



JUNIPER GOLF COMMITTEE

November 25, 2025

Public Works Admin Conference Room
243 E Antler Ave, Redmond OR 97756

[Teams Meetings](#)

You can also dial in using your phone.

United States: + 1 213-421-1058

Access Code 639-299-884#

COMMITTEE MEMBERS

Matt McGowan
Chair

Pam Garney
Vice Chair

Nate Kit
Member

Maarty Leunen
Member

Tom Majchrowski
Member

Don Noldge
Member

Vicki Sime
Member

Maria Ramirez
Staff Liaison

NOVEMBER 25, 2025

MEETING AGENDA

8:00 AM

I. CALL TO ORDER

II. INTRODUCTIONS

III. COMMENTS FROM CITIZENS AT THE MEETING

Citizen comments are limited to three (3) minutes per person and will be accepted for a period of 30 minutes. Comments should be focused on City of Redmond business. Attendees are asked to refrain from interrupting, calling-out, or cheering during citizen comments.

IV. APPROVAL OF MINUTES

A. Approval of August 26, 2025 Meeting

V. DISCUSSION ITEMS

A. Member Rates (Rob)

B. Top Tracer Update (Adam & Maria)

C. Budget/Operational Recommendations (Rob)

D. Superintendent Report (Chanaan)

E. CourseCo - Juniper GC Presentation 2025 Vision

VI. COMMITTEE MEMBER COMMENTS

VII. ADJOURN

Anyone needing accommodation to participate in the meeting must notify the City's ADA Coordinator, at least 48 hours in advance of the meeting at 541-504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.

**Juniper Golf Committee
Regular Meeting Minutes**

August 26, 2025

243 E Antler Ave, Conference Room

Present: Matt McGowen Chair, Pam Garney Co-Chair, Don Noldge, Maarty Luenen, Tom Majchrowski
Council Liaison: Ed Fitch (absent)
CourseCo Staff Present: Rob Malone, Chanaan Fasanello, Adam Pohll, Tom Bugbee
City Staff Present: Special Projects and Natural Resource Manager Maria Ramirez, Scott Brang
Procurement and Payables Manager, Recorder Brenda Pelly
Absent: Jake Vancleave, Nate Kitt.
Youth Ex Officio: Vacant

CALL TO ORDER/ESTABLISH A QUORUM

- Pam (Co-Chair) called the meeting to order and established a quorum.

ANNOUNCEMENTS

- None

CONSENT AGENDA

- Minutes of June 24, 2025, Tom motioned to approve, Don 2nd the motion. Minutes were unanimously approved

COURSECO OPERATIONS AND MAINTENANCE UPDATE:

- Rob – Included financials for June FY 24-25 and July 25-26
- May was the biggest revenue month of the previous fiscal year.
- Jr. Golf Course, 3 PGA Jr. camps were full, with a wait list.
- The Bruce, netted about 15K, goes to youth programming in Redmond OR, which includes COJA, Juniper & Eagle Crest programs. Combined with Desert Rose we now have 55K balance for youth programming.
- Maria asked how we can determine the economic loss/benefits of revenue of events. Is that factored into the June budget. Rob said it was globally factored in, not specifically. Rob said the initial 3 years were to build up the nest egg for the youth programs. What is reinvested back into the Juniper course.
- Restaurant - Chef has quit, food & beverage manager has quit. Trying to find a candidate to replace the coordinator, the chef position has received 5-6 applications.
- Events:
 - We had 5 weddings this year.
 - Block party from 4-8 Aug 26th.
 - Best ball Sept 7 & 8.
 - Deer Widows event Oct 4-5
 - Intermountain conf. cross country event Oct 30
 - Redmond turkey trot Nov 27th
- The drink policy will be changing October 1st.
- Maintenance report Chanaan,
 - July Greens work happening, cleaned #17 bunker, now bigger.
 - 75% of staff are new this year, getting more efficient.
 - August, Prepped for club championship, 44 players this year & new club champion.
 - August started to dethatch the fairways 18, 16, 17, 15, flip the 9's.
 - At the end of the month losing staff to the school year, getting those positions filled.
 - Pam asked about the sand traps that seem to have more gravel.
 - It's due to a renovation project, rebuilding them by removing contents and replacing the base, improving drainage. Rocks are coming up from base. Waiting for funding, it's a capitol project. Funding source is part of the 5-year capital. Juniper must develop the revenue to pay for it. It's deferred maintenance that now needs to be rebuilt, is there other revenue generating projects that can help it get completed?

DISCUSSION/ACTION ITEMS:

- Top Tracer Update – Adam reported on the project.
 - Looking at cost estimates for the past 30 days, site planning estimates, Two options A & B.
 - Determining what the covered area is going to be made from, wood, or metal.
 - Determining the aesthetics of the site plan
 - The procurement process is starting, using the city requirements.

- CourseCo to start meeting with city staff for procurement assistance.
- Phase one is single level structure, no lights heaters nets.
- Scott Brang - Option A, will that change our procurement process?
 - He stated no difference in process.
- Will the pad be where the current one is?
 - Waiting for Hays McCoy survey to see if it will be usable.
- What is the plan to generate income for other deferred maintenance.
 - Outside golfers will use the Top Tracer.
- What is the timeline, dates, and when will it be completed.
 - October we will meet and talk about appropriate next steps.

COMMITTEE UPDATES, Maria asked if the committee would like to continue with the meetings schedule of every other month? Would there be any interest in going to virtual meetings?

The meetings will be set up with the following action items/ updates outlines.

- February – Action: Approval Annual Plan (in-person)
- April – Update: CourseCo Operational and Superintendent Update (virtual)
- June – Action: Compliance Report (in-person)
- August – Update: CourseCo Operational and Superintendent Update (virtual)
- September– Update: Facility Rates, CourseCo Operational Changes (in-person)
- November – Action: Compliance Report, Facility Rates, CourseCo Operational Changes (in-person)

COMMITTEE MEMBER/CITIZEN COMMENTS:

ADJOURN: Meeting adjourned at 9:00AM.

