

**GOLF COURSE COMMITTEE PROCEEDINGS**  
**May 11, 2020**  
**Noon**  
**Remotely via ZOOM**

Members Present: Jack Sweeney, Barb Hoag, Kevin Gunderson, Bob Kolbe, and Lindsey Graskey

Advisory Members and Others Present: Linda Cadotte, Ashley Puetz, Tom Beaudry, Steve Loomis, Vince Dodge, Tom Andersen, and Randy Ells

Members Excused:

1. Approval of the April 13, 2020 meeting minutes.

**MOTION by Sweeney, seconded by Hoag and carried, to approve the April 13, 2020 meeting minutes.**

2. Discussion and formal vote to allow or prohibit the use of personal carts.

Ells wanted to better understand why the use of personal carts was no longer permitted with the change of management. Loomis indicated that KemperSports insurance carrier will not cover personal carts. Ells mentioned that with past management proof of insurance for the personal cart was required. Originally there were upwards of 80 personal carts, but as the years have passed, this affects approximately 12 cart owners and their passengers, which is less than one percent of golfers. Beaudry was asked and provided assurance that there were enough carts for golfers even taking into account the Governor's Safer Order, which limits carts to people in the same household.

**Motion by Sweeney to recommend eliminating personal carts for the 2020 golf season. No second – motion failed.**

Hoag and Gunderson both indicated further discussion was needed and that they can see both sides to the contention. Sweeney was in favor of reduced fees for these few cart owners.

**Motion by Hoag, seconded by Sweeney and carried to approve prohibiting the use of personal carts for 2020 and for this group of individuals to receive a discounted trail fee of \$350.00 and if there is a spouse/partner involved the extra \$100.00 fee with only those two being on the cart. The Committee will address the issue again next year.**

3. COVID-19 Operations update

Beaudry advised the Committee of the club, restrooms and driving range still remaining closed due to the Governor's Safer at Home Order. The staff are wearing masks and gloves and social distancing when necessary. The carts are being disinfected after each use. The website is updated with current information on a regular basis.

4. HR update

Beaudry informed the committee that they reviewed the applications for the controller position with one applicant standing out, but she ended up taking a job with another company. At this time, Kemper will be utilizing their own controller and will reevaluate the position once this year is over. An amendment to the contract will be done by Loomis. This change will save the City money overall. There are 17 returning staff from last year, all of whom are working in different capacities for the time being.

#### 5. Marketing Update

Beaudry shared marketing graphs which showed increased Facebook posts and the website traffic has more results. Customer emails are also up over 75,000. In addition, there is a monthly newsletter. The tee sheet notifies people by texts and emails about frost delay.

#### 6. Standing agenda items:

##### a. Profit/Loss – Budget/Actual Statement

Marches final numbers show being ahead of schedule.

##### b. General Manager/Golf Pro – report

There were 1100 rounds the first week. On days over 50 degrees the trend was 300 to 400 rounds per day. Beaudry is communicating via email any and all changes through COVID-19. He went over the Green to a Tee, Safety National and True Service and True Review with the Committee. The NPS is lower than he would like to see. The annual passes have been solid and weather has been good enough for people to get out and golf. Beaudry mentioned they are holding off on merchandise shipment at this time since the Governor's Order does not allow golfers to come into the building. Tournaments are being pushed back, which also affects food and beverage sales. Loomis has seen the same trends throughout the country. The new menu is up on the website, Facebook and is posted around the course.

##### c. Superintendent – Grounds/Maintenance report

Dodge indicated the irrigation system is up and running, staffing is up according to plan with other people lined up to come in. Dodge added some extra things by the clubhouse. Feedback to KemperSports and the Committee on the grounds, staff and pro shop has been good thus far. The foam noodles in the cups seems to work well. The easy lift system has been purchased and is in route and will be in place by next week. It is easy to use and some clientele at other KemperSports managed courses do not want to get rid of it.

##### d. Nemadji Women's and Men's Club – concerns/updates

Hoag said they will be discussing if events will happen. There are 41 members currently and she expects that to increase. She is impressed with the staff and the food.

Gunderson echoed the sentiments Hoag expressed regarding the staff and food. The men's league numbers are down a bit. The drive up event was successful with getting signed up and paid.

7. Future agenda items

Sweeney requested a standing agenda item of having KemperSports highlight the top three concerns at the golf course. (Beaudry mentioned the current concerns are training, staffing and systems.)

