

BBVCC
GOLF COMMITTEE
Meeting Minutes
August 11, 2026 at 1:00PM

Committee Members Present		
✓ Steve Franklin	✓ Mari Knudsen-Herbert	✓ Darrell Cowan
✓ Patricia Nitta	✓ Don Shank	✓ Laura Bailey, Chair
✓ Caprice Pine, Board Liaison	✓ Craig McCallum	
Guest Members	Bill Duncan	
Dori Odell	Bob Simpson	Tracey Nichols
Ernie Hutchins	Nadine Sheppard	Tom Hilton
Leanne Keel		
Staff Present	Krista Templeton	Steve Brand
Justine Brooks	David Franklin	

I. CALL TO ORDER: at 2:00 pm by Laura Bailey

ADOPTION OF AGENDA

Motion to: Approve agenda with addition to discuss fines and good faith conduct of committees.

Motioned by: Steve Franklin **Seconded by:** Patti Nitta **Approved.**

RATIFY MINUTES:

Motion to: Accept July 14, 2026.

Motion by: Craig McCallum **Seconded by:** Darrell Cowan **Approved.**

Note: Daryl will be departing the committee and the committee thanked him for his time spent on the committee.

2. Homeowner Comments

The committee and guests discussed significant concerns regarding the free walking program trial on the golf course. Key issues raised included reduced tee time availability for golfers, lost revenue during blocked periods, inequity between paid golfers and free walkers, and enforcement challenges including rule violations. Leanne calculated that a \$60 annual walking fee would generate only .39 cents per walk, and 51 walkers would be needed to recover one lost greens fee. The Board approved the walking program without fees for a two-month trial period. The committee will communicate with the walking committee to gather more information from walkers and golfers before making recommendations about program continuation.

3. Greenskeeper

The greenskeeper emphasized the need to communicate that golfers should stay on cart paths at tees and greens and will implement the 90 degree rule as needed. Implementation will begin this year through signs and bulletin announcements. The greenskeeper has been busy changing sprinkler heads and aerating.

4. Pro shop Report

Krista reported improved golf business performance compared to last year, with growth in: Resident passes, punch card sales, cart rentals and daily trail fees.

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5. Practice Area

The committee discussed conflicting recommendations regarding the practice area. The Golf Committee recommended temporary mat placement only for lessons (with Ernie managing setup and removal) rather than a permanent practice area, due to neighbor complaints and liability concerns. There was confusion about the board's final decision versus Ernie's proposal to make it a common area without golf committee oversight. The Golf Committee ultimately decided to support Ernie's proposal to acknowledging it as a common area without golf committee oversight.

Motion to: send notice to the Board the request to relinquish responsibility for the area and defer its management and use to the appropriate governing authority for common areas.

Motioned by: Laura Bailey **Seconded by:** Craig McCallum **Approved.**

6. Processes and Responsibilities

The chairperson explained she was still waiting to hear back from the golf club members to have a discussion regarding this topic.

7. Fines and Fees

The committee reviewed a comprehensive proposal for increased fines on various infractions, with penalties ranging from \$25 to \$1,000 depending on the offense. Concerns were raised about requiring online tee time bookings due to ongoing system difficulties. Clarifications and modifications were discussed, particularly regarding cart occupancy and club requirements. The General Manager explained that all fines go into miscellaneous income, affecting member assessments, and clarified that service fees and fines should be tracked separately for budgeting purposes.

Leanne reported an incident with 9 unauthorized people in a 6-seater cart, highlighting enforcement needs. The General Manager explained that compliance officers are stretched thin across multiple responsibilities. The committee asked to have compliance officers provide monthly incident reports to Board meetings.

The golf committee discussed finalizing changes to fines and scheduling, with the General Manager confirming they would send proposed changes to the golf committee for approval before submitting to the Assistant General Manager ahead of the Board meeting on the 20th.

8. Committee Conduct

The Chairperson provided the contract the committee members signed upon joining the committee as a reminder of the agreement for being part of this committee. It was requested by management that committees review this document.

9. Volunteer Needs

The group addressed volunteer coordination needs and discussed potential volunteer credits to offset fees, though no immediate action was taken. Don, Bill and Laura will look into this further.

10. Budget Review

The General Manager presented the golf budget review, noting discrepancies between projected and actual revenue, particularly in greens fees and annual passes. Discrepancies were discovered between reported figures and actual data, likely due to incomplete July journal entries. The committee discussed potential challenges with fee increases, including concerns about the walking program, tee time usage by non-members, and declining annual pass sales.

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Motion to: Adjourn

Motioned by: Craig McCallum

Seconded by: Steve Franklin

Approved.

The next meeting is scheduled for Sept 8, 2026 at 2:00pm