APPROVED by and SIGNED by me this _____ day of _____, 2025.

ATTEST:

Pam Garney
Juniper Golf Committee Co-Chair

Maria Ramirez
Special Projects and Natural Resource Program Manager

JUNIPER
Income Statement
For the Twelve Months Ending Monday, June 30, 2025

June		June		Prior Year		2025 YTD		2025 YTD		Prior Year	
Actuals	Budget	Variance	Actuals	Variance		Actuals	Budget	Variance	Actuals	Variance	
2,090	2,460	(370)	2,015	75	Public Rounds	14,810	15,100	(290)	12,332	2,478	
384	385	(1)	472	(88)	Tournament Rounds	2,788	3,500	(712)	3,553	(765)	
1,708	2,227	(519)	1,807	(99)	Member Rounds	16,077	15,500	577	15,658	419	
380	193	187	144	236	Comp Rounds	1,828	1,536	292	1,842	(14)	
4,562	5,265	(703)	4,438	124	TOTAL ROUNDS	35,503	35,636	(133)	33,385	2,118	
4,182	5,072	(890)	4,294	(112)	TOTAL REVENUE ROUNDS	33,675	34,100	(425)	31,543	2,132	
<u>REVENUE</u>											
155,155	165,457	(10,302)	149,648	5,507	Green Fees	917,914	913,536	4,377	810,998	106,916	
62.71	58.16	4.55	60.17	2.54	Sales per Paid Round	52.16	49.11	3.05	51.05	1.11	
44,280	38,687	5,593	39,722	4,559	Annuals/Membership Dues	492,624	459,650	32,974	505,041	(12,417)	
25.93	17.38	8.55	21.98	3.95	Sales per Member Round	30.64	29.65	0.99	32.25	(1.61)	
10,562	7,020	3,542	7,647	2,916	Card Programs	92,488	73,021	19,467	40,498	51,991	
16,628	20,793	(4,165)	18,206	(1,578)	Merchandise	118,207	139,810	(21,603)	112,906	5,301	
3.98	4.10	(0.12)	4.24	(0.26)	Sales per Revenue Round	3.51	4.10	(0.59)	3.58	(0.07)	
37,385	53,130	(15,745)	39,402	(2,017)	Carts	295,225	348,745	(53,520)	272,984	22,240	
8.94	10.48	(1.54)	9.18	(0.24)	Sales per Revenue Round	8.77	10.23	(1.46)	8.65	0.12	
14,279	13,189	1,089	12,010	2,269	Range	99,184	88,090	11,094	82,323	16,861	
3.41	2.60	0.81	2.80	0.61	Sales per Revenue Round	2.95	2.58	0.37	2.61	0.34	
5,450	8,000	(2,550)	7,557	(2,107)	Instruction	40,074	40,000	74	27,340	12,734	
1.30	1.58	(0.28)	1.76	(0.46)	Sales per Revenue Round	1.19	1.17	0.02	0.87	0.32	
644	1,031	(387)	10,417	(9,773)	Other Sales	6,360	6,732	(372)	17,985	(11,625)	
0.15	0.20	(0.05)	2.43	(2.28)	Sales per Revenue Round	0.19	0.20	(0.01)	0.57	(0.38)	
284,383	307,308	(22,925)	284,608	(225)	Subtotal -- Golf Operations	2,062,074	2,069,584	(7,510)	1,870,074	192,000	
68.00	60.59	7.41	66.28	1.72	Sales per Revenue Round	61.23	60.69	0.54	59.29	1.94	
109,818	107,420	2,398	111,299	(1,480)	Food & Beverage	714,653	767,418	(52,766)	702,280	12,372	
26.26	21.18	5.08	25.92	0.34	Sales per Revenue Round	21.22	22.50	(1.28)	22.26	(1.04)	
109,818	107,420	2,398	111,299	(1,480)	Subtotal -- Food & Beverage	714,653	767,418	(52,766)	702,280	12,372	
394,201	414,727	(20,526)	395,907	(1,706)	TOTAL REVENUE	2,776,727	2,837,003	(60,276)	2,572,355	204,372	
94.26	81.78	12.48	92.20	2.06	Sales per Revenue Round	82.46	83.20	(0.74)	81.55	0.91	
<u>COST OF GOODS SOLD</u>											
527	13,308	(12,781)	15,108	(14,581)	Merchandise	89,784	89,478	306	81,628	8,156	
3%	64%	(61%)	83%	(80%)	COGS %	76%	64%	12%	72%	4%	
10,155	6,400	3,755	7,731	2,424	Lessons	32,778	32,000	778	23,569	9,209	
186%	80%	106%	102%	84%	COGS %	82%	80%	2%	86%	(4%)	
37,871	35,283	2,589	33,886	3,986	Food & Beverage	248,852	252,358	(3,506)	244,773	4,079	
34%	33%	1%	30%	4%	COGS %	35%	33%	2%	35%	0%	
48,553	54,990	(6,437)	56,724	(8,171)	TOTAL COST OF GOODS SOLD	371,414	373,836	(2,422)	349,971	21,444	
345,648	359,737	(14,089)	339,183	6,466	GROSS MARGIN	2,405,313	2,463,167	(57,854)	2,222,384	182,929	