Hoag reminded the Committee that the range tokens were supposed to remain on the agenda.

8. Next meeting Monday, June 8, 2020 at 12:00 p.m. probably by Zoom.

**Motion by Sweeney, seconded by Kolbe and carried to adjourn the meeting at 1:08 p.m.**

Minutes submitted to the Council Meeting of May 19, 2020.

The IRS indicates what constitutes a real property capital improvement as follows:

- Fixing a defect or design flaw
- Creating an addition, physical enlargement or expansion
- Creating an increase in capacity, productivity or efficiency
- Rebuilding property after the end of its economic useful life
- Replacing a major component or structural part of the property
- Adapting property to a new or different use

Maintenance costs are expenses for routine actions that keep your building's assets in their original condition; these typically fall under **Repairs** and Maintenance ("R&M") in your operating budget. On the other hand, **capital** expenditures/**improvements** are investments you make to increase the value of your asset



## BEST PRACTICE

# Capitalization Thresholds for Capital Assets

### BACKGROUND:

The term capital assets is used to describe assets that are used in operations and that have initial lives extending beyond a single reporting period. Capital assets may be either intangible (e.g., easements, water rights, licenses, leases) or tangible (e.g., land, buildings, building improvements, vehicles, machinery, equipment and infrastructure).

As a practical application of the materiality principle, not all tangible capital-type items with useful lives extending beyond a single reporting period are required to be reported in a government's statement of net position. Items with extremely short useful lives (e.g., less than 2 years) and/or of small monetary value are properly reported as an "expense" or "expenditure" in the period in which they are acquired.

When outlays for capital-type items are, in fact, reported on the statement of net position, they are said to be capitalized. The monetary criterion used to determine whether a given capital asset should be reported on the statement of net position is known as the capitalization threshold. A government may establish a single capitalization threshold for all of its capital assets, or it may establish different capitalization thresholds for different classes of capital assets. In selecting capitalization thresholds, governments should be able to report and depreciate substantially all capital asset value while eliminating the cost of tracking a large number of small-value items.

A government's threshold for capitalization does not need to be calculated in the same way that the government would measure the asset, if it is ultimately capitalized, for reporting in accordance with GAAP. For example, a government's capitalization policy may be to determine whether improvements to an office building (primarily plumbing and electrical upgrades) meet a dollar threshold (\$20,000) before including the cost of new window and floor treatments, which will be part of the improvements, because it does not consider those to be "core costs" of the asset improvement. For assets constructed by a government's own employees, the dollar threshold might distinguish between direct costs (time spent by construction workers, architects and engineers on that project) and indirect costs (allocated costs of the capital improvements department of public works).<sup>1</sup>

The capitalization threshold should not be the only factor used when determining if an item should be capitalized. A government should be cognizant of whether similar items are capitalized in order to be consistent in reporting. For example, assume a government, with a capitalization threshold of \$10,000, purchases two pieces of similar equipment. Item A was purchased three years ago for \$11,000, and item B was purchased in the current year for \$9,000. The government also incurred its own direct costs (time spent by construction workers, architects and engineers on that project) and

indirect costs (allocated costs of the capital improvements department of public works) for both items, which increased the values of the items to \$13,000 for item A, and \$11,000 for item B. Without the inclusion of the government's own costs, item B would not have been capitalized, while other similar items would be capitalized because they were purchased at a higher price. In this case, the government may choose to capitalize item B for the sake of consistent treatment.

Capitalization is, of its nature, primarily a financial reporting matter. That is, a government's principal concern in establishing specific capitalization thresholds ought to be the anticipated information needs of the users of the government's external financial reports. While it is essential to maintain control over all potentially capitalizable items, there are more efficient means than capitalization for accomplishing this objective in the case of a government's smaller tangible capital-type items. Furthermore, practice has demonstrated that capital asset management systems that attempt to incorporate data on numerous smaller items are often costly and difficult to maintain and operate.

