

# **RECREATION CENTERS OF SUN CITY, INC.**

## **Golf Advisory Committee**

**March 13, 2025**

Chair Preston Kise called the March 13, 2025 meeting to order at 8:30am in the Lakeview SH#2.

**Present:** Chair Preston Kise, Co-Chair John Bressett; Committee Members Barry Broomham (SCMGA President); Mike Lust (South); Cal Frank (Riverview); Betty Lust (Lakes East); Doug Carlton (VP SCMGA); Sue Madden (Quail); Rich Lybolt; Cindy Aguilar (SCWGA); Harry Emerson (Willowbrook/Willowcreek); Debi Gaines (SCWGA); Polly Thompson (Lakes West); Karen Mutuz (Willowbrook); Cristi Dorsch (Willowcreek); Mark Smith (Willowbrook); Dennis Meeter (Quail); Johnny Portillo (North); Bill Talbert (Lakes East); Lynn Decker (South); Mariann Peterson (North); Bob Brandolini (Lakes West)

**RCSC Staff:** Golf Sr. Leader Brian Duthu, Golf Course Superintendent Chuck Hyppa

**Guests:** Board President Tom Foster, Director Jim Rough and 9 Cardholders

**Review/Amend Prior Meeting Summary:** The Summary from the February 13, 2025 meeting was accepted as presented.

Prior to giving his report, Golf Sr. Leader Duthu informed the committee that he will be leaving RCSC in the next couple of months and moving to Florida.