JUNIPER
Income Statement
For the Twelve Months Ending Monday, June 30, 2025

June Actuals	June Budget	Variance	Prior Year Actuals	Variance		2025 YTD Actuals	2025 YTD Budget	Variance	Prior Year Actuals	Variance
OPERATING EXPENSES										
<u>General & Administrative</u>										
11,131	7,692	3,438	11,092	38	Personnel - Wages/Salaries	106,516	110,000	(3,484)	99,930	6,586
2,285	1,231	1,055	2,496	(211)	Personnel - Benefits, Taxes, Insurance	18,395	17,600	795	18,490	(95)
23,300	21,823	1,477	25,790	(2,490)	Non-personnel	244,959	230,807	14,152	229,341	15,618
0	325	(325)	379	(379)	Equipment Lease	2,787	3,900	(1,113)	4,093	(1,306)
2,214	2,258	(45)	2,155	59	Accounting Fee	26,213	26,580	(367)	25,399	814
7,216	7,216	0	7,075	142	Management Fee	86,595	86,595	0	84,897	1,698
46,146	40,546	5,600	48,987	(2,841)	Department Total	485,465	475,481	9,984	462,150	23,315
<u>Golf Operations & Marketing</u>										
32,049	24,966	7,083	34,525	(2,476)	Personnel - Wages/Salaries	300,012	238,632	61,380	279,345	20,668
6,631	6,699	(69)	6,948	(317)	Personnel - Benefits, Taxes, Insurance	56,622	63,865	(7,242)	49,975	6,647
5,416	5,002	414	8,032	(2,616)	Non-personnel	42,610	47,392	(4,782)	50,829	(8,219)
6,480	5,471	1,009	6,012	468	Equipment Lease	74,196	65,655	8,541	62,156	12,040
50,576	42,139	8,437	55,518	(4,942)	Department Total	473,441	415,544	57,897	442,305	31,136
<u>Golf Course Maintenance</u>										
42,538	34,619	7,919	20,290	22,248	Personnel - Wages/Salaries	382,937	351,213	31,724	373,991	8,945
10,652	12,154	(1,502)	10,600	52	Personnel - Benefits, Taxes, Insurance	101,776	129,563	(27,787)	107,383	(5,607)
21,532	20,915	617	5,549	15,984	Non-personnel	275,430	268,554	6,876	228,061	47,369
0	0	0	0	0	Irrigation Water	4,793	3,932	861	4,505	288
74,723	67,689	7,034	36,439	38,284	Department Total	764,935	753,262	11,673	713,941	50,995
<u>Food & Beverage</u>										
42,590	34,219	8,371	38,300	4,291	Personnel - Wages/Salaries	401,708	396,677	5,031	431,649	(29,942)
9,884	9,368	516	11,872	(1,988)	Personnel - Benefits, Taxes, Insurance	89,945	108,334	(18,390)	107,759	(17,814)
7,437	6,312	1,125	5,216	2,222	Non-personnel	56,472	57,454	(982)	63,327	(6,854)
0	0	0	0	0	Equipment Lease	207	0	207	0	207
59,912	49,900	10,012	55,388	4,524	Department Total	548,331	562,465	(14,134)	602,735	(54,403)
231,356	200,273	31,084	196,332	35,024	TOTAL OPERATING EXPENSES	2,272,172	2,206,752	65,420	2,221,130	51,042
55.32	39.49	15.83	45.72	9.60	Operating Costs per Revenue Round	67.47	64.71	2.76	70.42	(2.95)
114,292	159,465	(45,173)	142,851	(28,559)	NOI	133,141	256,415	(123,274)	1,254	131,886
<u>Other (Income) & Expense</u>										
48,709	48,709	0	47,754	955	Incentive Management Fee	48,709	48,709	0	47,754	955
0	0	0	39,806	(39,806)	Capital Projects	0	0	0	39,806	(39,806)
(200)	0	(200)	0	(200)	Misc	0	0	0	0	0
48,509	48,709	(200)	87,560	(39,051)	Total Other Income & Expense	48,709	48,709	0	87,560	(38,851)
65,783	110,756	(44,973)	55,291	10,492	NET CASH FLOW	84,432	207,706	(123,274)	(86,306)	170,737

JUNIPER
Income Statement
For the One Month Ending Thursday, July 31, 2025

July		July		Prior Year		2025 YTD		2025 YTD		Prior Year	
Actuals	Budget	Variance	Actuals	Variance		Actuals	Budget	Variance	Actuals	Variance	
2,215	1,983	232	1,987	228	Public Rounds	2,215	1,983	232	1,987	228	
350	192	158	164	186	Tournament Rounds	350	192	158	164	186	
2,380	1,991	389	1,981	399	Member Rounds	2,380	1,991	389	1,981	399	
187	174	13	174	13	Comp Rounds	187	174	13	174	13	
5,132	4,340	792	4,306	826	TOTAL ROUNDS	5,132	4,340	792	4,306	826	
4,945	4,166	779	4,132	813	TOTAL REVENUE ROUNDS	4,945	4,166	779	4,132	813	
<u>REVENUE</u>											
154,744	131,376	23,368	120,037	34,707	Green Fees	154,744	131,376	23,368	120,037	34,707	
60.33	60.40	(0.07)	55.81	4.52	Sales per Paid Round	60.33	60.40	(0.07)	55.81	4.52	
45,809	43,104	2,706	42,230	3,579	Annuals/Membership Dues	45,809	43,104	2,706	42,230	3,579	
19.25	21.65	(2.40)	21.32	(2.07)	Sales per Member Round	19.25	21.65	(2.40)	21.32	(2.07)	
10,770	8,361	2,409	8,441	2,329	Card Programs	10,770	8,361	2,409	8,441	2,329	
14,908	15,664	(756)	12,421	2,487	Merchandise	14,908	15,664	(756)	12,421	2,487	
3.01	3.76	(0.75)	3.01	0.00	Sales per Revenue Round	3.01	3.76	(0.75)	3.01	0.00	
41,059	40,753	306	34,374	6,685	Carts	41,059	40,753	306	34,374	6,685	
8.30	9.78	(1.48)	8.32	(0.02)	Sales per Revenue Round	8.30	9.78	(1.48)	8.32	(0.02)	
13,420	11,216	2,203	11,442	1,977	Range	13,420	11,216	2,203	11,442	1,977	
2.71	2.69	0.02	2.77	(0.06)	Sales per Revenue Round	2.71	2.69	0.02	2.77	(0.06)	
6,930	7,000	(70)	8,105	(1,175)	Instruction	6,930	7,000	(70)	8,105	(1,175)	
1.40	1.68	(0.28)	1.96	(0.56)	Sales per Revenue Round	1.40	1.68	(0.28)	1.96	(0.56)	
1,987	1,092	895	1,435	552	Other Sales	1,987	1,092	895	1,435	552	
0.40	0.26	0.14	0.35	0.05	Sales per Revenue Round	0.40	0.26	0.14	0.35	0.05	
289,627	258,567	31,060	238,485	51,142	Subtotal -- Golf Operations	289,627	258,567	31,060	238,485	51,142	
58.57	62.07	(3.50)	57.72	0.85	Sales per Revenue Round	58.57	62.07	(3.50)	57.72	0.85	
94,005	76,921	17,083	77,972	16,033	Food & Beverage	94,005	76,921	17,083	77,972	16,033	
19.01	18.46	0.55	18.87	0.14	Sales per Revenue Round	19.01	18.46	0.55	18.87	0.14	
94,005	76,921	17,083	77,972	16,033	Subtotal -- Food & Beverage	94,005	76,921	17,083	77,972	16,033	
383,632	335,488	48,144	316,457	67,175	TOTAL REVENUE	383,632	335,488	48,144	316,457	67,175	
77.58	80.53	(2.95)	76.59	0.99	Sales per Revenue Round	77.58	80.53	(2.95)	76.59	0.99	
<u>COST OF GOODS SOLD</u>											
18,257	10,965	7,292	6,902	11,355	Merchandise	18,257	10,965	7,292	6,902	11,355	
122.0%	70.0%	52.0%	56.0%	66.0%	COGS %	122.0%	70.0%	52.0%	56.0%	66.0%	
5,522	5,740	(218)	6,475	(953)	Lessons	5,522	5,740	(218)	6,475	(953)	
80.0%	82.0%	(2.0%)	80.0%	0.0%	COGS %	80.0%	82.0%	(2.0%)	80.0%	0.0%	
40,498	25,904	14,594	34,296	6,202	Food & Beverage	40,498	25,904	14,594	34,296	6,202	
43.0%	34.0%	9.0%	44.0%	(1.0%)	COGS %	43.0%	34.0%	9.0%	44.0%	(1.0%)	
64,277	42,609	21,668	47,673	16,604	TOTAL COST OF GOODS SOLD	64,277	42,609	21,668	47,673	16,604	
319,354	292,879	26,476	268,784	50,571	GROSS MARGIN	319,354	292,879	26,476	268,784	50,571	