#### **RECOMMENDATION:**

GFOA recommends that state and local governments adhere to the following guidelines for capitalization thresholds:

- Establish minimum cost and useful-life based thresholds to avoid the cost of capitalizing immaterial items;
- Establish a minimum capitalization threshold of \$5,000 for any individual item;
- Establish a minimum capitalization threshold of at least a two-year useful life for any individual item;
- Consider establishing different dollar capitalization thresholds for different classes of capital assets (i.e. land, infrastructure, buildings and improvements, and equipment);
- Capitalization thresholds are best applied to individual items rather than to groups of similar items (e.g., desks and tables), unless the effect of doing so would be to eliminate a significant portion of total capital assets (e.g., books of a library district);
- Governments should perform a periodic review of their capitalization thresholds;
- In establishing capitalization thresholds, governments that are recipients of federal awards should be aware of federal capitalization thresholds requirements; and
- Governments should exercise control over potentially capitalizable items that fall under the operative capitalization threshold but require special attention.

#### **Notes:**

*1) Note that while indirect costs pertaining only to capital projects should be capitalized, general overhead costs such as human resources services or the commissioner's office staff of an agency not exclusively performing capital work should not be allocated to capital projects and capitalized. [Accounting for Capital Assets, A Guide for State and Local Governments, Stephen J. Gauthier, GFOA, 2008].*

*This best practice was previously titled *Establishing Capitalization Thresholds for Capital Assets*.*

# Deciding what is not a capital asset

- No Increased capacity
- No Increased efficiency
- No extension of asset's estimated useful life beyond the original expectation
- An extended estimated useful life usually involves a significant alteration or structural change
- Repairs and maintenance
- Specific written example of each can help in procedures documentation
- Minor assets below unit capitalization threshold

# Deciding what is not a capital asset

- Common expense items for buildings:
  - Painting
  - Roof re-surfacing
  - Replace HVAC
  - Re-carpet
  - Plumbing repair and replacement
  - Upgrade electrical service
  - Landscaping



# Deciding what is not a capital asset

- Common expense items for Roads
  - Re-stripe
  - Replace culvert
  - Replace signage
  - Replace guardrail
  - Re-surface existing road
  - Bridge joint repair
  - Replace streetlight

# Deciding what is a capital asset

- New asset that meets all criteria for capitalization
- Increased capacity – adding square footage to an existing building
- Increased capacity – adding new lanes to an existing road
- Increased efficiency – same size etc., but service provided at less cost
- An extended estimated useful life usually involves a significant alteration or structural change and an extension beyond original useful life expectation