### **Brian Duthu, Golf Sr. Leader Report:**

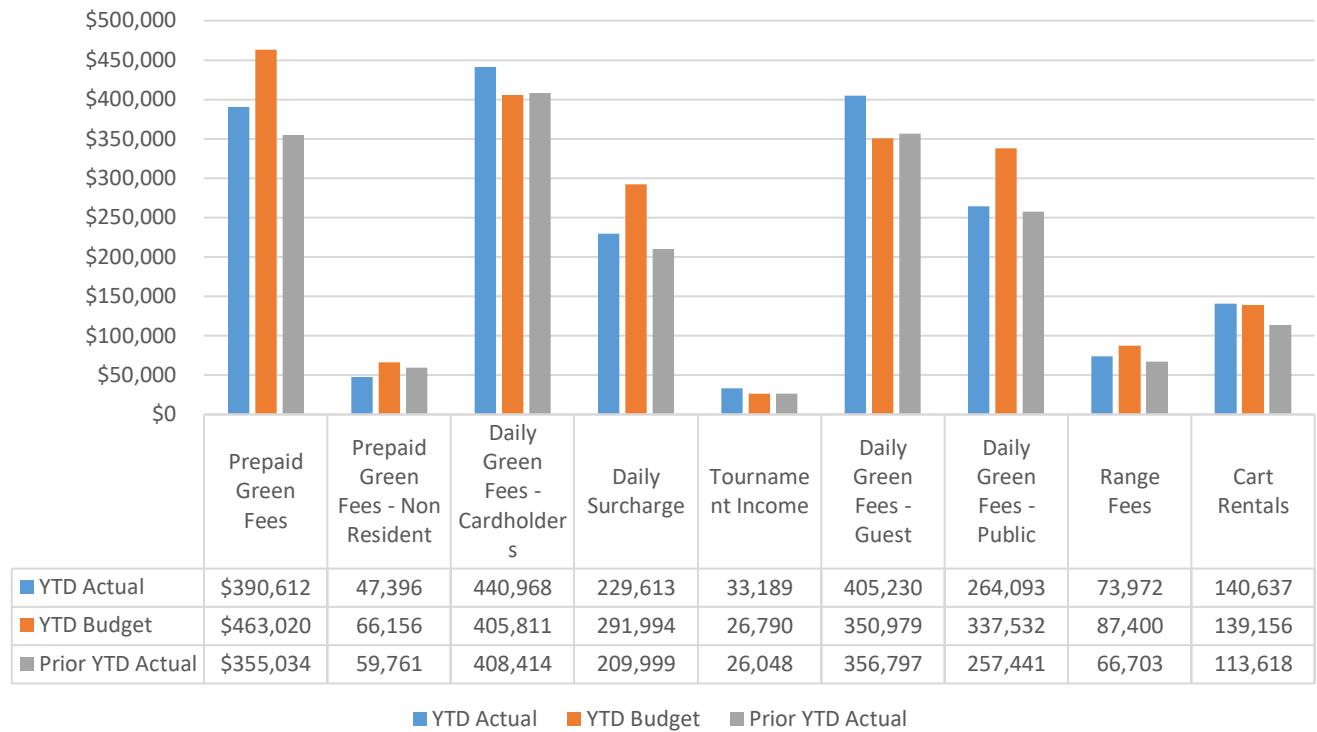
#### **Pro Shops**

As a reminder, we respectfully ask that golfers refrain from entering private property to retrieve errant golf balls. While there are some homeowners that are not bothered by golfers retrieving errant shots, there are many that feel violated when someone enters their property to retrieve a ball. Please remember that when retrieving an errant shot on a homeowner's property, you are trespassing, unless you have been given permission to do so. We ask for your cooperation in respecting the property of others.

#### **Superintendent Update (Chuck Hyppa)**

We have seen warmer temperatures and even a couple rain events which has produced a jump in growth and some mild Bermudagrass green up. We have seen a resurgence of color and plant health in recent weeks. The needle tining of the greens that was done in January has proven to be very beneficial. Not only have we seen less compaction, but we have seen an increase of health in our root zone. As we continue to get warmer, expect the maintenance teams to be actively dropping heights, lightly Verti cutting and or aerifying high traffic areas in an effort to revive these areas. This will allow our greatest chance as we begin to transition back to Bermuda. We

## YTD Golf Revenue Comparison

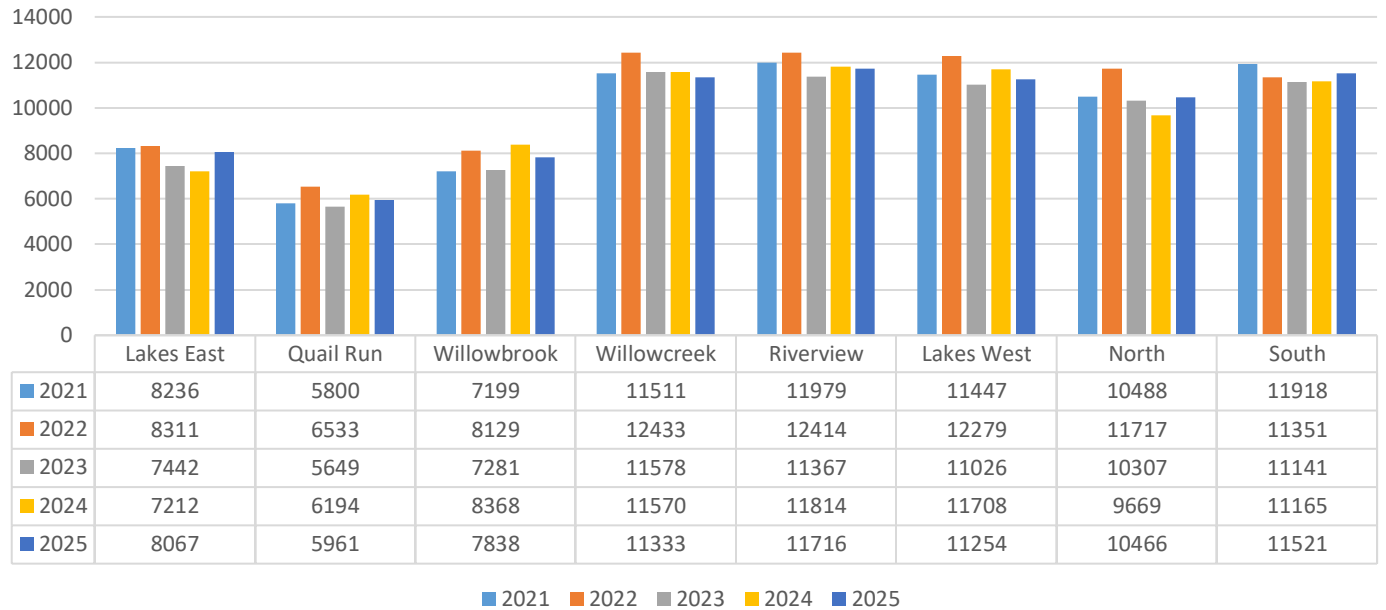


The financial performance for the current year-to-date (YTD) shows a positive overall trend compared to both the budget and prior YTD figures. Key highlights include:

