Applicable Category		
<b>1 - NEWLY CONSTRUCTED OR RENOVATED, HIGHLY FUNCTIONAL</b>		
Structures and Facilities (Buildings, restrooms, HVAC, roofs, lights, etc.)		
All is working well		1
No signs of wear		
New equipment		
Golf Course Grounds (Greens/tees, irrigation, parking lot, pathways, etc.)		
No wear or surface debris		1
Well manicured landscaping		
Path/lot surfacing is fully ADA accessible and undamaged		
<b>2 - REGULAR PREVENTATIVE MAINTENANCE NEEDED, FUNCTIONAL, NO VISIBLE DAMAGE</b>		
Structures and Facilities (Buildings, restrooms, HVAC, roofs, lights, etc.)		
All facilities and amenities function as intended		2
Some signs of surface wear		
No structural damage		
Golf Course Grounds (Greens/tees, irrigation, parking lot, pathways, etc.)		
Minimal wear, some surface debris present		2
Grounds & irrigation requires minor maintenance staff attention		
Path/lot surfacing is clean and passable, only minor deterioration		
<b>3 - MINOR FACILITY DAMAGE, AGING FACILITY, VISIBLE SIGNS OF DEFERRED MAINTENANCE</b>		
Structures and Facilities (Buildings, restrooms, HVAC, roofs, lights, etc.)		
Structures are aged, needing paint or partial components replaced		3
Replaceable parts near end of life cycle		
Replaceable parts near end of life cycle		
Golf Course Grounds (Greens/tees, irrigation, parking lot, pathways, etc.)		
Utilities functional but aging, in need of future repair		3
Visible signs of needed minor ground / irrigation repair		
Path/lot surfacing deteriorating, parts need partial repair (<25%)		
<b>4 - MAJOR FACILITY DAMAGE, NEAR FAILURE, COMPONENT REPLACEMENT OR REPAIR NEEDED</b>		
Structures and Facilities (Buildings, restrooms, HVAC, roofs, lights, etc.)		
Structure components needing replacement exceeds 25% total		4
Equipment or system is beyond typical life cycle		
Portion(s) of facilities within park out of service		
Golf Course Grounds (Greens/tees, irrigation, parking lot, pathways, etc.)		
Utilities requiring frequent repair or maintenance to operate		4
Damage or wear beyond maintenance staff capacity		
Irrigation systems manual or antiquated - laborious to operate		
Path/lot surfacing deteriorating, parts need significant repair (<50%)		
<b>5 - NOT FUNCTIONAL, COMPLETE REPLACEMENT REQUIRED, FAILED OR MISSING COMPONENTS</b>		
Structures and Facilities (Buildings, restrooms, HVAC, roofs, lights, etc.)		
No built environment / Undeveloped		5
Equipment is failed, missing, inoperable, or beyond life cycle		
Obvious safety concerns, several park facilities out of service		
Golf Course Grounds (Greens/tees, irrigation, parking lot, pathways, etc.)		
Surfacing is not functional, swampy, heaved, or missing		5
Path/lot surfacing completely deteriorated or unusable (<75%)		
Irrigation systems failed or inoperable		



# How do we decide what to do?

- Facility Condition Assessment

- Alignment / Priority Condition

Select projects which:

- Address 'poorest physical condition'
- Which meet the most 'priority considerations'
- Prioritize 'on-course' before 'off-course'

