



SCSH Golf Master Plan

Golf Advisory Committee Recommendations

September 19, 2016

Dave Bakshy, GAC Chair

- ▶ Three Venues
 - ▶ Montecito Putting Course
 - ▶ South Course
 - ▶ North Course
- ▶ Comprehensive and Cohesive approach to problem

Timeline

- ▶ February 2016 Board authorized contract for JMP Golf Design Group to develop plan
- ▶ March 2016 initial JMP fact-gathering meeting, determine goals, outline process
- ▶ June 2016 JMP initial presentation to GAC
- ▶ August 2016 JMP final presentation to GAC and Board
- ▶ September 2016 GAC finalizes recommendations to the Board

Guiding Principles

- ▶ Enhance the golf experience
- ▶ Protect homeowner property values
- ▶ Provide fiscal responsibility

Goals and Objectives

- ▶ Improve Montecito putting course
- ▶ Improve the South Course practice facilities
- ▶ Improve/modify South Course bunkers
- ▶ Evaluate turf reduction and water conservation options

Troon Golf - Coachella Valley

- ▶ Classic Club
- ▶ Indian Wells Golf Resort
- ▶ Westin Mission Hills
- ▶ PGA West

Acknowledgements

▶ **Golf Advisory Committee Members**

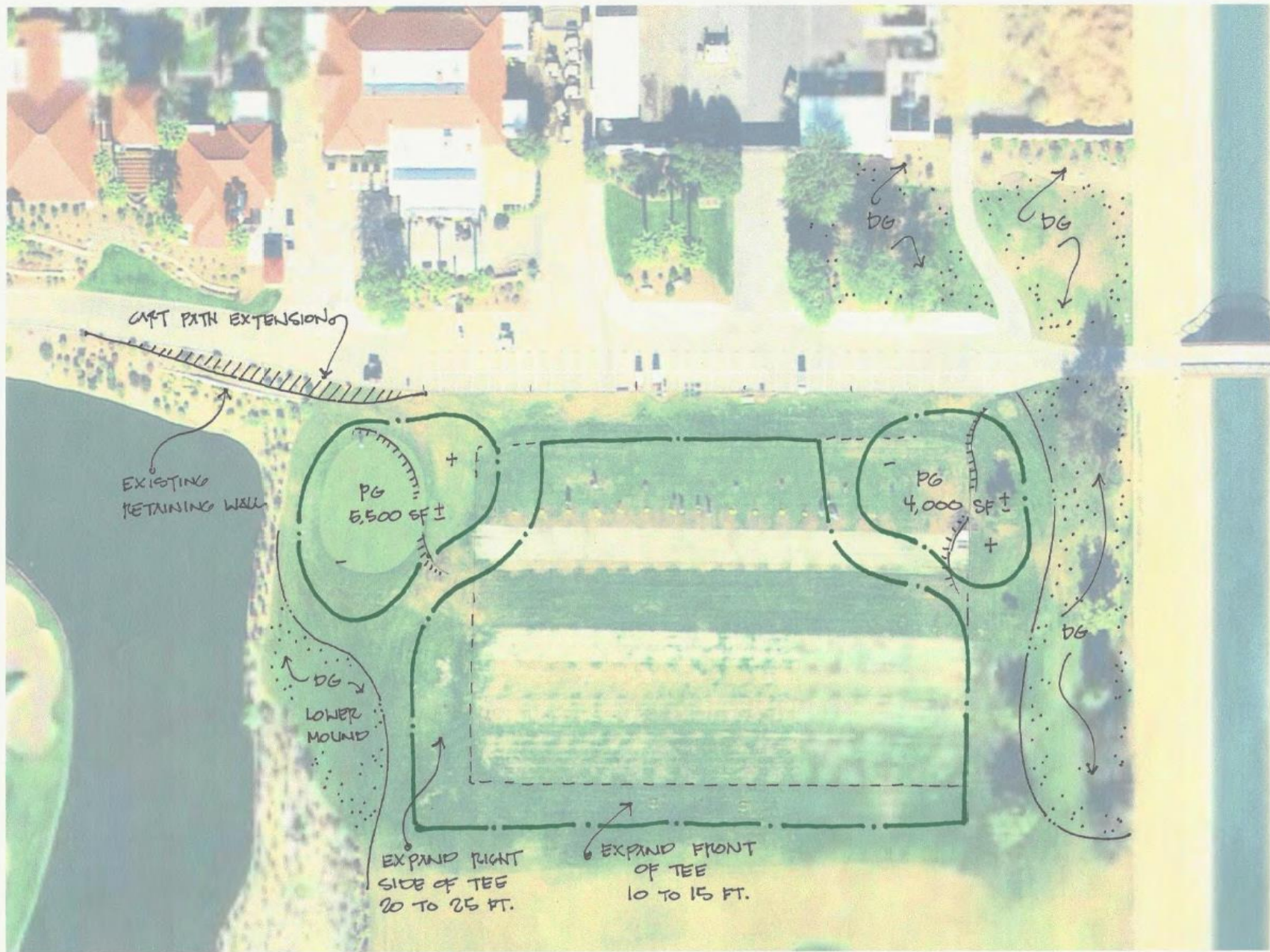
- ▶ Judy Busch
- ▶ Jurgen Gross
- ▶ Don Hauser
- ▶ Sue Henricksen
- ▶ Joyce Johnson
- ▶ Char Oman

▶ **Troon**

- ▶ Rolland Vaughn
- ▶ Leonard Colvin

GAC Recommendations

- ▶ **Montecito putting course**
 - ▶ Modify slope, selective tree removal, improve irrigation, add lights
- ▶ **South Course practice facility improvements**
 - ▶ Create two putting greens; increases size to over 9,500 sq. ft.
 - ▶ Reshape/enlarge driving range tee by 15,000 sq. ft.
 - ▶ Widen cart path near starter kiosk
- ▶ **South Course bunkers**
 - ▶ Replace sand in all bunkers
 - ▶ Repair erosion



GAC Recommendations

- ▶ Turf removal REJECTED
 - ▶ Cost prohibitive
- ▶ Water conservation RECOMMENDED
 - ▶ Improve irrigation efficiency, convert landscape beds to drip system

Rolland Vaughn, Troon Golf SCSH General Manager

- ▶ Implementation strategy
 - ▶ Who does the work?
 - ▶ Timing - June-September 2017

Course Conditions

- ▶ Fairways
- ▶ Irrigation
- ▶ Tee to green

Carey Thompson, GAC Board Liaison HOA Treasurer

▶ Estimated costs

- ▶ Montecito putting course: \$105,000 Reserve expense
 - ▶ Lighting: \$25,000 Capital expense
- ▶ Practice facility improvements: \$210,000 Reserve expense
 - ▶ Widen cart path: \$8,600 Capital expense
- ▶ Bunker renovation: \$400,000 Reserve expense
- ▶ Irrigation improvements: \$100,000 Reserve expense

Financial Summary

- ▶ Dedicated Reserve funds available: \$2,843,020
- ▶ Estimated Reserve expenses needed: \$815,000
- ▶ Total Capital investment: \$33,600

Guiding Principles Delivered

- ▶ Enhance the golf experience
- ▶ Protect homeowner property values
- ▶ Provide fiscal responsibility

Next Steps

- ▶ Questions/comments to: golfpresentation@scshca.com
- ▶ Videotaped
- ▶ October 7, 2016 9:00 a.m. Budget Study - Capistrano Room
 - ▶ Homeowners input welcome
 - ▶ Board consideration