- **Income:** Total income of \$2,064,656 is below the budget of \$2,211,306 but exceeds the prior YTD of \$1,893,597. Notable improvements include tournament income, cart rentals, and daily green fees from guests and the public, which have all performed better than last year.
- **Cost Control:** Cost of Goods Sold (COGS) is under budget, contributing to a gross income of \$2,021,924. Operating expenses are also lower than budgeted, with significant savings in repairs and maintenance and general operating costs.
- **Expenses:** While wages, utilities, and repairs are higher than last year, the overall increase in costs is manageable.
- **Net Operating Excess:** The net operating excess is \$975,312, exceeding both the budgeted \$856,261 and the prior YTD of \$807,829.

Overall, the golf division is doing well, with solid revenue growth and good cost management, leading to a positive net operating result.

### YTD Rounds Played by Course



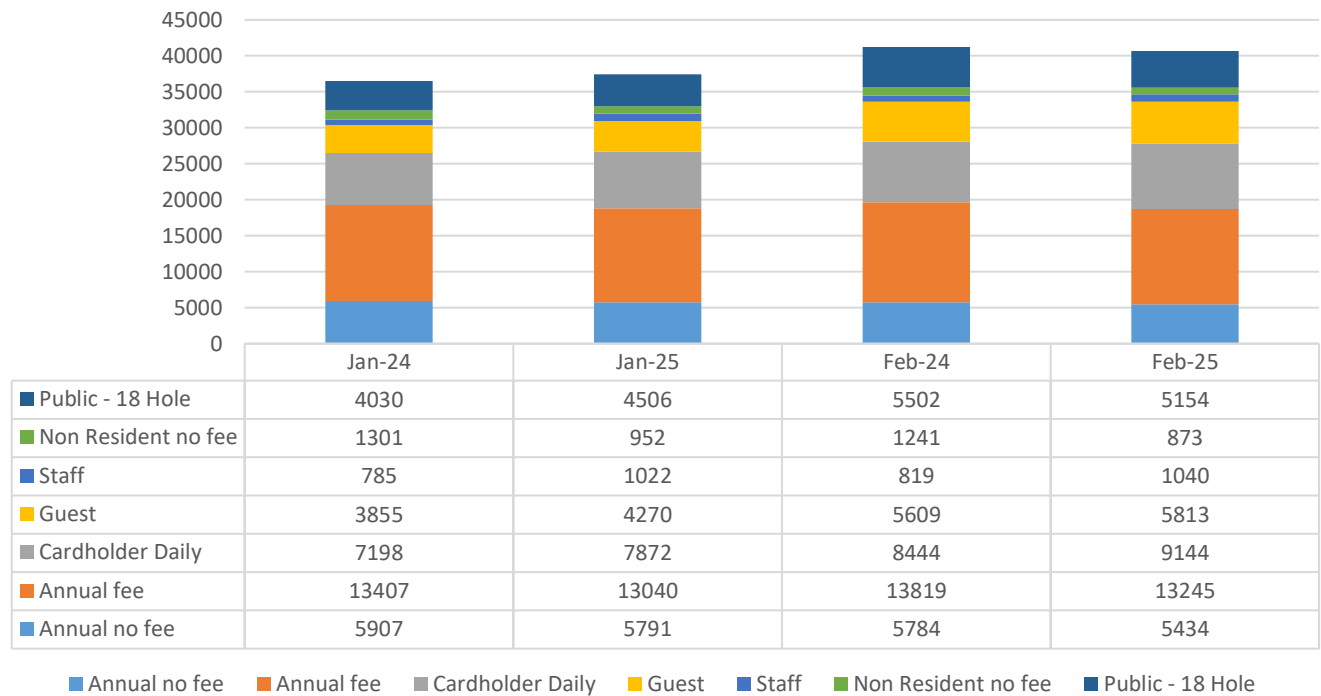
## Summary

In **2025**, a total of **78,156** golf rounds have been played, marking a slight increase from **2023** (75,791 rounds) but still below the peak seen in **2022** (83,167 rounds). **2024**, a leap year, saw **77,700** rounds, slightly fewer than in **2025**.