City of Spokane <b>PARKS &amp; RECREATION</b>		GOLF COURSE CONDITION RATING
GOLF COURSE NAME: _____		Reviewer: _____
_____		Date: _____
Circle Most Applicable Category		
<b>1 - NEWLY CONSTRUCTED OR RENOVATED, HIGHLY FUNCTIONAL</b>		
Structures and Facilities (Buildings, restrooms, HVAC, roofs, lights, etc.)		1
All is working well		
No signs of wear		
New equipment		1
Golf Course Grounds (Greens/tees, irrigation, parking lot, pathways, etc.)		
No wear or surface debris		
Well manicured landscaping		1
Path/lot surfacing is fully ADA accessible and undamaged		
<b>2 - REGULAR PREVENTATIVE MAINTENANCE NEEDED, FUNCTIONAL, NO VISIBLE DAMAGE</b>		
Structures and Facilities (Buildings, restrooms, HVAC, roofs, lights, etc.)		2
All facilities and amenities function as intended		
Some signs of surface wear		2
RED MAINTENANCE		
3		3
4		
REPAIR OR REPAIR NEEDED		4
Structures and Facilities (Buildings, restrooms, HVAC, roofs, lights, etc.)		
Structure components needing replacement exceeds 25% total		
Equipment or system is beyond typical life cycle		4
Portion(s) of facilities within park out of service		
Golf Course Grounds (Greens/tees, irrigation, parking lot, pathways, etc.)		
Utilities requiring frequent repair or maintenance to operate		4
Damage or wear beyond maintenance staff capacity		
Irrigation systems manual or antiquated - laborious to operate		
Path/lot surfacing deteriorating, parts need significant repair (<50%)		4
<b>5 - NOT FUNCTIONAL, COMPLETE REPLACEMENT REQUIRED, FAILED OR MISSING COMPONENTS</b>		
Structures and Facilities (Buildings, restrooms, HVAC, roofs, lights, etc.)		5
No built environment / Undeveloped		
Equipment is failed, missing, inoperable, or beyond life cycle		
Obvious safety concerns, several park facilities out of service		5
Golf Course Grounds (Greens/tees, irrigation, parking lot, pathways, etc.)		
Surfacing is not functional, swampy, heaved, or missing		
Path/lot surfacing completely deteriorated or unusable (<75%)		5
Irrigation systems failed or inoperable		



## Apply considerations to 2024 Projects



- All Courses get 'something'
- Re-focus 'on-course' after several years of clubhouse repair
  - Accelerate replacement of antiquated equipment
  - Provide 'visible improvements' easily seen
- Leverage Partnerships for water improvements

