

Properties Committee Meeting Minutes  
January 10, 2012/9:00am  
Board conference room

**OPENING:**

Lake Westphal, called the meeting to order, and welcomed visitors to the Properties Committee meeting.

**ATTENDEES:**

**Property Committee:** Lake Westphal, Gary Carter, Pat Shanholtzer and, Kenny Jordahl  
A quorum was established.

**Staff:** Mike Whiting, General Manager, Cindy Knowlton, Russ Boston, and Larry Griffith

**Guests:** Jack Cavanaugh, Pickleball Club member/spokesman, John McFarland, President of Pickleball Club, Tom Newlove, Racquet Club member/spokesman, Dale Johnson, President of Racquet Club, and approximately 20 other residences of Sun City West community.

**MINUTES:**

The minutes of the prior meeting December 13, 2011, were read and approved as written.

**REPORTS OF COMMITTEES/STAFF:**

A: Architectural: Nothing to report at this time. Warren Melchert, not in attendance.

B: Safety and Sanitation: Russ, Lake, and Pat checked all 7 pro shops and maintenance depts. in the community. Findings; all well taken care of with minor changes. No negative conditions at this time. Properties walkthrough 2012 handout passed to all property committee members. No other issues at this time.

**STAFF REPORTS:**

A: Facility Projects: Larry Griffith, - verbal presentation with handout of progress report of RH Johnson Fitness Expansion and Renovation. Other projects update handout. Mini golf course opening this morning 1-10-12.

B: Facility Maintenance: Russ Boston, - handout listing maintenance of the Strike Zone Eatery.

C: Recreation Mgr., Cindy Knowlton, - working with Russ at the Strike Zone Eatery. Restaurant opened January 9, 2012. Encourage people to use Palm Ridge and Kuentz pools due to closure of RH Johnson pool.

**UNFINISHED BUSINESS:**

A: Strike Zone Restaurant, Russ Boston - see handout. Lake reports the homemade food is excellent and recommends all to partake.

B: Tennis/Pickleball (Palm Ridge resurfacing cost) Larry Griffith

C: Lake opened this unfinished business of the Racquet Club and Pickleball Club presentations with instructions on how to proceed with each separate presentation. He stated he will take a neutral position on the various issues presented in order to handle all positions fairly. A coin was tossed to decide who would go first. Each spokesman may take as much time wanted to present their clubs proposal. Then questions from Property Committee members and then a 3 minute question/reply/response from visitors. Asked to please keep remarks/questions important and pertinent.

Pickleball presentation; Jack Cavanaugh, represented the club with verbal description as well as handout given to all of Property Committee members.

Racquet Ball presentation; Tom Newlove, represented the club with verbal description as well as handout given to all of Property Committee members.

Property Committee, (PC) questions: Why is there a discrepancy between the two clubs pertaining to facility usage? Tom stated that he was given the stats from Cindy Knowlton.

Jack stated his number is from the stat sheet. And, also reflects indoor play during June, July, and August.

PC Question: Are times of the day taken into account when amount of usage is greater by both clubs? And, how difficult is it to get on courts in general because of number of courts and number of players? Tom stated difficult to compare the two clubs because the tennis players reserve a court for 1 ½ hr/4 people per game/per set (3 matches). Jack stated there is crowding on courts – little time due to so many wanting to play and that tennis – 18 share court while pickleball 53 share. Members approaching 800.

PC Question: Is playing at the same time of day part of problem and what are my chances to play since I am not a member of a club? Both agree the time of day is a problem. However, there is open play for those who are not affiliated with any club. Cindy Knowlton stated a certain % have to remain open and 3 courts are always available for open play.

PC Question: Since the court needs repair at Palm Ridge do we replace with Pro Bounce and it converts Pickleball? Larry Griffith stated one tennis court can convert to 4 pickleball courts. Cost is approx. \$20,000/court. Tom stated he understands cost of \$4500/court to convert.

Larry stated Pro Bounce last longer than present surface, is more durable, maintenance effective. Surface is not the issue for tennis. Jack stated pickleball prefers post tension surfaces and asked Larry what last the longest? Larry stated post tension 100yrs; Pro Bounce has a warranty of 5 yrs. and that it is difficult to replace post tension due to cables approx. 4 ft apart. However, cables can be located without too much difficulty.

PC Question: Can Pickleball schedule classes for new members at different times?

Jack stated that is currently being done. Web site gives schedule of all times. Tom stated Johnson & Kuentz are used for tournaments and change is difficult.

PC Question: How much would it cost to build brand new one? Larry stated he doesn't know.

Question/comment from visitor: There are more people interested in pickleball than with tennis. money is an issue. Pickleball club has \$10,000 raised at this time with ideas for other fundraising projects.

Question/comment from visitor:

Tennis is an established club and many people moved to the Palm Ridge area because of the tennis courts at Palm Ridge. Tennis Club is willing to share at Palm Ridge with Pro Bounce. Concerned with the presented issues. Stated that tennis players are the losers and that pickleball players are winners – either way.

Question/comment from visitor with Pickleball: Tennis voted down in November 2011 to share courts.