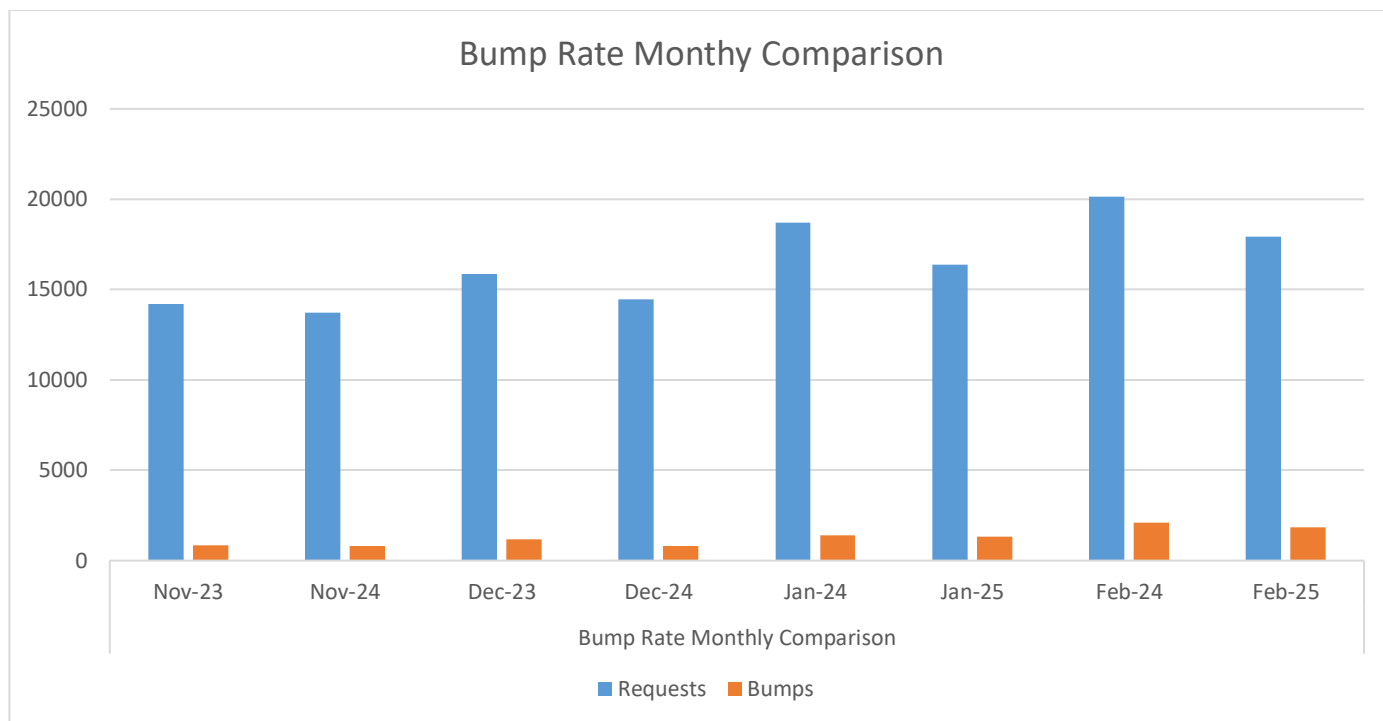
When comparing the courses, **Lakes East** saw a notable rebound in **2025**, rising to **8,067** rounds after a decline in **2024** (7,212). **Willowbrook** also saw a slight dip in **2025** (7,838), following a strong performance in **2024** (8,368). **Quail Run** remained relatively stable with **5,961** rounds in **2025**, compared to **6,194** in **2024**.

**Willowcreek** and **Riverview** showed consistency, while **Lakes West** and **North** experienced minor fluctuations. Overall, **2025** demonstrated a recovery but still reflected a broader trend of slightly lower participation compared to the peak year of **2022**.

## YTD Rounds Comparisons



- 14.36% of total rounds played by Resident Yearly passholders, down from 15.05% last year
- 33.63% of total rounds played by Resident Surcharge passholders, down from 35.04% last year
- 21.77% of total rounds played by Resident Cardholders, up from 20.13% last year
- 2.34% of total rounds played by Non-Resident Yearly passholders, down from 3.27% last year
- 12.36% of total rounds played by Public Golfers, up from 12.27% last year
- 12.90% of total rounds played by Guests, up from 12.18% last year
- 2.64% of total rounds played by Staff, up from 2.06% last year



## Summary

In **February 2025**, the total number of requests decreased to **17,944**, down from **20,151** in **February 2024**. Similarly, the number of bumps also dropped from **2,094** in **February 2024** to **1,834** in **February 2025**. Despite these decreases, the **bump percentage** remained relatively stable, with **10.22%** in **February 2025** compared to **10.39%** in **February 2024**.

