

BBVCC
GOLF COMMITTEE
Meeting Minutes
December 9, 2025 at 1:00PM

Committee Members Present		
✓ Steve Franklin	✓ David Wilbrecht – Liaison	Darrell Cowan
✓ Patricia Nitta	✓ Don Shank	✓ Laura Bailey, Chair
✓ Dave Schwab	✓ Craig McCallum	
Guest Members		
	Dean Hubert	Dori O'Dell
Dave Pimblett		
Staff Present		
	Krista Tempelton	Steve Brand
Justine Brooks		

I. CALL TO ORDER: at 12:59 pm by Laura Bailey

II. ADOPTION OF AGENDA

Motion to: Approve agenda.

Motioned by: Craig McCallum **Seconded by:** Dave Schwab **Approved.**

III. RATIFY MINUTES:

Motion to: Accept October 14, 2025.

Motion by: Craig McCallum **Seconded by:** Steve Franklin **Approved.**

IV. MEMBERS OPEN FORUM

Dean Hubert - proposed a new volunteer program for the golf course, which would run from April 1st to September 30th, with weekly or bi-weekly shifts on Fridays from 8 a.m. to noon. The program would involve 2 volunteers per tee box, greens area, and flower bed, with 4-6 volunteers for specific areas. Volunteers could potentially receive a BBVCC branded t-shirt, complimentary food and drinks once a month, and would be responsible for course maintenance tasks that have been discussed with Steve Brand. A volunteer meeting will be scheduled in mid-March to discuss etiquette and sign up participants. The Committee discussed plans for a volunteer program in 2026, aiming for around 26 volunteers to help with course maintenance, particularly weeding, raking pinecones and managing needles.

V. BUDGET REVIEW – FEE STRUCTURE

The meeting focused on reviewing and discussing proposed fee increases for the golf course membership and services. Laura presented updated fee proposals to the Committee, which included higher rates for memberships, cart rentals, and other services, based on market comparisons and cost-of-living adjustments. The Committee emphasized the need to increase fees to address revenue gaps and reduce subsidies from non-golfers, while considering the unique financial situation of the course as a community amenity. The group debated the balance between competitive pricing and ensuring the course's sustainability, with suggestions to consider charging by the rider for cart rentals and revisiting youth membership rates.

The Committee discussed membership and revenue strategies for the golf course and marina. David F explained that the marina has been subsidized for years but is now generating more revenue despite higher rates. Dave Schwab proposed new membership options, including a couple's rate and a 3-month introductory membership for non-residents and residents, to increase participation and attract new members. Subsequent 3 month nonresident memberships would increase in year two. Steve suggested offering incentives to

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existing members who recruit new members in 2026. The discussion highlighted the need to balance membership rates while attracting new members to avoid losing current members and revenue.

The Committee discussed strategies to increase golf course membership and revenue, with Steve emphasizing the need for meaningful incentives for both new and existing members. Laura proposed a discount for new members, but the group agreed that attracting outside members might be more effective, as suggested by Don Shank, who noted the underutilization of the course. They also discussed the need for better marketing and promotional efforts, such as creating a Facebook page and offering promotions, to attract more players. The group reviewed proposed rates for different membership categories, including resident and non-resident fees, punch cards, and family rates, with some adjustments suggested to make them more competitive.

The group approved a new fee schedule, including increases to junior rates, daily rates, and a new family rate of \$1,200 for two members with the first being \$650 and the second member fee of \$550. They agreed to exclude punch cards and club rentals from the fee schedule, leaving these items at Krista's discretion.

Motion to: Present fees to the Board including a spouse and / or family membership, junior golf increase and other proposed fee changes.

Motion by: Craig McCallum

Seconded by: Don Shank

Approved

VI. GREENSKEEPER REPORT

Steve reported that the golf carts will be staying where they are currently and that they will be putting the sides on them as a new shed was not approved or built. The old golf carts will be staying out and are planned on getting new seats for them in 2026. The Committee discussed the tree trimming that has happened in the last month and the challenges of having nonnative pine trees on the course and that there is nothing that can be done for the dying/diseased trees.

Irrigation was discussed including the changing of irrigation head and the possibility of switching to a censored / monitored watering system. David Franklin provided an update on the feasibility of drawing water from Kwann Lake for irrigation purposes, explaining that when it was initially evaluated by a firm, they were unable to reconnect with the contact. The Lakes Committee has opposed the idea due to potential water quality issues during summer months, and there are questions about the Department of Ecology permitting.

VII. GOLF AND PRO SHOP REPORT

Krista reported that Barb is working on updating the menu for winter and 2026 as during the winter months the food sales decrease due to limited hours. Ryan is reviewing tee times and making changes for discounted tee times in 2026. Ryan will also be updating / resetting the golf system records.

The Committee discussed different ways to promote BBV Golf with social media. Laura will reach out to David F on what the budget for marketing is to see if they could hire someone to put a social media page together and hand it off to someone else here in the Village.

VIII. GOLF OPERATIONS POLICIES – Review

Laura went briefly over the policies and will send them out again for review.

IX. Golf Club Budget

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Dave Pimblet and Bill Duncan reviewed the Golf Club budget year to date for 2025, which is on track but noted some discrepancies in how expenses were budget. Bill discussed how the Golf Club website needs to be updated and what the process has been for the Golf Club to get that updated.

The Committee discussed with Dave and Bill about the Golf Clubs' budget for improvements and events in 2026, with a request they may help with the proposed volunteer "payments" for cleaning the golf course that was presented during homeowner presentations.

X. ADJOURNMENT

Motion to adjourn at 2:33 pm

Motion by: Craig McCallum **Seconded by:** Steve Franklin

Approved