JUNIPER
Income Statement
For the One Month Ending Thursday, July 31, 2025

July Actuals	July Budget	Variance	Prior Year Actuals	Variance		2025 YTD Actuals	2025 YTD Budget	Variance	Prior Year Actuals	Variance
<u>OPERATING EXPENSES</u>										
<u>General & Administrative</u>										
7,694	8,077	(383)	7,502	192	Personnel - Wages/Salaries	7,694	8,077	(383)	7,502	192
1,414	1,454	(40)	1,381	33	Personnel - Benefits, Taxes, Insurance	1,414	1,454	(40)	1,381	33
23,478	27,784	(4,306)	26,959	(3,481)	Non-personnel	23,478	27,784	(4,306)	26,959	(3,481)
0	328	(328)	522	(522)	Equipment Lease	0	328	(328)	522	(522)
2,155	2,220	(65)	2,155	0	Accounting Fee	2,155	2,220	(65)	2,155	0
7,361	7,361	0	7,216	144	Management Fee	7,361	7,361	0	7,216	144
42,102	47,223	(5,122)	45,736	(3,634)	Department Total	42,102	47,223	(5,122)	45,736	(3,634)
<u>Golf Operations & Marketing</u>										
30,565	26,743	3,822	35,749	(5,184)	Personnel - Wages/Salaries	30,565	26,743	3,822	35,749	(5,184)
6,215	6,578	(363)	6,712	(497)	Personnel - Benefits, Taxes, Insurance	6,215	6,578	(363)	6,712	(497)
6,500	10,133	(3,633)	3,831	2,669	Non-personnel	6,500	10,133	(3,633)	3,831	2,669
7,405	6,365	1,040	4,278	3,128	Equipment Lease	7,405	6,365	1,040	4,278	3,128
50,685	49,820	866	50,569	116	Department Total	50,685	49,820	866	50,569	116
<u>Golf Course Maintenance</u>										
45,495	37,959	7,537	43,423	2,073	Personnel - Wages/Salaries	45,495	37,959	7,537	43,423	2,073
10,499	11,248	(750)	10,207	291	Personnel - Benefits, Taxes, Insurance	10,499	11,248	(750)	10,207	291
43,838	48,708	(4,870)	62,315	(18,478)	Non-personnel	43,838	48,708	(4,870)	62,315	(18,478)
99,832	97,915	1,917	115,945	(16,113)	Department Total	99,832	97,915	1,917	115,945	(16,113)
<u>Food & Beverage</u>										
37,910	29,924	7,986	38,065	(155)	Personnel - Wages/Salaries	37,910	29,924	7,986	38,065	(155)
9,796	8,512	1,284	10,230	(434)	Personnel - Benefits, Taxes, Insurance	9,796	8,512	1,284	10,230	(434)
4,709	5,599	(890)	6,666	(1,957)	Non-personnel	4,709	5,599	(890)	6,666	(1,957)
52,414	44,035	8,380	54,960	(2,546)	Department Total	52,414	44,035	8,380	54,960	(2,546)
245,033	238,992	6,041	267,210	(22,177)	TOTAL OPERATING EXPENSES	245,033	238,992	6,041	267,210	(22,177)
49.55	57.37	(7.82)	64.67	(15.12)	Operating Costs per Revenue Round	49.55	57.37	(7.82)	64.67	(15.12)
74,321	53,886	20,435	1,573	72,748	NOI	74,321	53,886	20,435	1,573	72,748
74,321	53,886	20,435	1,573	72,748	NET CASH FLOW	74,321	53,886	20,435	1,573	72,748

