

The Boulders

Members Association

*A message from your Board - BMAC 2.0
"Working to enhance your Boulders Member Experience"*

In this email:

- **Contract Enforcement Fund - Thank You and How To**
- **Summary of BMAC's Meeting on March 13, 2025**
- **Tell us about your member experience**
- **Reminder - BMA Annual Meeting 8:00 am Thursday, April 24, 2025**
- **Save the Date for the Dine n Dash Saturday, April 27**



Don't Delay - Contribute to the Contract Enforcement Fund Today!

Last month, BMAC asked all members to contribute to the **Contract Enforcement Fund**. This fund is helping finance Corbin McNeill's lawsuit against CP Boulders, LLC, the Columbia Sussex entity that owns The Boulders ("Owner.") The purpose of his lawsuit is to hold the Owner accountable for honoring its contractual obligations to Members.

Thank You to all of you who have stepped up and answered the call without hesitation! You helped fund the original Legal Defense Fund in the spring of 2023. You gave again once Corbin filed his lawsuit in November 2023. The amounts requested below are **in addition** to what was previously requested or what you may have previously contributed. We do not anticipate any future requests if we achieve our goal for the fund with this wave of contributions.

A special Thank You to the 2023 Bylaws members who have contributed. BMAC is pleased to hear from many of you that you understand **ALL members'**

interests are aligned in pursuing enforcement of our contracts. Supporting this action is your opportunity to achieve the first class club you signed up for.

Corbin has made a **significant personal contribution** to the fund, but his success on our behalf depends on the collective support of our Membership. **Our goal is for every Member to contribute to this campaign**, regardless of when you joined the Club or whether you have contributed in the past.

New Contributions Requested:

\$2,400 – Family Golf Membership

\$1,800 – Individual Golf Membership

\$500 – Social or Clubhouse Membership

If you are unable to contribute the requested amount, **any donation is greatly appreciated**. Even a contribution of **\$100** makes a difference and helps us reach our goal of 100% member participation.

How to Contribute:

Please send a check made out to **Gallagher & Kennedy Client Trust** to:

Gallagher & Kennedy

2575 E. Camelback Road, Suite 1100, Phoenix, AZ 85016-9225

Attn: Dominick San Angelo

If preferred, you may also set up **monthly installments** over the next 12 months through your bank.

BMAC, the Boulders Members Association Board, met March 13, 2025. Here's a summary of their meeting:

BMAC President Matt Lobas welcomed John Maskovich, Boulders General Manager, David Benham, newly appointed Club Operations Director, and Jennifer Messer, Director of Banquets, joining the Board for the first part of its meeting. He congratulated David Benham on his recent promotion.

The Boulders Resort

John Maskovich reported the resort is exceptionally busy. He anticipates a great year with many groups of about 100 - a sweet spot - particularly groups that utilize the spa and meetings/banquets in addition to golf.

Membership

David Benham reported there are 400 Golf, 70 Social, 95 Clubhouse Memberships. There is a wait list to buy golf memberships. Mr. Maskovich declined to disclose the number waiting or the number of members waiting to leave.

Umbrella funds will be distributed in the amounts per employee determined by the Golf Associations, via the Club's payroll system. Funds will be passed through except for required taxes withheld. As we are a no-tipping club, the Umbrella fund is a long-standing tradition established to show appreciation for employees serving golfers, on the courses, in the pro shop and cart yard, and in the clubhouse. No resort or spa employees are included.

Club plans to address golf course issues cited in the recent Troon report

John Maskovich said he was pleased with the Troon reports' good comments overall about the condition of the golf courses. He announced the Club intends to invest quite a bit in the golf courses this year with the **replacement of North Course greens and leveling of tee boxes on the North Course and the remaining tee boxes on the South Course** this summer, together expected to cost about \$1million. He anticipates using the same vendor that has done the previous golf course projects, Casa Verde, a Troon Company. The vendor recommends using **Tiff Eagle Bermuda grass for the North Course greens** because it holds up better in warm weather. After green replacement there is an orientation period before the greens perform as desired, which took 2 years for the South Course greens. There is no progress on consideration of a new irrigation system.

How will we operate while the greens are being redone?

Casa Verde will advise what works best in terms of potentially closing one course. A start in late May would be preferred to plan around the 90 day grow-in period.

Matt asked if it would be okay to work with staff to create a couple of progress videos to show away members what is happening during the summer and John said it would be.

Fire prevention – what is the status of the project to eradicate invasive flammable plants and dead brush?

The Club had bids in the range of \$280 K - \$300K for a contractor crew do some work but instead management plans to continue to have the grounds crew do this work. Matt Lobas pointed out that the Troon report mentions the need to remove excess brush in many identified areas. John explained he understood the report was more focused on the look and feel of the golf courses - the vistas from the tee for example.

Matt reported his efforts to coordinate communication between the Club and the HOAs to help inform homeowners about the Club's desire to cooperate in maintaining desert landscape. Homeowners can work with the Club if they wish to clear areas adjacent to the golf course but they should not leave piles of cuttings. If the Club wishes, a message can be conveyed at upcoming HOA annual meetings.

Is there a plan for a Closing Social or Burger nights during the summer?

Jennifer Messer: We have planned a traditional **Dine and Dash on Saturday, April 27**. We will send members a save the date message. We are looking at dates and availability to schedule member Burger nights during the summer – working around resort group commitments. Instead of Burger nights we have offered **Nine n Dine** events this spring. **Members can come to dinner even if they don't play golf**(36 are signed up for next one).