## 2025 AERIFICATION/VERTICUTTING DATES

### Golf Course will be Closed

#### Fairway Verticutting

Thu-Fri	Apr 17, 18	South
Mon-Tue	Apr 21, 22	North
Thu-Fri	April 24, 25	Lakes West
Mon-Tue	April 28, 29	Lakes East
Thu-Fri	May 1, 2	Riverview
Mon-Tue	May 5, 6	Willowcreek
Thu-Fri	May 8, 9	Willowbrook

#### Fairway/Green Aerification

Start	End	
June 2	June 13	South
June 9	June 20	North
June 16	June 27	Lakes West
June 23	July 4	Lakes East
June 30	July 11	Riverview
July 7	July 18	Willowcreek
July 14	July 25	Willowbrook

## **2024 OVERSEED SCHEDULE**

### **Golf Course will be Closed**

<u>Course</u>	<u>Overseed</u>	<u>Opens</u>	<u>Off Cart Path</u>
Willowbrook	Sept 29	Oct 17	Nov 7
Lakes East	Sept 29	Oct 17	Nov 7
South	Oct 1	Oct 20	Nov 11
Lakes West	Oct 8	Oct 27	Nov 18
North	Oct 15	Nov 3	Nov 23
Riverview	Oct 20	Nov 7	Nov 28
Willowcreek	Oct 20	Nov 7	Nov 28

As of 2-13-2025

### **Key Changes**

- Overlapping closures to Fairway/Green Aerification to allow courses more time to recover prior to overseeding while still allowing for extended closures
- Beginning overseeding with both 18-hole executive course closed
- Staggering starts of overseed to allow for more flexibility should weather be an issue
- Staggering starts of overseed to allow for dedicated overseed crew to move from course to course to provide more consistency in process

Golf Sr. Leader Duthu answered the following questions:

- Why is it that sometimes players don't get their requested times and or their requested course?  
Golf Sr. Leader Duthu stated that he would have to see the request before he could give an accurate answer. Players may request by time or by course.
- Why when revenue is down to budget, do we see a favorable trend?  
Golf Sr. Leader Duthu responded that some of it has to do with building maintenance which is down.
- How has the rate increase affected revenue?  
It is too early to tell but it is being tracked closely.

Golf Course Superintendent Chuck Hyppa answered the following question.

- The overseed discussion highlighted the fact that both Lakes East and Willowbrook will be closed at the same time. Harry Emerson stated that the Willowbrook ladies were somewhat concerned about that but understood the logic that if they need to be reseeded it takes less time and uses less seed and fertilizer. He asked if as those courses opened, they could be evaluated to come off cart path only earlier to accommodate the ladies league.  
Golf Course Superintendent Hyppa stated he would consider it when those courses opened.

**Chris Linam, Pro Shop Managers report:** No Report

**SCMGA Report:** No Report

## **SCWGA Report:**

**Ladies 18-Hole:** Cindy Aguilar reported on upcoming tournaments SC Open, Better Ball was a great success, and the champion of champions tournament is scheduled.

**Ladies 9-Hole:** Debbie Gaines reported it was noted at our last Umbrella meeting that the last Team Play was scheduled for March 13<sup>th</sup> at Riverview golf course. The last spring mixer will be at Willowbrook on April 12<sup>th</sup>. We are looking forward to the Quail Run Invitational on March 17<sup>th</sup> and 20<sup>th</sup>.

**Special Presentation:** Two members of the Long-Range Planning Committee (LRP) gave a presentation on what they strive to do in planning 5, 10, and up to 20 years in the future about operating budgets, PIF and Capital expenditures.

Harry Emerson commented that while we understand the concerns LRP raises, we as a committee do this every year and plan to this year as well. We have not in the past been able to clearly articulate golf's clear goals and standards necessary to be achieved which are necessary prior to entering into the budget process. Given the issues we had this year coming out of overseed, the past two years of weeds, the poor condition of all the roughs in all the courses this year, this is a key step we need to take. Do we want to be TPC Scottsdale or a Tier 2 Muni as has been mentioned last year? How we see our own end state is a critical first step that we need to take. This caused much discussion of how we want to see our courses but really no resolution.