## April 2020 GM Report

**To:** Golf Committee  
**From:** Tom Beaudry, GM/Head Golf Professional  
**CC:** Steve Loomis  
**Overview:**

### March's financials

Actual	MTD Budget	% of Budget	MTD Prior Year	% of PY		Actual	YTD Budget	% of Budget	YTD Prior Year	% of PY	Annual Budget	Rolling 12 Months
<b>REVENUES</b>												
0	0	0%	0	0%	Green Fees & Cart Fees	0	0	0%	0	0%	967,533	0
814	1,050	78%	0	0%	Merchandise	814	1,050	78%	0	0%	158,300	814
0	425	0%	0	0%	Other Pro Shop	0	425	0%	0	0%	15,110	0
0	0	0%	0	0%	Range	0	0	0%	0	0%	33,650	0
0	0	0%	0	0%	Food and Beverage	0	0	0%	0	0%	314,872	0
0	500	0%	0	0%	Other GAA Income	0	500	0%	0	0%	5,500	0
<b>814</b>	<b>1,975</b>	<b>41%</b>	<b>0</b>	<b>0%</b>	<b>TOTAL REVENUE</b>	<b>814</b>	<b>1,975</b>	<b>41%</b>	<b>0</b>	<b>0%</b>	<b>1,484,966</b>	<b>814</b>
<b>COST OF SALES</b>												
384	678	57%	0	0%	Merchandise	384	678	57%	0	0%	105,368	384
0	0	0%	0	0%	Food & Beverage	0	0	0%	0	0%	105,733	0
<b>384</b>	<b>678</b>	<b>57%</b>	<b>0</b>	<b>0%</b>	<b>TOTAL COGS</b>	<b>384</b>	<b>678</b>	<b>57%</b>	<b>0</b>	<b>0%</b>	<b>211,100</b>	<b>384</b>
47.2%	64.5%	73.1%	0.0%	0.0%	COGS - Merchandise %	47.2%	64.9%	73.1%	0.0%	0.0%	66.6%	47.2%
0.0%	0.0%	0.0%	0.0%	0.0%	COGS - Food & Beverage %	0.0%	0.0%	0.0%	0.0%	0.0%	33.6%	0.0%
<b>PAYROLL</b>												
12,590	19,172	66%	0	0%	Course and Grounds	31,024	38,742	80%	0	0%	331,790	42,870
0	0	0%	0	0%	Carts, Range, Starters, Etc.	0	0	0%	0	0%	22,902	0
2,696	762	364%	0	0%	Pro Shop	4,241	762	567%	0	0%	87,312	4,241
0	1,270	0%	0	0%	Food and Beverage	0	1,270	0%	0	0%	93,772	0
8,178	17,302	47%	0	0%	General and Administrative	26,166	46,517	56%	0	0%	215,912	33,935
<b>23,463</b>	<b>38,507</b>	<b>61%</b>	<b>0</b>	<b>0%</b>	<b>TOTAL PAYROLL</b>	<b>61,430</b>	<b>87,291</b>	<b>70%</b>	<b>0</b>	<b>0%</b>	<b>751,688</b>	<b>81,046</b>
<b>OPERATING EXPENSES</b>												
14,775	6,265	239%	0	0%	Course and Grounds	27,349	20,205	135%	0	0%	214,920	35,978
0	0	0%	0	0%	Carts, Range, Starters, Etc.	0	0	0%	0	0%	137,300	0
1,631	3,200	51%	0	0%	Pro Shop	1,631	3,200	51%	0	0%	20,750	1,631
119	2,100	6%	0	0%	Food and Beverage	268	2,100	13%	0	0%	19,500	268
13,151	16,300	81%	0	0%	General and Administrative	25,996	28,400	92%	0	0%	109,605	34,311
774	1,850	42%	0	0%	Marketing	2,472	4,150	60%	0	0%	30,000	2,472
<b>30,450</b>	<b>29,735</b>	<b>102%</b>	<b>0</b>	<b>0%</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>57,716</b>	<b>58,055</b>	<b>99%</b>	<b>0</b>	<b>0%</b>	<b>532,075</b>	<b>74,680</b>
<b>54,298</b>	<b>68,919</b>	<b>79%</b>	<b>0</b>	<b>0%</b>	<b>TOTAL EXPENSES</b>	<b>119,531</b>	<b>146,024</b>	<b>82%</b>	<b>0</b>	<b>0%</b>	<b>1,484,863</b>	<b>156,090</b>
<b>(53,484)</b>	<b>(66,944)</b>	<b>80%</b>	<b>0</b>	<b>0%</b>	<b>EBITDA</b>	<b>(118,716)</b>	<b>(144,049)</b>	<b>82%</b>	<b>0</b>	<b>0%</b>	<b>102</b>	<b>(155,276)</b>
<b>(7,000)</b>	<b>(7,000)</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>MANAGEMENT FEES</b>	<b>(21,000)</b>	<b>(21,000)</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>(84,420)</b>	<b>(34,067)</b>
<b>OTHER INCOME (EXPENSE)</b>												
0	0	0%	0	0%	Other Expenses / Capital Reserve / Impairment	0	0	0%	0	0%	0	(15,834)
0	0	0%	0	0%	<b>TOTAL OTHER INCOME (EXPENSE)</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>(15,834)</b>
<b>(60,484)</b>	<b>(73,944)</b>	<b>82%</b>	<b>0</b>	<b>0%</b>	<b>NET INCOME</b>	<b>(139,716)</b>	<b>(165,049)</b>	<b>85%</b>	<b>0</b>	<b>0%</b>	<b>(84,318)</b>	<b>(205,177)</b>

### Key Performance Highlights:

- NOI finished 18% ahead of budget in March related to savings realized in both payroll and OPEX. The savings in OPEX will be evaluated if it can be deferred.
- Opened for golf April 24<sup>th</sup>
- 1,144 rounds played in first week



**Key Performance Issues:**

- COVID-19

**KemperSports Upcoming Key Initiatives:**

Green to a tee-

Level one scheduled to be complete in 2020

Safety National-

Tom attended the Safety National kickoff webinar on the 21<sup>st</sup> to understand any changes in the program. The first event is scheduled in June.

True Service-

New staff onboarded and have the welcome video username/login sent. We will schedule training in May.