Question/comment from visitor with Tennis: Plays at Palm Ridge 3x/wk and courts are available at Anytime for both clubs. Doesn't see the fairness to those who bought homes close to Palm Ridge in order to be close to the tennis courts. Asked not to change and not take away the tennis courts.

Question/comment from visitor with Pickleball: Pickleball can manage with 13 courts and asks Tennis players to manage from 24 to 21 courts.

PC Question: Is it possible to play on same courts – shared? Tennis reply – yes, can be dual use.

Question/comment from visitor with Pickleball: Who governs sharing?

Mike Whiting stated he appreciates all comments given today and that he learned a lot but, issue is still the same as 3 yrs ago. He sees both sides/issues. One thing has not changes and that it all has to do with dollars. Clubs need to come forth with ideas on funding and how we might share – need to think about this. Attitude has possibility of changing and compromise will bode well.

PC Board member stated that It should not be a we-they – but all should be able to compromise and asked for more time to digest and look at numbers. Both deserve answers. All PC members agreed.

Larry Griffith, stated committee should get together before decision is made for recommendations for the board.

Mike Whiting stated staff could study the issues/proposals and get back with options.

Lake asked when time frame for budget?

Mike Whiting stated mid February budget begins to study. \$200,000 is set aside for this proposal. And that a hurried decision is a wrong decision.

Lake will set a date for a special meeting for Property Committee members to review issues before the February 14<sup>th</sup> meeting. Members to be notified.

Lake stated he sees 4 options at this time:

- Closing all 3 courts when unsafe with no repair work
- Only fill cracks and repaint surfaces
- Replace surfaces with Pro Bounce
- Put in Post and Tension surface

If any requests for handouts please see Sharon Schomer, Governing Board Manager, 19803 R.H. Johnson Boulevard, 623.544.6115

This meeting adjourned at 11:08am  
Betsy Talbert, Secretary

#### INSPECTION OF FACILITIES – 2012

- February 14, 7:30am @ RH Johnson Fitness Center
- March 13, 7:30am @ Beardsley Aquatics & Fitness Center
- April 10, 7:30am @ Beardsley Arts & Crafts Center

## **PALM RIDGE PROPOSAL 2012 / 2013**

The three remaining tennis courts at Palm Ridge are in need of maintenance and repair or replacement.

Currently there is an annual expense of \$12,000 to \$13,000 to repair the courts. The repair is, and has been, a band aid on a larger issue which has to do with the foundation.

A few months ago the Racquet Club initiated a series of meetings with the intention of gathering and discussing the factors that should be taken into consideration as to what actions can be taken at the Palm Ridge Recreation Facility.

The people who comprised the committee were:

- John McFarland – Pickleball Club President 2011 / 2012
- Tom Newlove – Racquet Club President 2010 / 2011
- Dale Johnson – Racquet Club Vice President 2011 / President 2012
- Byron Brothers – Pickleball Club Vice President 2012

Over the course of those meetings the committee identified several possible scenarios and agreed that a meeting with Recreation Center staff, Cindy Knowlton and Larry Griffith, should be held to discuss the different possibilities and to assign realistic costs to each. That meeting took place in early November.

As a result we feel the need for more pickleball courts has not been demonstrated adequately to justify the cost of a “premier” pickleball facility and the loss of three tennis courts.

It is our understanding that there is \$200,000 allocated in the 2012/2013 budget for the courts.

***Our proposal puts forth a course of action that provides a solution which spends no more than \$100,000 and significantly reduces or eliminates any annual expense for upkeep.***

### **OUR PROPOSAL**

The Sun City West Racquet Club would like to strongly recommend that the best course of action for 2012/2013 at Palm Ridge is:

#### **Pro-bounce the courts as tennis courts.**

- The cost to pro-bounce the courts is estimated at \$90,000 to \$100,000. One half of the amount budgeted.
- The annual repair cost is eliminated or significantly reduced. Pro-bounce is expected to have a life of 5 – 10 years.
- Pro-bounce provides a surface which we feel accommodates both tennis and pickleball play.
- In the future if the need is demonstrated some or all of the courts could be converted relatively easily into pickleball courts.
- The tennis courts will be made available for use by the Pickleball Club during tournaments.

**COURT USAGE STATISTIC**  
**January through November 2011**

Usage numbers include only recreation card holders using all tennis courts and all pickleball courts. Guests were not counted.

13 “official” pickleball courts  
 10 @ Palm Ridge 3 @ RH Johnson  
 (does not include dual use platform tennis courts at RH Johnson).

24 tennis courts  
 15 @ RH Johnson 6 @ Kuentz 3 @ Palm Ridge

<b>MONTH</b>	<b>TENNIS</b>	<b>PICKLBALL</b>
January	2210	2369
February	2685	2902
March	3207	3278
April	2876	2843
May	2162	1644
June	1528	846
July	1246	417
August	1159	433
September	1654	1081
October	2445	2049
November	2234	2673
<b>TOTAL</b>	<b>23,316</b>	<b>20,535</b>

<b>Number of Players</b>	<b>Number of Courts</b>	<b>Players per Court Per Year</b>	<b>Players per Court Per Day</b>
Tennis 23,316	24	972	2.66
Pickleball 20,535	13	1579	4.33