



Status Report

December 13, 2015

Pumphouse Summary

Ric Martinez from Pump Mechanical Technical Services, LLC completed the Pumphouse repairs. Replaced two pumps, two motors, check valves and will check existing motor for a backup. We had some electrical problems that the County helped us repair. The total cost on the electrical that was unexpected was approximately \$1830. The pumphouse completion is vital to improving the golf course and will ensure us in reaching our goals.

Irrigation

Southern Golf is working with Toro and they have sent 20 decoders at no charge. Toro will be sending a technician to the course and assisting us in replacing the failed decoders. We will be sending back 20 decoders for them to test finding the reason for failure. We will then move forward with an agreed upon joint plan to finish the irrigation system for full automation.

Golf Course Conditioning and Maintenance

We have cleaned up 90% of entrance, cart barn, clubhouse areas already making a big difference in the appearance of the property. Rough has been mowed throughout the course and fairways, greens and tee boxes are being cut on a regular basis. We have trimmed trees throughout the course and have begun the maintenance on all the bunkers. This will include edging and replacement of sand as needed. We have replaced all Tee Box markers and installed new 150 yards indicators in the center of the fairways. We have replaced all Cups, Flags and flagsticks on the course. Hired 3 new maintenance employees 3 weeks ago to help with the current and new upcoming projects. Happy to report they are all good workers and have been doing a great job. They have been inspired and motivated to work hard through all the positive feedback and comments they are receiving from customers.

Golf Course Equipment

While waiting for the leased equipment to arrive, we have completed thorough maintenance on existing pieces that are still working. We have fixed the grooming mower, one turf gator utility cart and blower with monies that we had budgeted to spend on repairs.

We have developed a plan for preventative maintenance on the new equipment once it arrives. We will also be taking the Reels to Riverhill 4 times annually for grinding and back lapping. This will ensure healthy cuts on the course and give us a savings of over \$8000, by not having to hire out to do this.

Again, thank you for your help. This will ensure the golf course attaining the desired conditioning we all desire.

Sincerely

Jorge Flores - Director of Golf

Southern Golf Management

September 29, 2014

These are the current and critical areas of priority for Casa Blanca.



Golf Course Conditions

1. Management & Direction on a daily basis. Staff needs to be hired and trained. (have a plan of action every day)
2. Pumphouse - need new motors & pumps (Review Estimates)
3. Irrigation - install decoders and wiring to decoders. Goal is to water course every night through system automatically
4. Equipment Lease
5. Fertilizer & Chemical Program
6. Troubled Greens
7. Practice area improvements
8. Tees / Fairways / Greens / Surrounds - Grooming
9. Golf Course Supplies - Tee Markers / Flags / Sticks / Cups / Water Jugs



Increase Golfing Traffic

1. Create a great experience for golfers - through good management & training. Improved & Increased Customer Service Programs. What do we do that can set us apart?
2. Identify Marketing Opportunities
3. Focus on Youth, Senior, weekday 9-hole leagues, and Weekend 18-home games or leagues
4. Grow weekend play



Other

1. Merchandise Sales
2. Beverage Sales
3. Restaurant Opening



Six Month Plan for Casa Blanca Golf Course

The main area of focus for the next six months will center on the Agronomic Condition of the golf course bringing it to the standard the Laredo Community deserves. Casa Blanca has the best location of the public facilities in Laredo.

Although Casa Blanca has the ability to serve the entire golfing population of Laredo and surrounding communities, junior & senior golfers, weekend play and weekday 9 hole and league play are potential strengths.

In upgrading golf course conditions, we will reach facility goals and provide golf in Laredo at a value to Laredo.

November

Golf Course Agronomic Goals

Meet with agronomic staff sharing weekly goals and expectations.

1. Clean up the Golf Courses image
 - a. Trim Trees
 - b. Cut all rough areas for improved image
 - c. Work on Golf course bunkers - edging, weeding and addition of sand where needed.
 - d. Improve Tee and Green surrounds by improving the cuts.
 - e. Work on green surfaces by verticutting and watering as soon as possible.
 - f. Work Golf Course entrance area for improved image.
2. Enter into a lease for new and needed equipment for critical Agronomic Improvement (Current mowing equipment is 6 to 7 years old).
 - a. Fix current needed pieces of equipment.
 - b. Develop a new preventative equipment maintenance program based on equipment received.
 - c. Implement
3. Complete needed fixes on the Pumphouse
 - a. Pumps and Motors are old and need replacement
 - b. Electrical surges in Pumphouse investigated and fixed
4. Secure needed Effluent Water from the City of Laredo
 - a. This is an efficient and conservation minded practice supporting positive public image.
5. Purchase new flags and poles for improved image.
6. Repaint tee markers for improved image

Other Goals

1. Improve Training and Customer Service
2. Improve communication with the Courts and with the Community

December

Send weekly status reports to Judge and Commissioners regarding the progress on the Six month plans for Casa Blanca.

Agronomic Goals

1. Meet with Agronomic crew each Monday communicating weekly goals and work plans. These meetings will include focus on troubled greens and playing areas.
2. Completion of Pumphouse
3. Continue to work with Toro on irrigation system identifying potential issues and moving forward on a preventative system maintenance plan. Identifying potential problems of electrical surges.
4. Water the Golf course heavily, especially the green complexes, improving conditions and solidifying the foundations for the upcoming growing season.
5. Receive equipment delivery before the Christmas Season.
6. Implement equipment care and maintenance program upon delivery of equipment. (SOP's)
7. Continue to clean up areas of the golf course providing a clean and groomed image
8. Verticut the greens for turf health and improved putting surfaces.
9. Fertilize greens and tee surfaces
10. Spray for winter weeds
11. Continue to improve bunkers
12. Continue to improve green surrounds and complexes for improved image and playability.

Operational Goals

1. Improve customer service, while minimizing labor costs in the clubhouse. Labor and focus remains on agronomics.
2. Install much needed security for the cart barn, maintenance barn and clubhouse facilities.
3. Develop Budget, Menus and F&B Plans for potential and needed opening of restaurant in January.
4. Implement new SOP's for Clubhouse operations.
5. Implement new SOP's for Outside services (Range, Carts & Cart Barn)

January

Send weekly status reports to Judge and Commissioners regarding the progress on the Six month plans for Casa Blanca. Document status of goals completed, undone and ongoing.

Agronomic Goals

1. Meet with Agronomic crew each Monday communicating weekly goals and work plans. These meetings will include focus on troubled greens and playing areas.
2. Continue to work with Toro on irrigation system replacing decoders and needed irrigation heads.
3. Water the Golf course heavily, especially the green complexes, improving conditions.
4. Monitor equipment care and maintenance program. (SOP's)
5. Continue to clean up areas of the golf course providing a clean and groomed image
6. Verticut the greens for turf health and improved putting surfaces.
7. Fertilize greens and tee surfaces
8. Spray for winter weeds
9. Monitor and continue to improve green surrounds and complexes for improved image and playability. Bunker conditions included.

Operational Goals

1. Train for SOP's for Food & Beverage Service.
2. Implement basic menu January first for golfers.
3. Customer service, while minimizing labor costs in the clubhouse. Labor and focus remains on agronomics.
4. Install much needed security for the cart ban and clubhouse facilities.
5. Implement menus and F&B Plans for opening of restaurant.