Course	NPS	Overall Rating	Service Rating	Course Rating	Food Rating	Recommend Rating	# of Surveys
Apr 2019	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Apr 2020	65.4	8.7	9.3	7.8	n/a	9.8	26
Course	NPS	Overall Rating	Service Rating	Course Rating	Food Rating	Recommend Rating	# of Surveys
FY 19 TYD	n/a	n/a	n/a	n/a	n/a	n/a	n/a
FY 20 YTD	65.4	8.7	9.3	7.8	n/a	9.8	26



**Annual Pass Information:**

15 & Under Season Pass - Junior Under 15 Season Pass Holder	10
16-18 Season Pass - Junior 16-18 Season Pass Holder	6
19-24 Season Pass - Intermediate Season Pass Holder	17
Player's Card - Players Card Holder	44
Senior Couple Season Pass - Senior Season Pass Holder	2
Senior Season Pass - Senior Season Pass Holder	41
Family Season Pass - Family Season Pass Holder	1
Adult Season Pass Unlimited - Adult Season Pass Holder	22
Last Years Trail Fee	2
2020 Cart Seat	11
2020 Limited Cart Seat	1
Adult Season Pass Holder Membership - Limited - Adult Season Pass Holder	11
Adult Season Pass Holder Membership - Couple - Adult Season Pass Holder	1
Men's Club Membership	43

**Weather:**

All the snow is gone. April had 1.6" of precipitation and the average temperature was 38.49 degrees.

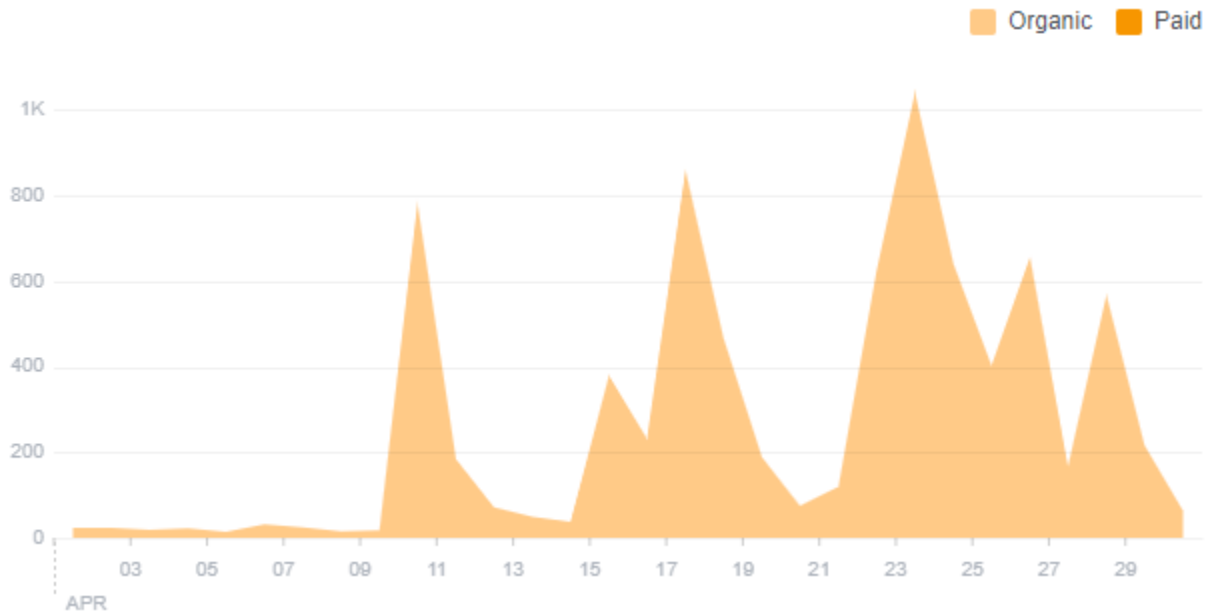
**Personnel:**

- The candidate that was interviewed for the controller position took a different job. It is my recommendation to save the \$4k in payroll annually and hire KSM to take care of the bookkeeping.
- 17 returning clubhouse staffers onboarded and working in various capacities. Some in new positions until we are able to fully open and return them to the job they had last year. Nice to see the team spirit and they are enjoying the consistency and structure.
- Food and beverage will need to post some help wanted in mid-May.



