



**Harrison Meadows Country Club
Advisory Committee Meeting Minutes
Wednesday, March 13th, 2024, 6:00PM
Location: Harrison Meadows Country Club**

HMCC Advisory Committee Members Present:

Jeffrey Arcara (Chairman)
Brian Gould (Secretary)
Daniel Riccio
Daniel Wolman
Jessica Peretta

Harrison Town Board Members Present:

Gina Evangelista
Elizabeth Brown

Troon Staff Present:

Patrick Wynn
Ryan Phelps
Jim Ritorto
Ron McNaughton
Steve Howard

1. Roll Call
The meeting was called into session at 6:05 PM.
2. Meeting minutes from the 2/29/24 HMCCAC meeting approved. Secretary to issue to Town/Village Board, Town Clerk and Club Management.
3. Old Business
 - a. Financials
 - Troon to send monthly financials to the HMCCAC by the 20th of each month.
 - b. Golf Simulators
 - Town Board approved going out to bid for two simulators.
 - Troon to request separate costs for equipment and installation.
 - Targeting May 1st for final bid selection so that simulators can be ready for this coming offseason.
 - Simulator play will be managed by the golf department. Tee sheet will be built out similarly to current tee sheet and managed through that POS system.
 - Wall to be constructed to divide space from former Men's locker room area.
 - **Action Item:** Patrick to confirm maximum occupancy.
 - c. Cart Path Repairs and Basketball/Pickleball Court

- Town Board approved roughly \$130k for cart path repairs in varying areas of the course, back patio step repairs and paving of pickleball/basketball court.
- Work on this is to start on Monday, 3/18.
- Being paid for out of 2024 capital expenditures budget.
- Discussed reservation system needs to be put in place for pickleball/basketball.
- d. Member vs. Passholder
 - Town Board reported that the Town Comptroller does not believe there are any tax implications in changing the term from 'passholder' to 'member'.
 - Town Law Department currently reviewing the change.
- 4. Survey Results
 - a. 291 respondents in 2024. 141 in 2023.
 - b. Troon shared full results on multiple choice questions with HMCCAC before the meeting. **Action Item:** Troon to share the complete open-ended question responses with the HMCCAC next week.
 - c. Patrick will meet with all department heads to review constructive feedback and specific complaints within the survey prior to start of the season.
- 5. Miscellaneous Items
 - a. Concern that the damaged netting between the 4th/5th hole is a potential hazard and needs to be repaired.
 - b. The pro shop won an award from the 59 Club, a mystery shopper company, for outstanding service.
- 6. Locker Room
 - a. Troon solicited pricing for material only. Roughly \$69,000 for 144 lockers.
 - b. **Action Item:** Troon to share breakdown of pricing with HMCCAC.
- 7. Golf Course Agronomy
 - a. Troon stated that the presentation of the golf course last year is not to Troon's standards and they are aiming to improve the conditions in 2024.
 - b. Tee boxes
 - Tee box condition was identified by Troon and by the survey results as the area most in need of improvement.
 - Troon stated that foot traffic on tee boxes is an issue. Will be reviewing placement of tees and movement of tees throughout the season. Likely will move some tees up Monday-Wednesday to help grass recover and grow.
 - Will utilize a Rye seed mix in divot fill boxes this year. Rye is a lower quality grass but germinates much faster than bluegrass.
 - c. Usage of growth regulators will be re-evaluated. Likely will use fertilizer only to promote faster growth in 2024.
 - d. Maintenance Crew Size
 - Crew will be 14-15 in 2024 including Ron and his two assistants. Currently 14 on staff with budget to add one more.
 - Troon feels comfortable with this size crew.
 - Apawamis has a crew of about 25-30.
 - e. Irrigation System