President Foster offered a number of possibilities for our consideration: Do we need to relook at our decisions two years ago on outside tournament limitations, non-resident pass fees, as that level of play has declined. He also mentioned the effects of the elasticity of demand regarding member passes as a possible topic. This caused a discussion and Chair Kise stated we will address these and other issues beginning in May when we start working our budget input for 2026.

The non-golfers are aware of the cost of golf and want to see it become sustaining.

The LRP committee would like to have input from the Golf Advisory Committee (GAC) on the next 5 years of projects for PIF and operating budgets without capital expenditure.

The Major question is how can golf become self-sustaining and provide a surplus revenue to offset capital expenditure by \$500,000 Dollars?

## **Old Business:**

Should Board Policy #17 be changed to have term limits on Greens Committee members? The problem with the Greens Committees is finding enough members to serve. We are always looking for new members to serve, however very few step-up. Too many people do not know what Greens Committee members do. Sue Madden will develop a description of what the Greens Committee does and bring it to our next meeting. SCMGA will do what it can to find members to serve.

Do we want to make changes to the charge of \$2.00 per round for staff and Rangers? After discussion it was a consensus of the GAC to leave it as is.

## **New Business:**

Should the Tiff Tuff Turf be overseeded this year? The tees at Lakes West need to be over seeded. The front nine at North needs another year to grow in.

Requesting Yellow tees for Willowbrook. This was brought up by the ladies two years ago for a total yellow tees project. We submitted the necessary budget request, but it never made the cut. This time, the ladies are requesting simply mowing a yellow tee area rather than building a tee. It will, however, from a cost standpoint, require the USGA to do its thing, new scorecards, and tee markers. The ladies from Lakes East, Betty Lust and Polly Thompson from Lakes West offered their comments and input and were generally supportive of the initiatives. The Lakes East yellow tees as it turns out have not been certified or added to any scorecard. Chair Kise directed that Golf Sr. Leader Duthu research this with USGA for feasibility and adoption.

Requesting Legal clearance for volunteers to do a minor work project on Willowcreek/Willowbrook. There are folks that would like to volunteer to do various projects like trim the desert scape in areas, paint the bathrooms, work party type of stuff. I know the P.R.I.D.E.S. sign a release of liability and off they go. We are asking GAC to refer the matter to the RCSC attorneys for approval for this waiver. Chair Kise commented that other clubs have requested this waiver, and the answer was the liability was too great. The matter was dropped.

## **Course Reports:**

**North:** Course is getting better. Discussed bunker updates at Greens committee and the budget process to get things done. Tee markers are missing or are being removed by someone.

**South:** Course is in excellent shape. There are some dry and wet spots on the course, these are being addressed. Stimp meter is at 9.

**Quail Run:** Course is in great shape. Men's octogenarian is underway. The 2025 Pink Ribbon is scheduled, and we are waiting to close.

**Lakes East:** Course is in good shape. Some work needs to be done on greens. Thanks to the maintenance crew for all their help.

**Lakes West:** Course is improving, and the fairways are coming in thanks for rain.

**Riverview:** Course is about the same with some thin spots on fairways. Lots of divots and ball marks on greens. Slow play and golfers do not follow cart driving guidelines. Simple tee markers are working just fine.

**Willow Creek:** Course is in better shape now than when it came out of overseed. We still have some thin areas in the surrounds that did not come back, and hopefully the Bermuda waking up will help with that. Weed treatments are complete and we do not expect the weeds to emerge as they have in the past two years. The roughs are particularly thin and hard packed, and we are looking at ways to improve them over the summer so next year when it goes dormant it can handle the high level of cart traffic. There are still issues with some sunken plugs that we are still working to correct during the set up process. The driving



range is now off mats and back on grass. Any complaints should be directed to the Greens Committee rather than the superintendent as we the Greens Committee directed going to mats for a month.

**Willow Brook:** Course is in good shape with no issues. The evaluating and monitoring for weeds is currently underway as they have been an issue for the past two years.

**Guest Comments:** None

**Adjournment:** The Meeting was adjourned at 10:35am

**Next Meeting:** April 10, 2025, at 8:30am – Lakeview Social Hall #2

Respectfully submitted,

Richard Lybolt Secretary