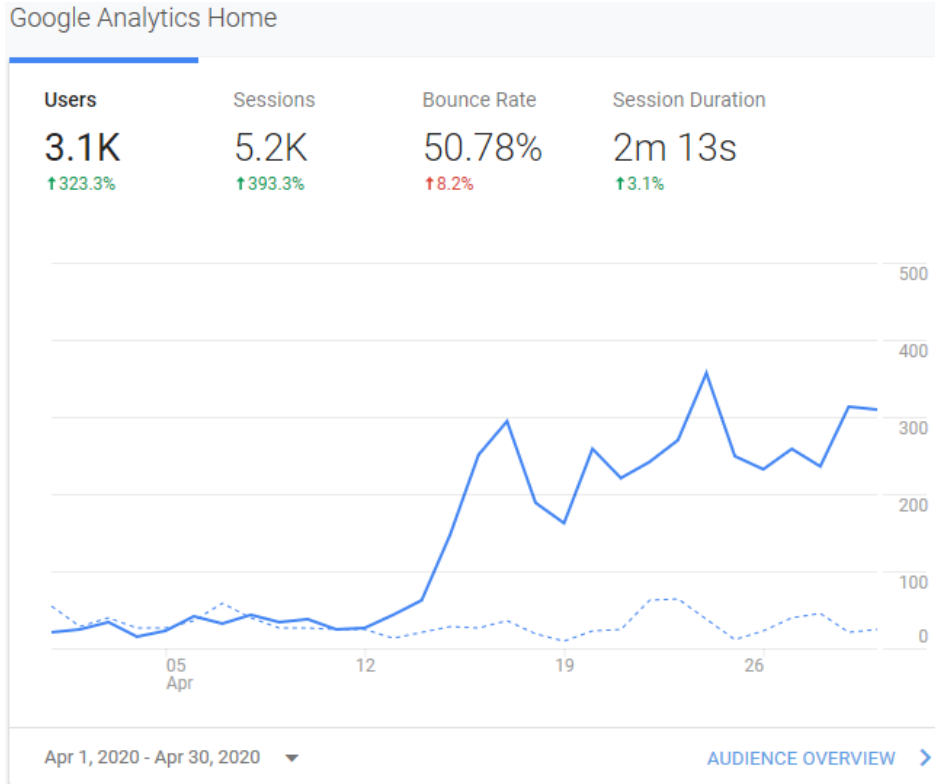
**Marketing:**

We had 11 Facebook posts April. With the opening of the course we are seeing good results organically.





The website continues to see increased traffic. Continuous updates regarding COVID are listed.



### E-mail sign ups

CORE DATA		
Total of Customers	<b>17,200</b>	<b>100%</b>
Customers with Email	<b>17,095</b>	<b>99.39%</b>
Total Emails Valid	<b>15864</b>	
Total Emails Invalid	<b>1141</b>	
Undetermined	<b>89</b>	
Total emails Not Verified	<b>0</b>	
Customers with Phone	<b>1,186</b>	<b>6.90%</b>
New Customers	<b>0</b>	<b>0%</b>
New Customers with Email	<b>0</b>	<b>0%</b>
New Customers with Phone	<b>0</b>	<b>0%</b>
Sent Emails	<b>398</b>	

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## Tournament Booking Pace

Month	Current Actual + Booked	Budget	% of Budget	Variance to Budget
January2020	\$ -	\$ -		\$ -
February2020	\$ -	\$ -		\$ -
March2020	\$ -	\$ -		\$ -
April2020	\$ -	\$ 3,600	0%	\$ (3,600)
May2020	\$ -	\$ 18,200	0%	\$ (18,200)
June2020	\$ 3,700	\$ 27,000	14%	\$ (23,300)
July2020	\$ 9,168	\$ 46,200	20%	\$ (37,032)
August2020	\$ 25,113	\$ 27,800	90%	\$ (2,687)
September2020	\$ 1,970	\$ 18,000	11%	\$ (16,030)
October2020	\$ -	\$ 4,500	0%	\$ (4,500)
November2020	\$ -	\$ 3,600	0%	\$ (3,600)
December2020	\$ -	\$ -		\$ -
<b>Total</b>	<b>\$ 39,951</b>	<b>\$ 148,900</b>	<b>27%</b>	<b>\$ (108,949)</b>

There have been many tournaments cancel due to the COVID situation. I have been reaching out to the folks I have information for to discuss pushing back later in the year when we might now how plausibly hosting events will be.