Juniper Range Project

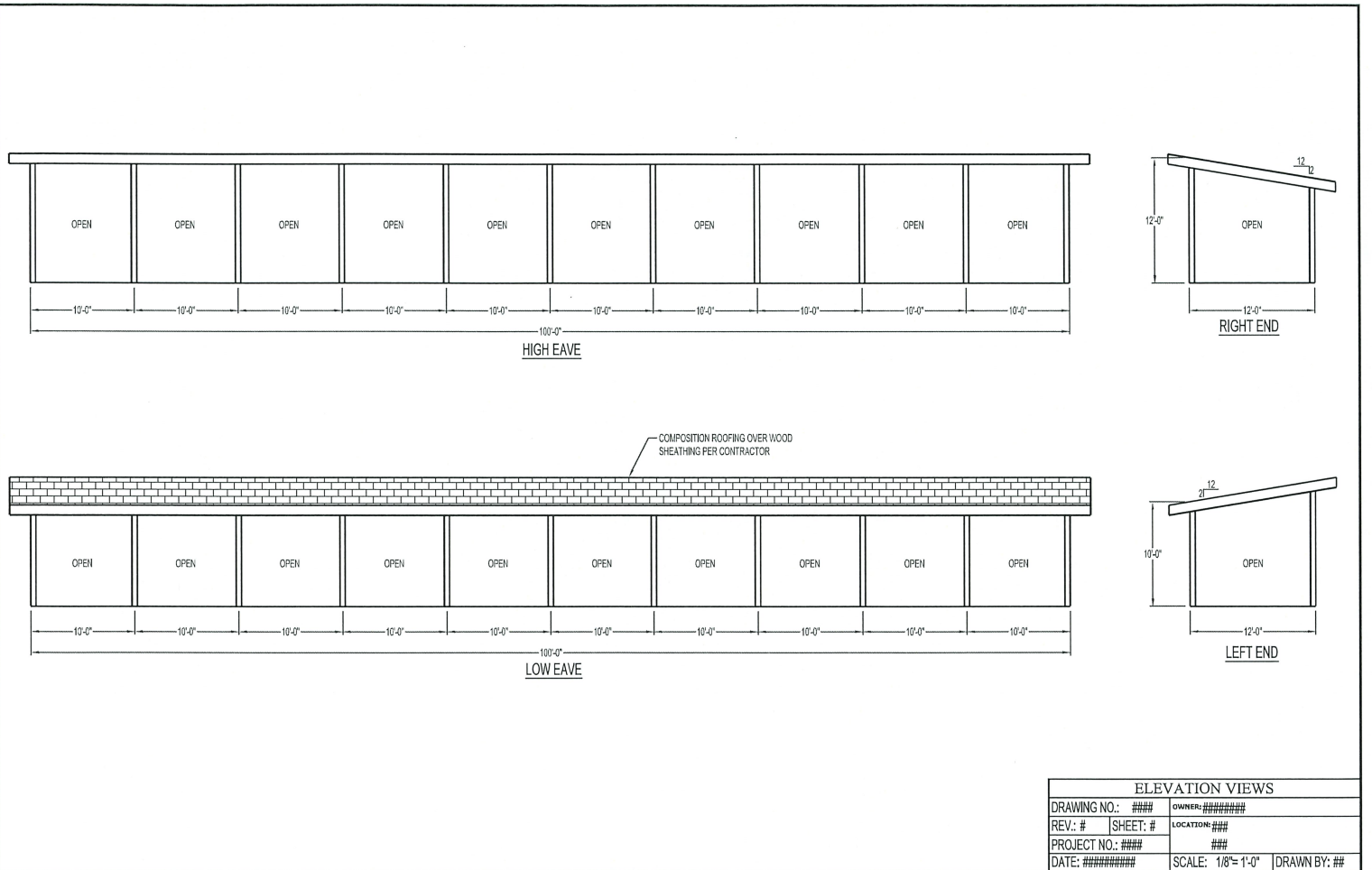
Option A - "Cover the Tees" Aluminum Structure with Metal Roof over New Pad

Aluminum Range Structure	\$109,725
New Concrete Pad 15' x 100' x 6" deep	\$48,000
Install Meter from Power Company	\$5,000
Electrical - power & data to each bay	\$20,000
Civil Engineer	\$3,000
	<hr/>
	\$185,725

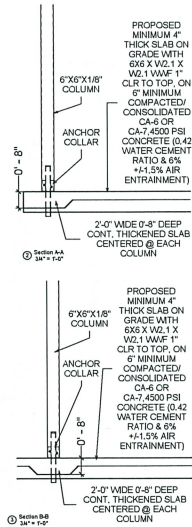
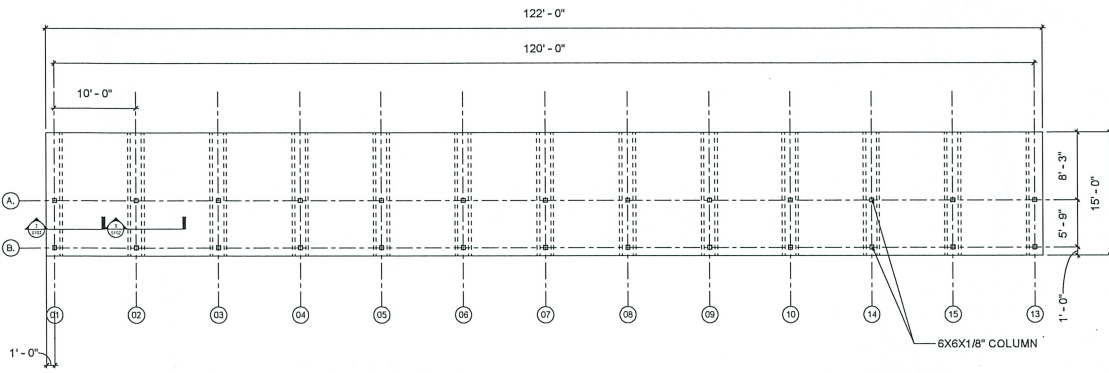
Option B - Wooden Structure with Comp