# The list of needs is long...

# ...and 'rolling'



## Proposed Golf Course Capital Repairs & Improvements

2024.05.24

'Proposed Golf Course Capital' Projects	Course Location	Improvement Type (On-course / off-course)	Project Type (Repair/Replace/New/Equipment)	Project Priority Considerations	Park/Asset Physical Condition Rating	SIP Funding	Dept. Funding	Total Project Cost
Golf Course Equipment Lease to Own - Pool #2 (mowers & utility vehicles)	ALL	on-course	Equipment Leasing	P1, P2, P3, P4	3.5	\$ -	\$ -	\$ -
Golf Course Equipment Purchase(s)	ALL	on-course	Equipment Purchase	P1, P2, P3, P4	3.5	\$ -	\$ 245,000.00	\$ 245,000.00
Golf Course Computer / Hardware Replacement	ALL	off-course	IT Equipment	P1, P3	3.0	\$ -	\$ 10,000.00	\$ 10,000.00
On-Course Tree Work (contractor)	ALL	on-course	Tree Work	P2, P3, P4	3.0	\$ -	\$ -	\$ -
Maintenance Building Sewer Pipe Bursting	Indian Canyon	on-course	Tree Work	P2, P3, P4	3.0	\$ -	\$ -	\$ -
Irrigation Pump Station Replacement	Qualchan	on-course	Irrigation Improvement	P1, P2, P3	4.0	\$ -	\$ -	\$ -
Clubhouse Restroom Flood Damage Repair	Qualchan	on-course	Clubhouse Repair	P1, P2, P4	5.0	\$ -	\$ 122,146.76	\$ 122,146.76
Maintenance Shop Sewer / Septic Replacement	Esmeralda	on-course	Restroom / Maintenance Building	P1, P2, P4	5.0	\$ -	\$ 45,000.00	\$ 45,000.00
Bunker Sand Replacement / Rebuilds	Indian Canyon	on-course	Bunker Renovation	P3, P4	4.0	\$ -	\$ 300,000.00	\$ 300,000.00
Cart Path Repair / Replacements - Downriver Hill Routes	Downriver	on-course	Cart Path Renovation	P1, P2, P4	5.0	\$ -	\$ 130,000.00	\$ 130,000.00
Potable Water Connection to Shop	Indian Canyon	off-course	Utility Renovation	P1, P2	4.9	\$ -	\$ 20,000.00	\$ 20,000.00
On-Course Drinking Fountains	Downriver	on-course	Drinking Fountains	P4	N/A	\$ -	\$ 15,000.00	\$ 15,000.00
Parking Lot Renovation Engineering & Design	Esmeralda / Canyon	off-course	Parking Lot Replacement	P1, P2, P4	4.75	\$ -	\$ 30,000.00	\$ 30,000.00
Misc. Contingency / Emergency Repair	TBD	TBD	TBD	P1, P2	5.0	\$ -	\$ 50,000.00	\$ 50,000.00
In-House Tee Rebuilds (2 per year per course)	ALL	on-course	Teebox Improvements	P2, P4	3.0	\$ -	\$ 40,000.00	\$ 40,000.00
Clubhouse Lighting Upgrades	Qualchan	off-course	Clubhouse Repair	P3, P4	2.8	\$ -	\$ 10,000.00	\$ 10,000.00
HVAC Replacement	Qualchan	off-course	Clubhouse Repair	P1, P2, P4	3.5	\$ -	\$ 50,000.00	\$ 50,000.00
HVAC Replacement	Downriver	off-course	Clubhouse Repair	P1, P2, P4	3.3	\$ -	\$ 25,000.00	\$ 25,000.00
Irrigation Replacement	Qualchan	on-course	Irrigation improvement	P1, P2, P3, P4	3.8	\$ 4,000,000.00	\$ -	\$ 4,000,000.00
Driving Range Rear Fence	Esmeralda	on-course	Driving Range	P1, P4	2.5	\$ -	\$ 150,000.00	\$ 150,000.00
Roof Replacement	Esmeralda	off-course	Clubhouse Repair	P2	2.5	\$ -	\$ 200,000.00	\$ 200,000.00
Maintenance Building Roof	Downriver	off-course	Maintenance Building	P2	3.0	\$ -	\$ 80,000.00	\$ 80,000.00
Cart Path Repair / Replacements	Indian Canyon	on-course	Cart Path Renovation	P1, P2, P4	4.5	\$ -	\$ 40,000.00	\$ 40,000.00
Cart Path Repair / Replacements	Esmeralda	on-course	Cart Path Renovation	P1, P2, P4	4.0	\$ -	\$ 40,000.00	\$ 40,000.00
Cart Path Extensions / Additions	Qualchan	on-course	Cart Path Addition	P1, P2, P4	N/A	\$ -	\$ 75,000.00	\$ 75,000.00
Parking Lot Grind & Overlay - Entire Lot	Esmeralda	off-course	Parking Lot Replacement	P1, P2, P4	4.75	\$ -	\$ 315,000.00	\$ 315,000.00
Parking Lot Grind & Overlay - North Side (not range)	Indian Canyon	off-course	Parking Lot Replacement	P1, P2, P4	4.5	\$ -	\$ 290,000.00	\$ 290,000.00
Parking Lot Sealcoat & Striping	Qualchan	off-course	Parking Lot Maintenance	P2, P4	2.8	\$ -	\$ 20,000.00	\$ 20,000.00
Parking Lot Sealcoat & Striping	Downriver	off-course	Parking Lot Maintenance	P2, P4	3.0	\$ -	\$ 10,000.00	\$ 10,000.00
Bunker Sand Replacement (no rebuilds)	Qualchan	on-course	Bunker Renovation	P3, P4	2.0	\$ -	\$ 100,000.00	\$ 100,000.00
Maintenance Equipment Storage Building	Esmeralda	on-course	Equipment Storage Building	P1, P2	N/A	\$ -	\$ 175,000.00	\$ 175,000.00
Maintenance Equipment Storage Building	Downriver	on-course	Equipment Storage Building	P1, P2	N/A	\$ -	\$ 175,000.00	\$ 175,000.00
Maintenance Equipment Storage Building	Indian Canyon	on-course	Equipment Storage Building	P1, P2	N/A	\$ -	\$ 175,000.00	\$ 175,000.00
Contractor Green Rebuilds (1 per system per year)	ALL	on-course	Green Improvements	P2, P4	2.0	\$ -	\$ 30,000.00	\$ 30,000.00
On-Course Drinking Fountains	Esmeralda	on-course	Drinking Fountains	P4	N/A	\$ -	\$ 15,000.00	\$ 15,000.00
On-Course Drinking Fountains	Indian Canyon	on-course	Drinking Fountains	P4	N/A	\$ -	\$ 25,000.00	\$ 25,000.00
Portable Restroom Shelter (Back 9) - add \$50k for water/sewer	Esmeralda	on-course	Restroom	P4	N/A	\$ -	\$ 15,000.00	\$ 15,000.00
Portable Restroom Shelter (back 9) - add \$50k for water/sewer	Indian Canyon	on-course	Restroom	P4	N/A	\$ -	\$ 100,000.00	\$ 100,000.00
Portable Restroom Shelter (Back 9) - add \$50k for water/sewer	Qualchan	on-course	Restroom	P4	N/A	\$ -	\$ 100,000.00	\$ 100,000.00
<b>Total 'Golf Course Improvement' Projects</b>						\$ 4,000,000.00	\$ 3,222,146.76	\$ 7,122,146.76
	X DR, X EZ, X QC, X IC					\$ -	\$ 500,000.00	\$ 420,000.00
						\$ (4,000,000.00)	\$ (2,722,146.76)	\$ (6,702,146.76)
								<b>total: \$ (6,702,146.76)</b>
Stump Grinder Purchase	ALL	on-course	Equipment Purchase	P1, P3, P4	N/A	\$ -	\$ 25,000.00	\$ 25,000.00
Irrigation Replacement Assessment	Qualchan	on-course	Irrigation Improvement	P3	3.8	\$ -	\$ 15,000.00	\$ 15,000.00
Pumphouse Siding - REMOVE	Qualchan	off-course	Maintenance Building Repair	P1, P2	4.5	\$ -	\$ 50,000.00	\$ 50,000.00