### Clubhouse:

- We are still holding off our merchandise shipments until we know if/when we can let people in the clubhouse
- Installation of a new recording device for the security system was installed so we now able to review incidents, should we need to.

### Grill Menu:

#### STARTERS

<b>Cut Waffle Fries</b>	<b>4.00</b>
<b>Chicken Tenders</b> with honey mustard sauce	<b>6.50</b>
<b>Homemade Onion Rings</b> spotted cow beer battered onion rings w/ blue cheese	<b>6.50</b>
<b>Tortilla Chips &amp; Queso</b> made to order tortilla chips w/ salsa & queso dip	<b>6.50</b>





### NEMADJI GRILL

\*All items come with kettle chips, or add fries 1.75, Onion Rings for 2.00

<b>Cheeseburger</b> w/ choice of American, swiss, pepper jack, or Colby jack cheese	<b>7.95</b>
Add California style	
Add bacon, sauerkraut, fried or raw onions	
<b>1/4 lb Hot dogs</b> w/ choice of onions, sauerkraut, relish, mustard, and ketchup	<b>4.50</b>
<b>The Fried Eggs</b> your choice of 2 eggs, w/ bacon, lettuce, tomato, Colby jack cheese on a brioche bun	<b>6.75</b>
<b>1/4 lb Brat</b> w/ choice of onions, sauerkraut, relish, mustard, and ketchup	<b>4.75</b>
<b>Denver</b> smoked turkey, green pepper, and onion in two fluffy scrambled eggs	<b>7.50</b>
<b>Grilled Bacon Cheese w/ Bacon</b> Bread choices: sourdough or berry wheat	<b>6.75</b>

### SANDWICHES

\*All items come with kettle chips, or add fries 1.75, Onion Rings for 2.00

<b>Smoked Turkey</b> with mayo, mustard, lettuce, and tomato	<b>7.50</b>
<b>BLT sandwich</b> with mayo, lettuce, and tomato	<b>7.50</b>
Bread choices: sourdough or berry wheat, can be toasted	

### SNACKS

<b>Chips</b> (Lay's Regular, Doritos, Cheetos, Fritos, Lay's BBQ, Cool Ranch Doritos)	<b>2.00</b>
<b>Rice Krispy Treat</b>	<b>1.50</b>
<b>Kind Bar</b>	<b>3.00</b>



### Course & Grounds:

- Brad Little and Brian Wallin started on March 2
- Vinyl Guard all flagsticks and bunker rake handles
- Teach Brad how to grind bed knives and setup ground cutting units. Very thorough PM on two fairway mowers, two walker mowers, and two larger rough mowers including the repair of numerous hydraulic issues. Much more of this sort of work remains on older units we will continue to utilize.
- Take delivery of new cutting units, greens aerifier, and heavy-duty Cushman.
- Begin to sand and refinish all tee markers-Over 400 markers to prepare. Had to purchase 60 more as there are not enough for the entire golf course.
- Continue meeting with seasonal staff. Had to delay initial hires this spring due to Coronavirus crisis.
- Install changing room for Pro Shop.
- Put in order for 2-Way radios for golf course use. Had to apply for license as the old one expired 5 years ago.
- Install gate and safe in clubhouse for secure storage of valuables and money.
- Put together uniform order.
- Update SDS sheets. This will be ongoing throughout season as we accumulate supplies.
- Order nozzles for 1250 sprayer. This will require calibration in April.
- Make initial chemical order. Heavy on generics to save money.
- Take delivery of fertilizer order for season. Delayed payment of invoice.
- Organize golf course accessory building and course setup tools. Was able to make three functional cup cutters out of 11 junky ones.
- Phone system for maintenance building ongoing.
- Open numerous golf course accounts.
- Order two backpack blowers.
- Organize fertilizer storage area and spreader equipment.
- City of Superior picked up the worst of older golf course equipment. 8 units.
- Inspect golf course for winter damage. Stripped sod strips on greens where surface drainage is poor. Course appears to have overwintered very well. Very encouraging.
- Plan for Coronavirus contingencies. Purchase disinfectants for use around shop.
- Chainsaw work on tree down on 10 S.
- Disposed of a great deal of junk around shop area.
- Verified source of very cheap irrigation components from golf course west of Twin Cities. Will need to pickup sometime in next few weeks.