- Troon stated that the irrigation system is in dire need of replacement. Can try to keep 'band-aiding' the system but the turf conditions will suffer.
 - Most recent as built survey is from 1967.
 - Previous estimates for system replacement:
 1. True Club Solutions 2021 Estimate - \$2 Million
 2. Troon's 2021 Estimate - \$2.25 Million
 3. Central Irrigation 2023 Estimate - \$1.9 Million
 - Town Board and Troon said that previous estimates are not correct and did not include 'prevailing wage' which Town needs to abide by. Troon believes the estimate is closer to \$4.5 Million.
 - Troon has not seen any grant funding provided for golf course irrigation/pump houses. **Action Item:** Troon to look into what is available.
 - Troon stated most irrigation contractors are booked until 2026 or 2027.
 - First step is to get a consultant onboard to do the design. Troon estimates consultant fee to be \$80-90k.
 1. All agreed that we need to get the process started as it will take years to complete this project.
 - **Action Item:** Gina/Liz to discuss with Town Board funding for initial steps on consultant design.
 - Much more complicated of a project to turn pond(s) into water storage with pump house feeding into irrigation system.
 - Mike Amodeo (Town Engineer) was present for the discussion and said there would be significant upfront costs to start this process.
- f. Aerification Schedule
- Arcara stated the most clubs in the area aerate at the end of August or early September. Asked why Troon started aerating HMCC on October 16th as we still have open holes in our greens today.
 - Troon stated that clubs that aerate in August likely have Bentgrass greens. We have Poa Annua and they would not recommend aerating in August. Timing is also a 'business decision'.
 - The holes currently in the greens is exactly what they want as it allows water to drain and better air flow, which minimizes the time the ground is frozen. Poa dies if it is frozen over for more than 60 days.
 - Troon stated it is their continued recommendation to do their Fall aerification in middle-end of October.
- g. Winter Play
- Troon recommends closing the course in the winter which will improve the overall health of the course.
 - Patrick stated that winter play is not bringing in much revenue and will share detailed numbers on this.
- h. Troon stated that bunker renovation project would be the next recommendation after the irrigation system project.

- i. Troon stated that their maintenance equipment lease is up in 2025. Would recommend having more equipment as backup for when equipment is being repaired. Leasing equipment vs. owning equipment eats into the maintenance budget.
8. Public Comment
 - a. Angela Sposato –
 - Suggested the Club put together a capital project plan for the long term.
 - Suggested HMCC needs more tee positions than the 3 in place. The silver tees are difficult for high-handicap women and it will help overall wear to the tees.
Action Item: Troon to evaluate feasibility.
 - Suggested the Club put a tournament committee in place to plan tournaments.
 - Stated that a locker room with lockers is important.
 - Requested reciprocity to play other clubs managed by Troon. **Action Item:** Troon to review policy on this.
 - Suggested that we may need restrict junior golf play before a certain time of morning, unless junior has passed a playing test administered by the Club or playing with an adult.
 - b. John Pugliese –
 - Stated that he does not think the Club should be open for play from December through February
 - c. Phil Silano –
 - Stated the Club needs to focus more on its financials. Concerned about taxpayer burden of the Club.
 - Asked if the Club is setup as an Enterprise Fund.
 - Stated that the long term goal of the Club should be all member play and not daily fee golf.
 - d. Bob Joyce –
 - Agreed the course needs a tee box in front of the silver tees to speed up play.
 - Recommends the fescue in front of the 9th tee be cut short all year long.
 - Stated that the 9th tee needs better identification as golfers get it confused with the 18th tee.
 - Stated that the dress code needs to be enforced better.
 - e. Linda Kohlasch –
 - Wanted to know if the Club bonded an additional \$5 million to replace the irrigation system how much would it cost each taxpayer.
 - f. Scott Angarano –
 - Starters need to pair up twosomes playing by themselves into foursomes to smooth out the pace of play.
9. Upcoming Meeting Schedule
 - a. Town Board Meeting Work Session
 - 4/18, 6PM @ 1 Heineman Place
 - b. HMCCAC Meetings
 - 4/30, 6PM @ HMCC
10. Meeting adjourned at 8:20PM.