**NOTES:**

- 'P1': Priority Consideration #1 - Risk/Liability - Repair or replacement of a facility/asset is required to reduce/eliminate risk or liability which impacts operation of the golf course.
- 'P2': Priority Consideration #2 - Asset Protection - Repair or replacement of a facility/asset component is required to protect existing golf course assets (ie. roofs)
- 'P3': Priority Consideration #3 - Operational Efficiency & Improvement - Project improves efficiency of golf course operations, and/or reduces cost to operate and maintain the golf course property.
- 'P4': Priority Consideration #4 - User Experience - Project improves the golf experience and/or level of service for customers (ie. restrooms, drinking fountains, other course modifications)





# Evaluation for 2024...



Proposed Golf Course Capital Repairs & Improvements

2022.05.03

Proposed Golf Course Capital Projects	Course Location	Improvement Type (On-course / off-course)	Project Type (Repair/Replace/Keep/Equipment)	Project Priority Consideration	Part/Asset Physical Condition Rating (1-5) 1= good, 5= out of service	SIP Funding	Dept. Funding	Total Project Cost
Golf Course Equipment Lease to Own - Pool #1 (mowers & utility vehicles)	ALL	on-course	Equipment Leasing	P1, P2, P3, P4	3.5	\$ -	\$ 80,000.00	\$ 80,000.00
Clubhouse Roof Replacement	Downriver	off-course	Clubhouse Repair	P2	4.5	\$ -	\$ 270,000.00	\$ 270,000.00
Clubhouse Windows / Framing	Qualchan	off-course	Clubhouse Repair	P1, P2, P4	4.75	\$ -	\$ 30,000.00	\$ 30,000.00
Irrigation Head Additions	Esmeralda	on-course	Irrigation Improvement	P3, P4	1.0	\$ -	\$ 40,000.00	\$ 40,000.00
HVAC Replacement (Boiler Replacement)	Esmeralda	off-course	Clubhouse Repair	P1, P2, P4	4.0	\$ -	\$ 35,000.00	\$ 35,000.00
Misc. Contingency / Emergency Repair	TBD	TBD	TBD	P1, P2	5.0	\$ -	\$ 45,000.00	\$ 45,000.00
Golf Course Equipment Lease to Own - Pool #2 (mowers & utility vehicles)	ALL	on-course	Equipment Leasing	P1, P2, P3, P4	3.5	\$ -	\$ 80,000.00	\$ 80,000.00
Golf Course Computer / Hardware Replacement	ALL	off-course	IT Equipment	P1, P3	3.0	\$ -	\$ 10,000.00	\$ 10,000.00