Roof over Existing Pad

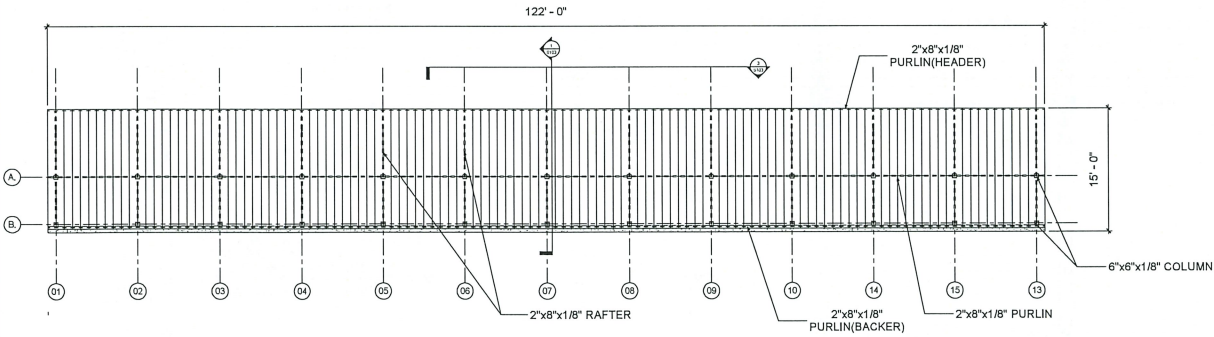
Wooden Range Cover	\$98,700
Install Meter from Power Company	\$5,000
Electrical - power & data to each bay	\$20,000
Civil Engineer	\$3,000
	<hr/>
	\$126,700




12 BAYS AT 15' DEPTH EXAMPLE



EXAMPLE
NOT FOR USE





Cover The Tess
1713 Kennedy Pl
Oviedo, FL 32765
Mailing Address:
P.O. Box 622363 Oviedo, FL 32762

ML Structural
Info@mlstructural.com
224-214-0565
334 E Colfax St Unit D,
Palatine, IL 60067

Engineer's Stamp

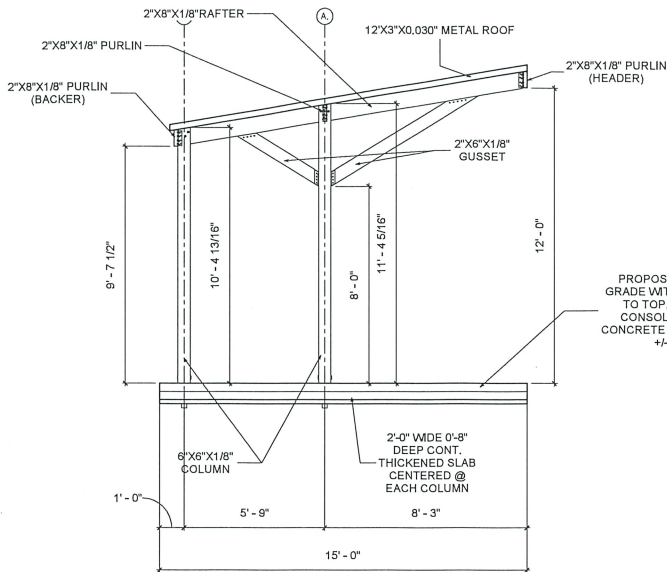
No.	Description	Date

Slab Plan & Plan view

Project Number	TPGCC020725
Date	04/21/25
Drawn By	KGM
Checked By	Checker

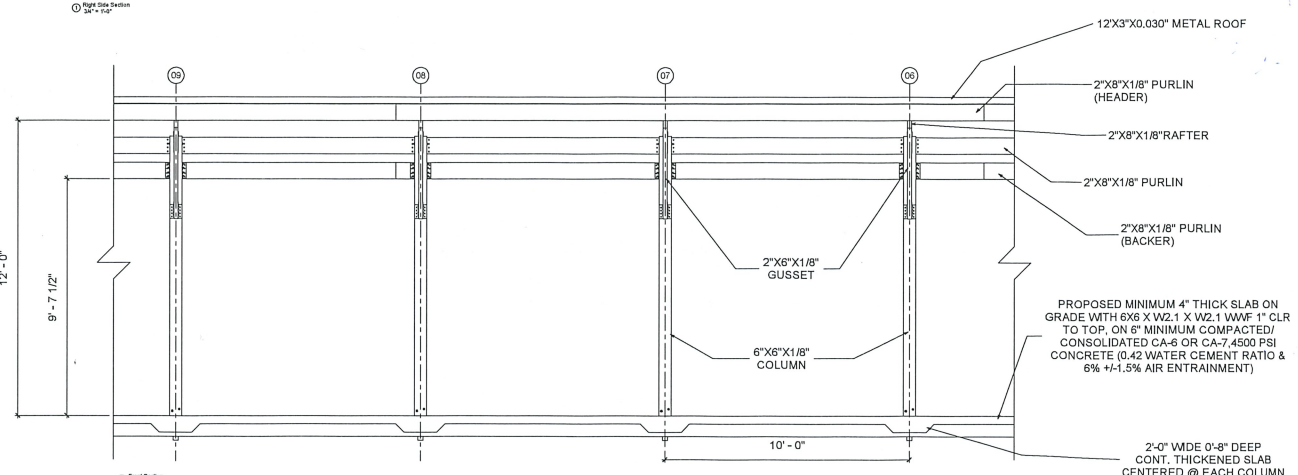
S102

Scale



PROPOSED MINIMUM 4" THICK SLAB ON GRADE WITH 6X6 X W2.1 X W2.1 WWF 1" CLR TO TOP, ON 6" MINIMUM COMPACTED/ CONSOLIDATED CA-6 OR CA-7, 4500 PSI CONCRETE (0.42 WATER CEMENT RATIO & 6% +/-1.5% AIR ENTRAINMENT)

EXAMPLE NOT FOR USE



PROPOSED MINIMUM 4" THICK SLAB ON GRADE WITH 6X6 X W2.1 X W2.1 WWF 1" CLR TO TOP, ON 6" MINIMUM COMPACTED/ CONSOLIDATED CA-6 OR CA-7, 4500 PSI CONCRETE (0.42 WATER CEMENT RATIO & 6% +/-1.5% AIR ENTRAINMENT)



