

**Minutes of a Regular Meeting  
of the  
SaddleBrooke Ranch Greens Committee  
Wednesday, December 7, 2022**

**A regular meeting of the SaddleBrook Ranch Greens Committee (the  
“Committee”) was held in the Private Dining Room, Ranch House Building, on  
Wednesday, December 7, 2022.**

Committee Members present: Jean Cheszek, Chairperson; Randy Friedman, Toni Graves, Garry Knowling, Dave Maisch, Kevin McCarthy, Hal Peabody, George Price, John Whitehead.

Robson Staff present: Mark Giannonatti, Mike Jahaske, Ken Steinke, Aaron Thomas

Also present were newly appointed 2023 Greens Committee members: Alex Anna, Rod Linville, Lynn Mullhall, Steve Schuster, and BJ Schultz.

The meeting was called to order at 8:04am by Jean Cheszek. Minutes of the September 14, 2022 Meeting were approved at the end of the meeting.

Jean thanked the retiring members Toni Graves, Gary Knowling, Kevin McCarthy, George Price for their service and welcomed the new Committee Members, mentioned above. John Whitehead will assume Chair duties for Jean, who is also retiring after three years of highly successful and effective chairmanship.

**Course Maintenance Randy Friedman, Aaron Thomas**

**Miscellaneous.** The mats that are on either side of bridges on #10 are improving grass growth, but status of Bermuda will be evaluated in June, July. The area is considered ground under repair; players may take free relief.

Course held up well after the rains; Aaron is treating poa annua around the tees and has hand treated tufts of rye around #15 green and elsewhere.

USGA report has good recommendations, generally.

On #16, it's possible to move the penalty line further away from the arroyo, where players will have a flatter lie when taking a drop from the penalty area.

On #12 maintenance team is maintaining a 6' buffer between course and homes by clearing brush.

On #13 team is tree trimming, removing tamarisk.

Mark Giannonatti added that,

Removal or addition of any landscaping trees at the request of resident, must be applied for in writing, approved; actions taken are at the resident's expense, with no warranty. SBR Phase 1 has saved \$700K/year by returning to “desert look;” HOA 2 is following suit.

There is a new hole cutter, but he has been trained, follows USGA recommendation for pin-able areas, uses a level to determine degree of slope, and must avoid previous placements.

**Cart Path Only.** Greens Committee agrees that the benefits to course conditions outweigh player inconvenience. To maintain good pace of play, players are reminded to plan ahead when walking to their ball on CPO holes (bring clubs, sand, etc.); obtain a disability flag if infirmities require.

Cart directional signs (where to drive off the fairway) are continually being moved, but standard is 40 yards from green. Players should communicate regarding who in the partnership will logically drive cart to green side, to avoid delays.

On Hole #10, it would be convenient to have a turnaround at the first arroyo especially when this hole is CPO.

On Holes #1 and #4 Aaron will look at ways to separate them into two parts so that cart path only restrictions will apply to only part of the hole at a time.

### **Mark Giannonatti, Pricing, etc.**

In 2023, individual annual membership is priced at \$3500, and will be available 12/12/2022 with a 2% discount for cash/check; second annual in household is discounted \$200; both include a range card, discounted guest fee, pro shop discounts, and are nonrefundable for medical reasons. Three play cards will be available in 75 (\$3000, 18 hole punch only), 50 and 25 (18 or 9 hole punches) play increments. Chelsea point system remains unchanged. All pricing information will be released by Mike on Friday, 12/9/22.

Non-resident tee time rates will rise to \$75 with a four-day reservation restriction. Mike has ordered 46 new carts for 2023.

**Proposed third nine holes.** Specific plans remain undefined but water availability is not an issue, while decline in housing demand, interest rates are. Value of lots are predicated on views as much as proximity to golf course. In fact, Shea and Pulte are constructing communities without golf. A new practice area is tied to the new nine construction.

A permanent restroom facility between #5 and #6 is not possible until water and sewer lines are closer to the location.

Mark is always available to chat with SBRMGA and WGA.

### **Miscellaneous, Jean Cheszek.**

Alternating 1 and 10 starts, is not feasible for maintenance crew, except on Tuesday.

The 4 hour/round is standard; rangers, who are routinely on the course, cannot force players to improve on that time.

Mike recommended talking with the AGA regarding their perspective on the handicap caps.

Mike will look at the possibility of moving November shotguns to 8:30am to minimize weather-related delays.

Aaron believes it is difficult to make a "frost delay" call much before 7am.

**SubCommittees.**

**Rules/Handicap**, George Price and Toni Graves. There was discussion around the high percentage of WGA players who are currently experiencing hard and soft caps. Mike recommended talking with the AGA regarding their perspective on the handicap caps.

**ProShop**, Dave Maisch. Sale is on!

**Mike Jahaske.**

Golf Genius software won't be upgraded because of lack of interest and expense. Credit book money expires at the end of the month; though, special orders placed before 12/15/22 will 'hold' credit book funds until the item arrives. Range cards and tokens never expire. Course will open at 9am on 12/25/22 and 1/1/23; all other hours remain the same.

There isn't enough demand for the pro shop to carry PickleBall items.

Jean again thanked outgoing members and wished all happy holidays. The meeting was concluded at 10:05am. The next meeting will be held at the Private Dining Room, Ranch Grill Building, at 8:00am on Wednesday, January 4, 2023.

Respectfully submitted, Toni Graves, Secretary