approx. funding limit

approx. funding limit



## 2024 proposed projects:

**\$750k**

**C/R**

## Considerations

- Equipment purchase – ALL: \$245k 3.5 -P1,P2,P3,P4
- Clubhouse Restroom – QC: \$122k 5.0 -P1,P2,P4
- Bunker Rebuilds – IC: \$300k 4.0 -P3,P4
- Cart Paths Phase 1 – DR: \$130k 5.0 -P1,P2,P3,P4
- Pump Station Replace – QC: \$000k 4.0 -P1,P2,P3

## Funding dependent

- Shop sewer replace – EZGC: \$200k 5.0 -P1,P2,P4





  
**Esmeralda**  
GOLF COURSE

  
**Downriver**  
GOLF COURSE

  
**Indian Canyon**  
GOLF COURSE

  
**Qualchan**  
GOLF COURSE

# Equipment Purchases

## Priority Considerations

1. Risk/Liability
2. Asset Protection
3. Operational Efficiency
4. User Experience





  
Esmeralda  
GOLF COURSE

  
Downriver  
GOLF COURSE

  
Indian  
Canyon  
GOLF COURSE

  
THE CREEK AT  
Qualchan  
GOLF COURSE

# Qualchan Clubhouse Restroom



## Priority Considerations

1. Risk/Liability
2. Asset Protection
3. -
4. User Experience





# Indian Canyon Bunker Rebuilds

## Priority Considerations

1. -
2. -
3. Operational Improvement
4. User Experience





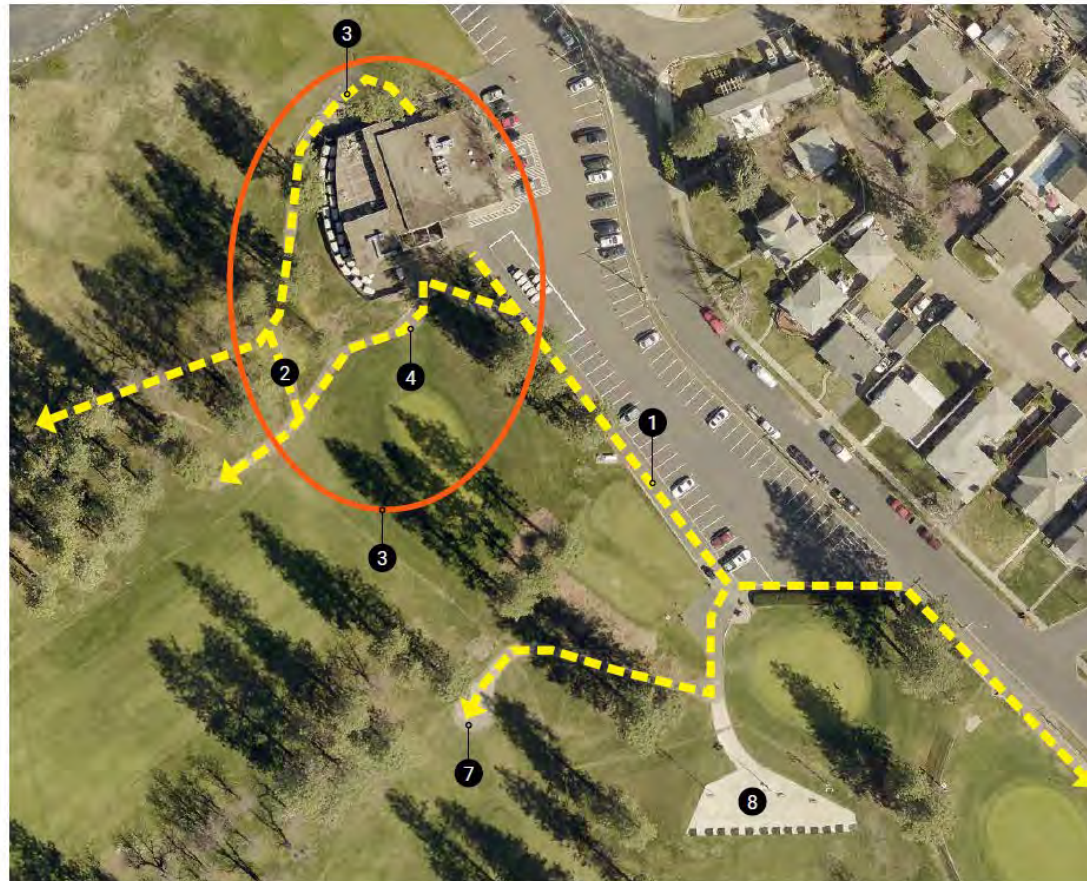
# Cart Path Replacement – Phase 1 – Downriver G.C.

