

**Golf Club of Avon**  
**Blue 9 Renovation Project – Q & A**  
**November 20, 2020**

Question #1: How did this Project start?

Answer: As we began the initial planning for the Blue 9 Bunker renovations scheduled for the fall of 2021, we realized that a large number of trees surrounding the bunkers on the Blue 9 Course significantly reduce the sunlight needed to grow and sustain the sod planted in conjunction with the bunker renovation. Without addressing the sunlight problem created by the trees, any new sod planted would quickly die resulting in a waste of money. The large quantity of trees throughout the Blue 9 Course has resulted in a significant amount of “hard pan” adjacent to the bunkers and on the edges of the fairways, and resulted in exposed roots and rocks due to the erosion of the top soil. Accordingly, a project team was formed to work with a course architect to evaluate the potential reduction of trees adjacent to the bunkers and throughout the course to improve the course playability and reduce maintenance costs.

Question #2: Haven’t we looked at removing trees from the Blue 9 Course in the past?

Answer: Yes – In 2018, the Golf Committee engaged a course architect to provide a high level plan for the removal of trees from the Blue 9 Course to improve its playability. While a Course Master Plan was developed at the time, the implementation of its recommended changes was never implemented.

Question #3: What were the key recommendations from the course architect and Project Team?

Answer: The course architect and Project Team began with the 2018 Blue 9 Golf Course Master Plan as a starting point. After touring the course and evaluating the options, they confirmed that removing the majority of trees throughout the interior of the Blue 9 Course was the right strategy. In addition, they identified 6 bunkers that could be permanently removed due to the lack of play and recommended adjusting the size of several bunkers. Finally, they recommended some additional changes to several holes to improve their playability and the addition of a permanent bathroom on the Blue 9 course. The key recommendations have been presented in the 2020 Blue 9 Golf Course Master Plan which is available on the GCA website.

Question #4: Are we contemplating removal of any trees around the perimeter of the Blue 9 Course?

Answer: Yes –A number of trees that surround the perimeter of the course will be removed that currently overhang fairways or bunkers located on the edge of fairways. The removal of these trees will allow the planting of rough grass where there is currently hardpan and will open up the view on some of the Blue 9 holes.

Question #5: How will the trees that remain be selected and how many will there be?

Answer: The trees that will remain will be selected by the course architect. In selecting the trees to remain, the course architect will ensure that tee boxes and fairways are properly protected from errant shots from adjacent holes. In addition, some trees will be retained to ensure that certain holes do not become “easier” to play. Finally, certain trees will be retained that add “beauty” to the course. Overall, we expect the number of interior trees to remain will be approximately 40 to 50 trees.

Question #6: What will go in place of the trees being removed?

Answer: Once the trees are removed, specialized equipment will be used to remove the tree roots and rocks in the ground. Once that is complete, a layer of topsoil will be applied to all areas that have “hard pan” or have been significantly disrupted by the tree removal. This will allow rough grass and fescue to be planted and grow. The location of the fescue will be carefully determined to ensure it does not result in a significant impact on the pace of play. The planting of fescue will reduce the overall maintenance cost of the Blue 9 Course.

Question #7: Are we doing any significant tree work on any of the other GCA courses?

Answer: Yes - Since we will have the tree removal equipment available on site, we will be removing the trees on the left side of the green on White #5 and replacing the trees with rough grass and fescue. This will significantly improve the playability of that hole and reduce the risk of a certain large tree falling onto the green during a major storm. That cost of that work is included in the overall cost of the project.

Question #8: Are we enhancing the current irrigation system to water these new areas of grass rough and fescue?

Answer: Yes – Jonathan Charpinsky, our Course Superintendent, will be working with our irrigation vendor to extend our current irrigation piping and install additional sprinkler heads in the new areas of rough grass and fescue.

Question #9: When would the work begin the work to remove the Blue 9 trees?

Answer: The work to remove the trees on the Blue 9 and White #5 would likely begin in the December 2020 / January 2021 time frame.

Question #10: Will the Blue 9 course be available for play in the spring?

Answer: Yes – While the Blue 9 course will effectively be “under construction”, the course will be available for play in the spring of 2021. We may have some minor damage to tee boxes or fairways as a result of the movement of large equipment, however that damage will be repaired as quickly as possible. It is likely that large portions of the areas where trees are removed will be marked as “ground under repair” during the Spring and potentially for the entire 2021 season as the rough grass and fescue grow in. Members will likely see construction equipment on the course during the Spring as the work is being done. The Blue 9 bunker renovation will begin in September of 2020 and be finished by November, 2020 subject to weather. Finally, it will take several years for all of the fescue to grow to its full height so the Blue 9 will be a “work in progress” for a period of time.