Cover The Tees
 1713 Kennedy Pt.
 Oviedo, FL 32765
 Mailing Address:
 P.O. Box 622933 Oviedo, FL 32762



ML Structural
 Info@mlstructural.com
 224-214-0565
 334 E. Colfax St Unit D,
 Palatine, IL 60067

Engineer's Stamp

No.	Description	Date

Right Side Section & Front Section

Project Number	TPGCC020725
Date	04/21/25
Drawn By	ICGM
Checked By	Checker
S103	
Scale	

Welcome



CourseCo

- 45 Golf Courses – focused on municipal golf
- 4 Core Values
 - Financial Performance
 - Community Programming
 - Environmental Stewardship
 - Stakeholder Communication

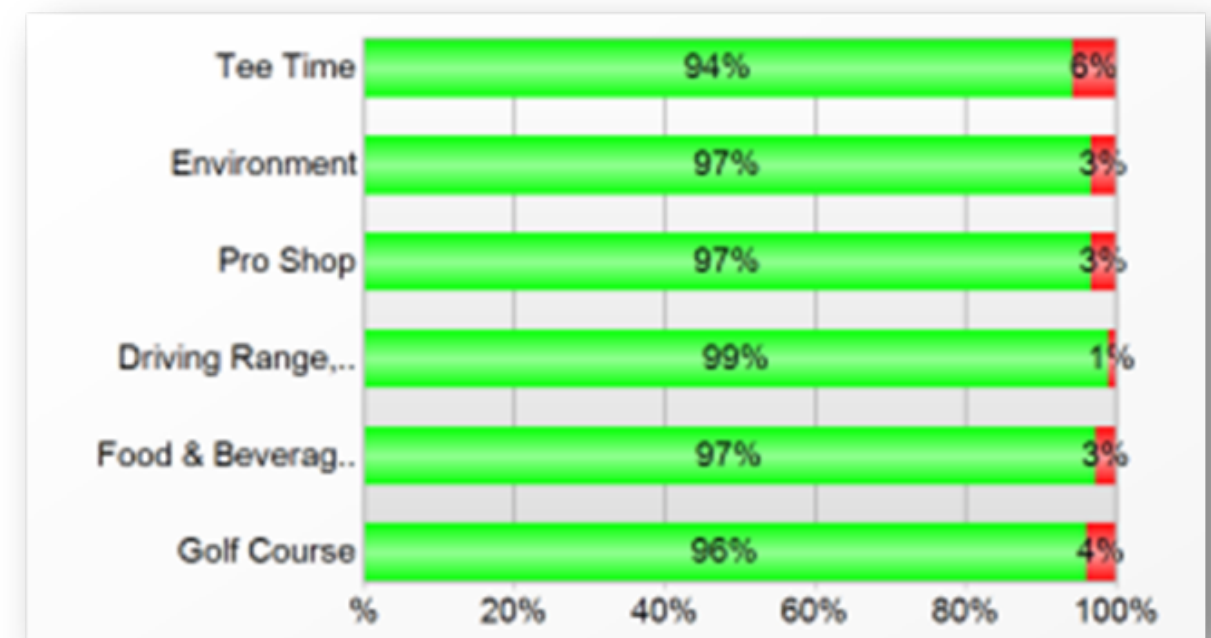


NGF | **THE TOP 100**
BUSINESSES IN GOLF | 2025



History and Accomplishments

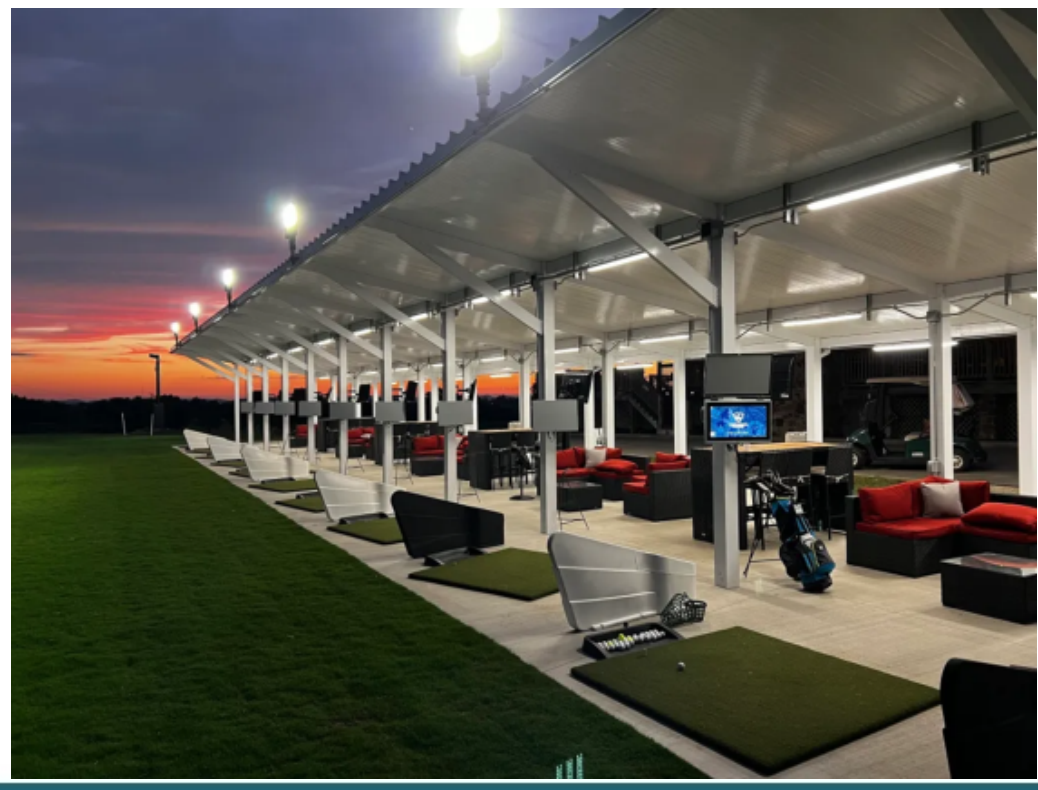
- Working in partnership with the City of Redmond since 2011
- Financial growth and capital investment
- Robust calendar of community events and programming
- Environmental awards and recognition
- Consistent positive guest survey and feedback scores
- Best in class golf course conditions