## Priority Considerations

1. Risk/Liability, 2. Asset Protection, 3. Operational Improvement
4. User Experience



## DOWNRIVER GOLF COURSE - PATHWAY REPLACEMENT SITE ASSESSMENT



### General Notes

1. Prioritize cart path improvements around the clubhouse, and visible from the clubhouse first.
2. Keep connector path between #10 & #18.
3. Cart paths around clubhouse have steep slopes and may benefit from redesigning in order to decrease pathway gradient.
4. Cart path pullout at #18 green needs to be flatter and wider to prevent carts from sliding downhill and providing sufficient space for through traffic.
5. Cart paths that have generally exceeded their lifespan are showing signs of deterioration such as broken edges, pot holes, and tree root upheaval throughout the entire course.
6. Signs of inconsistent patchwork were observed throughout the golf course.
7. Transitions from cart path to turf fairway show signs of ruts, broken asphalt edges, and loss of turf surfacing.
8. Concrete surfacing at driving range appears to be in good condition.

### General Recommendations

- Full re-construction of cart paths, removing and replacing the compacted base course and pavement course. Phase work as funding permits.
- Recommend 8' wide for one-way paths, and 12' wide for two-way paths (if applicable).
- Consider adding root barrier under new pathways when in proximity to trees with aggressive root systems (if applicable).
- Add speed bumps on steep down slopes.
- Add vertical curb edges along critical areas (TBD) of cart paths where directing carts to remain on paths is essential for the safety and protection of both golfers and landscapes.
- Add speed bumps on steep down slopes.
- Research solutions for improving surface transitions from cart paths to fairway turf.
- Dedicate regular annual funding to cart path replacement until all cart paths have been replaced.