Question#11: What are the risks of doing the Blue 9 Renovation project?

Answer: The most significant risk to this project is the potential for a drought to adversely impact our ability to draw sufficient levels of water from Lilly pond for the newly planted grass and fescue. In addition, severe weather in the Spring could delay the start of the work to prepare the ground for planting and adversely impact the growth of the rough grass and fescue.

Question #12: What happens if we don't do this project and just leave the trees on the Blue 9 Course?

Answer: The effect of the trees remaining on the Blue 9 Course will result in continued deterioration of the playability of the Blue course over time. The areas of hard pan and exposure of roots and rocks will only continue to get worse. If we were to put topsoil on those areas now, it would only be a matter of time before the topsoil would erode. A number of members already feel that the Blue 9 course is not up to the standard of the Red and White courses, and has the look and feel of a municipal course instead of a country club. In addition, we believe that the cost of any renovation of the Blue 9 course in the future will only be more expensive. Accordingly, the Board of Governors believes this is right time to do this project.

Question #13: How much is this project going to cost and how is it going to be funded?

Answer: The cost of the project will be approximately \$2.0 million dollars and will be funded by several sources including refinancing our existing loan and adding additional debt (\$1,000,000), One Time Member Assessments (\$500,000), the 2020 GCA operating surplus (\$300,000), and Other Contributions Through Fundraising (\$200,000).

Question #14: Is there any funding in the project costs for non-golf related projects?

Answer: Yes - Included in the total project cost of \$2.0 million is \$225,000 for non-golf related projects to enhance the overall member experience at GCA. A list of potential projects has been developed and will be prioritized by the Board of Governors based on Member feedback and other criteria.

Question #15: What is the impact of refinancing the current loan and increasing the amount of debt?

Answer: The refinancing of the loan will allow for a reduction in the current interest rate from 4.25% to 3.99% and will increase the overall level of debt from \$1.6 million to \$2.6 million. The monthly mortgage payment will be about the same and there will be no change to the monthly debt service charges paid by the members.

Question #16: How much is the One Time Member assessment for each class of Members?

Answer: The One Time Member assessment will be \$1,750 for all golf members (except Senior 70 members), \$1,100 for Senior 70 golf members, \$575 for Sports Members, \$350 for Sports Senior 70, \$100 for Social Dining and \$60 for Social Dining Senior 70 members. Golf and Sports members have the option of paying the assessment "upfront" or paying it over the subsequent 12 months including a small financing charge. The "one-time" member assessment is expected to be billed in January, 2021. The last GCA Member Assessment over \$1,000 was in 2006.

Question #17: What is the "Other Contributions Through Fundraising" source of funding for the Blue 9 Project?

Answer: In addition to the refinancing of the loan / additional borrowings and Member Assessments, \$200,000 of the funding for the Blue 9 Project is expected from future contributions related to fundraising activities. Examples of those fund raising activities include capital raise fundraising party in the spring, member donations, memorialization of members on the new Blue 9.

Question # 18: Does this plan allow for a sufficient amount of cash to be available at GCA in the event of an unforeseen emergency?

Answer: Yes – GCA will be maintaining approximately \$250,000 of extra cash outside of the Blue 9 Renovation project in the unlikely event of an unforeseen emergency. In addition, GCA has a line of available credit of \$750,000 that can be used in the event of an emergency.

Question #19: Do the GCA bylaws require approval of this project by the Membership?

Answer: Yes - In accordance with the GCA Bylaws, Member Assessments in excess of \$1,000 within a 12 month period require Member approval. In addition, Members are required to approve any additions to debt in excess of \$750,000. Approval of the Member Assessment and additional debt over \$750,000 requires a majority (50.1%) of voting members.

Question #21: What is the process for voting on the proposed Member Assessment and the proposed increase in debt for GCA?

Answer: Members can vote in person in the Club foyer on Wednesday December 2 between 1 and 5 pm. Absentee ballots may be requested in writing by emailing [Vote@golfclubofavon.com](mailto:Vote@golfclubofavon.com), ballots must be received back by the Club no later than 5:00 pm on Wednesday December 2. Voting members receive 1 vote per family.