Vision & Future

Driving Range – TopTracer Upgrade

- Addition of New Technology
- Expanded Food & Beverage Experience
- \$150,000 Investment by CourseCo
- New service offerings and target market
- Immediate increase of \$100K+ in annual net profit



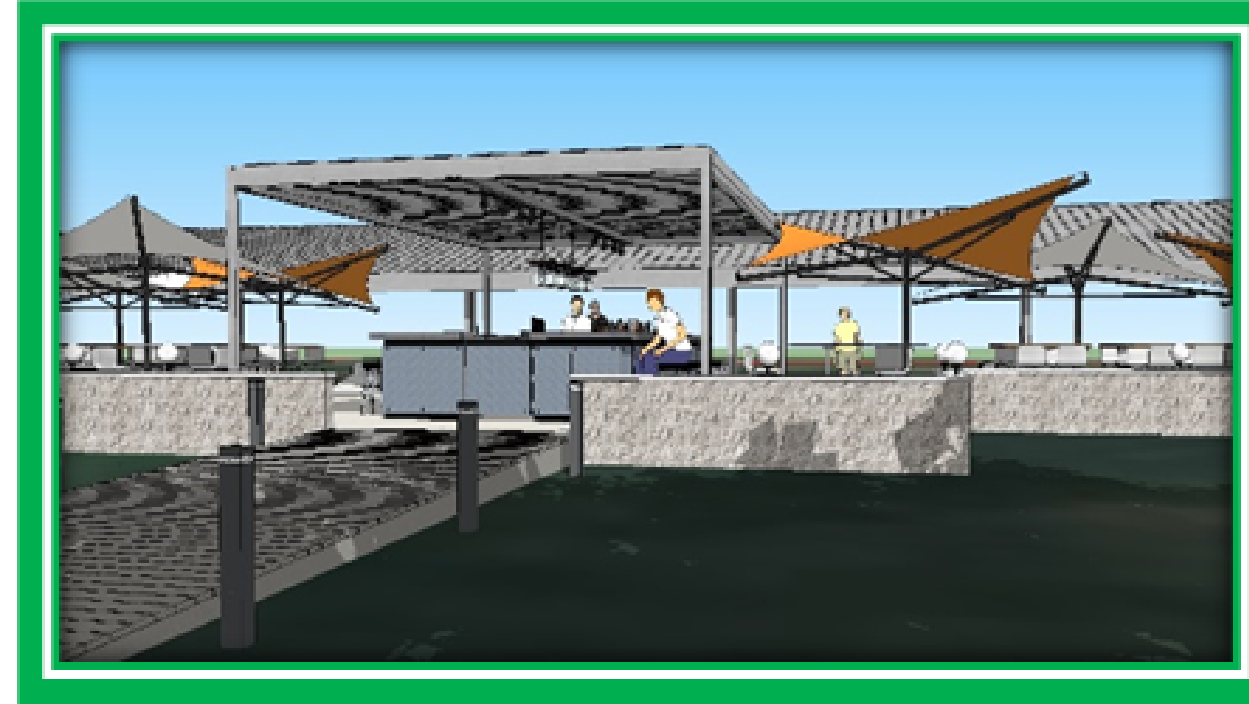
Vision & Future

“Continued Pursuit of Improvement”

- Additional net profit to support future capital projects
- Expansion of youth golf programming
- Remain best in class for golf course conditions
- New dynamic pricing (launching May 2025)
- Phase 2 of driving range (outdoor F&B experience)
- Reengage event center and clubhouse expansion studies



youth on course



CAMPUS COORDINATOR

EVENTS

JANUARY

1/8 - Polar Bear 3:00-6:00 \$10.00	1/14 - Live Music 7:00-10:00 \$10.00	1/21 - Golf Shop 9:00-11:00 \$10.00
1/28 - Wine Tasting 6:00-8:00 \$10.00	2/4 - Ladies Luncheon 11:00-1:00 \$10.00	2/11 - Top Fair Over Welcome \$10.00
3/8 - State Track & Field \$10.00	3/15 - Golf Shop 9:00-11:00 \$10.00	

DRAFT BEER

PANTRY BREWING LIGHT	\$7.45
CALLADO MEXICAN LAGER	\$7.45
STONE BREWING BUNABEZA SALT & LIME	\$7.47
PARTY EYES KOLSCH	\$7.48
FRANZISER BEERZEE GOLDEN	\$8.76
COLORADO BREWING OUNCE AVE BIT	\$8.82
KING COBO GORILLA PALE	\$8.88
PIZZA PORT OHIO ALE	\$8.93
TRUCK 7 PABLO IPA	\$8.99
BECKING BEAVER PHANTOM BRIDE IPA	\$8.99
FORT ROCK FOODY SOGGLES IMPERIAL IPA	\$8.99
ORIGENAL PATTERN ROTATING HAZY IPA	\$8.99
WOMEN TIES BLACK HOUSE NITRO STOUT	\$8.99
CALLADRAFT SAKTORS BROWN	\$8.99
ALMARRA LOVE BE HAZY	\$8.99
STIERL BAWLER	\$8.99
NETTY'S ROTATING CIDER	\$8.99
TRESTER TEA ORZIGNAL	\$7.99

CANS

COLD BRACK \$4	TEGATE \$5	KOOL BUCK \$5
HARD KORNHORN \$5	ORIGENAL PATTERN ROTAT	200 BUCK \$5
8/4 HEISLER \$5		

WINE

GO RED WHITE SPARKLING

STINGERS

Going to See State? Join Today!



Thank You & Questions