# Qualchan Pump Station Replacement

## Priority Considerations

1. Risk/Liability, 2 Asset Protection, Operational Efficiency





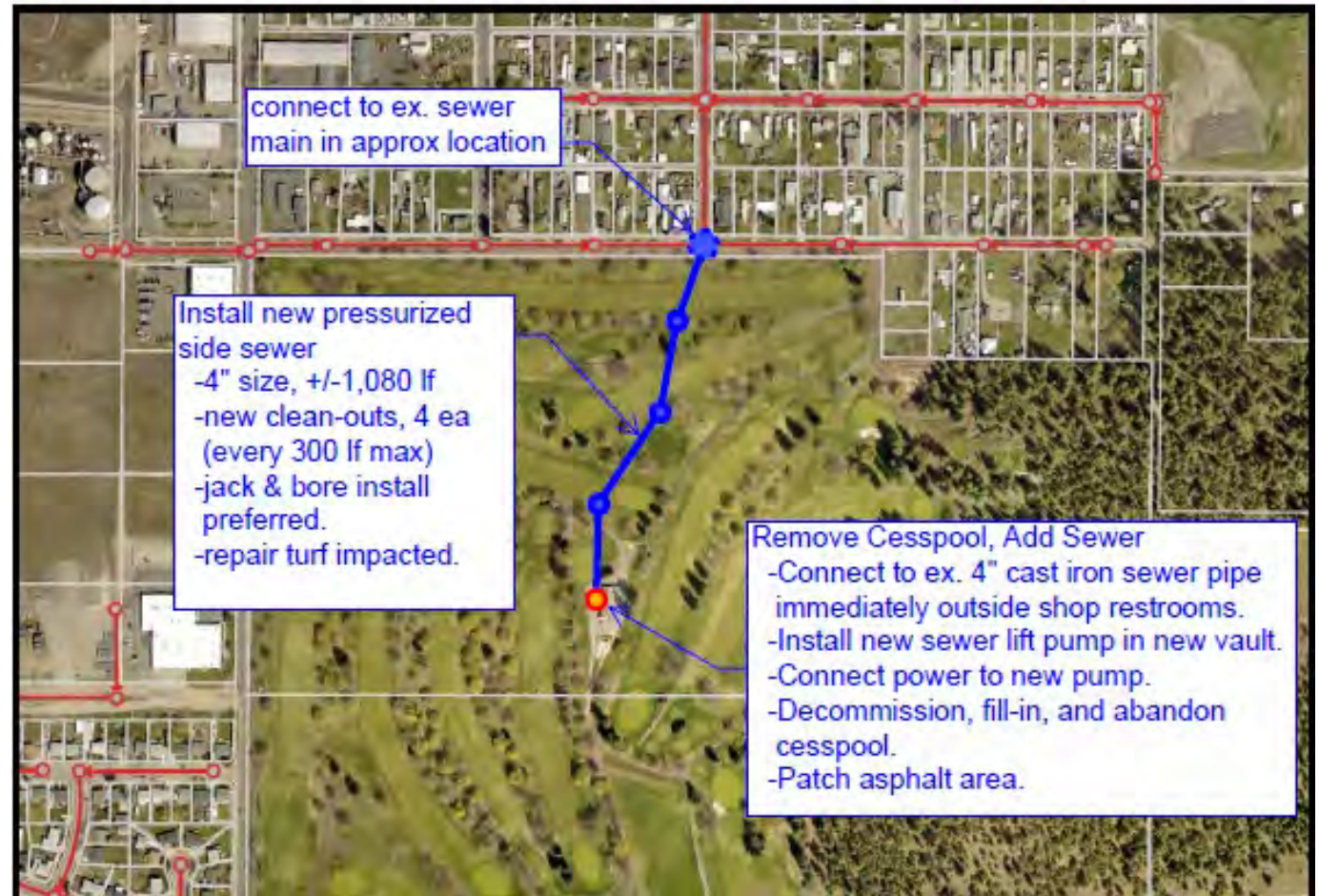
# Esmeralda Shop Sewer Connection (funding dependent)

## Priority Considerations

1. Risk/Liability, 2. Asset Protection, 3. Operational Efficiency



**Esmeralda Golf Course Sewer - Option 1 (sewer)**





Golf Committee Thoughts, Questions,  
Comments on proposed capital projects?





## Golf Fund - May 2024



	Adopted Budget 2024	2024 Remaining Budget Balance	2023 May Actual	2024 May Actual	2023-2024 Monthly Difference	2023 YTD Actual	2024 YTD Actual	2023-2024 YTD Difference	2023 YTD % Of Budget	2024 YTD % Of Budget	YOY % Change
<b>Revenue</b>											
Program Revenue	\$ 5,374,077	\$ 3,108,778	\$ 885,422	\$ 991,805	\$ 106,382	\$ 1,764,042	\$ 2,265,299	\$ 501,257	41.02%	42.15%	1.14%
Pre-Sale Revenue					\$ -	174,793	216,362	\$ 41,569			
Facility Improvement Fee	\$ -		\$ (137,336)	\$ (131,972)	\$ 5,364	\$ (268,169)	\$ (303,495)	\$ (35,325)			
Other Transfers-In	\$ -	\$ -			\$ -						
<b>Total Revenue</b>	<b>\$ 5,374,077</b>	<b>\$ (3,195,910)</b>	<b>\$ 748,086</b>	<b>\$ 859,833</b>	<b>\$ 111,747</b>	<b>\$ 1,670,666</b>	<b>\$ 2,178,167</b>	<b>\$ 507,501</b>	<b>38.84%</b>	<b>40.53%</b>	<b>1.69%</b>
<b>Expenditures</b>											
Salaries and Wages	\$ 1,127,824	\$ 629,198	\$ 68,497	\$ 133,294	\$ (64,798)	\$ 319,578	\$ 509,824	\$ (190,246)	28.06%	45.20%	17.15%
Temp/Seasonal	\$ 651,762	\$ 543,217	\$ 63,658	\$ 109,283	\$ (45,625)	\$ 99,983	\$ 109,283	\$ (9,300)	15.32%	16.77%	1.44%
Personnel Benefits	\$ 467,123	\$ 119,281	\$ 37,819	\$ 60,957	\$ (23,138)	\$ 145,523	\$ 203,756	\$ (58,232)	45.05%	43.62%	-1.43%
Supplies	\$ 531,900	\$ 286,239	\$ 73,814	\$ 50,376	\$ 23,439	\$ 133,493	\$ 124,511	\$ 8,982	32.50%	23.41%	-9.09%
Services and Charges	\$ 1,435,756	\$ 792,357	\$ 78,743	\$ 76,209	\$ 2,535	\$ 196,182	\$ 260,711	\$ (64,529)	18.63%	18.16%	-0.47%
Interfund Payments	\$ 237,008	\$ 208,910	\$ 35,290	\$ 26,052	\$ 9,238	\$ 119,834	\$ 88,767	\$ 31,066	40.26%	37.45%	-2.80%
<b>Subtotal Op. Expense</b>	<b>\$ 4,451,373</b>	<b>\$ 3,154,521</b>	<b>\$ 357,821</b>	<b>\$ 456,171</b>	<b>\$ (98,350)</b>	<b>\$ 1,014,593</b>	<b>\$ 1,296,852</b>	<b>\$ (282,259)</b>	<b>26.18%</b>	<b>29.13%</b>	<b>2.96%</b>
Capital Outlay	\$ 714,650	\$ 556,201	\$ 15,146	\$ 75,774	\$ (60,628)	\$ 419,187	\$ 158,449	\$ 260,738	102.24%	22.17%	-80.07%
Transfers Out		\$ -				\$ 3,100		\$ 3,100			
<b>Total Expenditures</b>	<b>\$ 5,166,023</b>	<b>\$ 3,710,721</b>	<b>\$ 372,967</b>	<b>\$ 531,945</b>	<b>\$ (158,978)</b>	<b>\$ 1,436,880</b>	<b>\$ 1,455,302</b>	<b>\$ 18,422</b>	<b>33.52%</b>	<b>28.17%</b>	<b>-5.35%</b>
<b>Net Gain/(Loss)</b>	<b>\$ 208,054</b>		<b>\$ 375,119</b>	<b>\$ 327,888</b>	<b>\$ (47,231)</b>	<b>\$ 233,786</b>	<b>\$ 722,865</b>	<b>\$ 489,079</b>			

<b>* Beginning Fund Balance</b>	<b>\$ 348,984</b>	Updated 4/23
Less 7% Reserve	\$ (404,883)	
Less Current Lease Payments	\$ (164,729)	
<b>Beginning Year Reserves</b>	<b>\$ (220,628)</b>	
YTD Change in Cash	\$ 722,865	
<b>YTD Available Cash</b>	<b>\$ 502,238</b>	

\* 2024 Beginning Fund Balance does not include the FIF reserve of \$2,218,214

## Facility Improvement Fee - May 2024



	2023 May Actual	2024 May Actual	2023-2024 Monthly Difference	2023 YTD Actual	2024 YTD Actual	2023-2024 Monthly Difference
<b>Revenue</b>	\$ 137,336	\$ 131,972	\$ (5,364)	\$ 268,169	\$ 303,495	\$ 35,325
<b>Debt Service Payments</b>	\$ -	\$ -	\$ -			\$ -

Facility Improvement Fee - Fund Balance	
Beginning Fund Balance	\$ 2,218,214
YTD Revenues	\$ 303,495
YTD Loan Payments	\$ -
Ending Fund Balance	\$ 2,521,709

Golf SIP Loan Amortization		
Period Ending	Payment	Principal Balance
12/1/2023	\$ 308,666	\$ 6,349,397
6/1/2024	\$ 309,417	\$ 6,071,552
12/1/2024	\$ 308,608	\$ 5,793,183