Anything else that you'd like to talk with BMAC about?

John Maskovich explained his primary concern is with resort guests, then ensuring our employees are well treated. There continue to be isolated incidents of mistreatment by members so he would appreciate **BMAC reminding members to treat employees respectfully**. Matt pointed out that there are two sides to every story and 99% of members are very appreciative of employees. John agreed, and said there are only a few that are negatively vocal. Matt responded that an updated set of Club rules with a new code of conduct is underway and will soon be submitted to the Club for implementation.

David Benham requested that **BMAC urge members to cease leaving notes on parked cars or on equipment in the gym (two examples)**. If there are issues that should be addressed, members should report them to the Club office.

Highlights from the Board's Executive Session

Matt expressed his appreciation for the service and assistance of **John Wright**, who resigned as Director of Club Operations a few weeks ago, to become GM at Copper

Canyon. Although his departure may have appeared sudden, he took two weeks' of accrued vacation that was available to him before his last day. BMAC wishes him success in his new position.

There was a lengthy Board discussion about needed **fire prevention** measures, including the following.

- the clean-up bid considered by the Club was very limited and would not have adequately addressed the needed work,
- the HOA's can help by educating home owners about the requirement to and how to eradicate invasive species,
- the North HOA plans to have the Carefree fire chief speak at their annual meeting,
- BMAC will have someone from Scottsdale Emergency Management speak about fire prevention at the BMA annual meeting,
- though it may seem expensive to eliminate desert broom now that it has been allowed to proliferate, it's a necessary cost of doing business here,
- the importance of removing desert broom before it blooms and using appropriate chemical treatment to kill the plants after cutting

Treasurer's Report – Greg Barnum

BMA has \$15,417 in its Wells Fargo accounts.

BMA Annual Meeting

The meeting is set for **Thursday, April 24 at 8:00 am in Tohonoat El Pedregal**. Election results will be announced. Guest speaker, Acting Emergency Manager for Maricopa County, will talk about fire prevention.

Greens and Courts Committee – Sandy Hyde for Steve Sanborn

Committee members – Sandy Hyde(BMAC), Tim Carlson(Mulligans), Dennis Erba, Ginger Foster(Divine 9s), Jim Stegall, Susan Taylor(BWGA), Don White(BMGA), Kim Fuller(Pickleball)

A North Course divot brigade will be scheduled when staff resumes putting seed in the bottles and before the Ambush and Kokopelli.

The Committee created a proposed map of penalty areas and hazards to provide David Benham for input and for his direction to the staff. BMAC discussed the recent Troon Report recommendation to address the desert overgrowth, noting these recommendations were not limited to aesthetics, they also pertained to water use by the overgrowth and inhibition of pace of play.

The Committee will continue to encourage the Club Operations Director to adopt a pin placement rotation schedule as well as a course maintenance schedule.

Any new concerns about the golf courses or tennis and pickleball courts should be reported by email to bouldersgreenscommittee@gmail.com Steve reviews every submission and tracks all open issues to completion.

Rules Committee – David Johnston

Committee members – Deb Marzec(BMAC), Ginger Foster(Divine 9s), Linda Garner(BWGA), Nathan Hyde (Mulligans), Corbin McNeill (BMGA), Jane Short (Divine 9s), Ron Thackery (Mulligans), Carolyn Butler(Tennis & Pickleball)

The Presidents of the Golf Associations plan to coordinate next season's calendars by the end of April.

The proposed updated Club Rules and Code of Conduct, reviewed by BMAC, were approved to proceed to Club Management review. They will be published and implemented upon the

Club's approval.

Communication Committee – Jenny Murray

Committee members – O'Neill McDonald(BMAC), Shari Farris, Dana Harrison

Preparations for the BMA election are underway. The BMA list of eligible primary members was created in Constant Contact. It includes resident members, regardless of when they joined, and original members as defined in the 2008 bylaws. The primary member of each eligible membership will receive an email from BMAC April 3, with a link to the JotForm ballot to vote. No paper ballots will be available. Most memberships list the husband as primary.

Facilities Committee and Spa/Fitness Committee – Huck Cronin

Facilities Committee members – O'Neill McDonald(BMAC), Scott Trubakoff

Spa/Fitness Committee members – Mindy Gordon(BMAC), Addie Dusel, Allan Share.

Huck met with David Benham to review open facilities issues, with special focus on a few health and safety issues:

- Open electrical boxes and exposed wiring in parking lot
- Chipped surface in the member pool
- Pool gate propped open by rocks – recommended a sign requiring the gate to be closed
- Clubhouse lower level hallway decay and potential mold

Members should send reports of facilities concerns, with photos if possible, to issues.bmac@gmail.com

Social Committee – Sandy Hyde

Committee members – Greg Barnum(BMAC), Shawna Bode, Robin Knepper, Kristal Levin, Lynn Lobas

There are 85 registered for the Cookout on Tuesday, March 18 at the Horny Toad in Cave Creek. The Committee is beginning to plan a summer social calendar.

Tell us about your Boulders Member Experience

Boulders Management may have contacted you to solicit *positive* feedback. BMAC is interested to hear about all of your Boulders Member experience - good, bad and otherwise.

Our mission, as your BMAC, is to enhance your Boulders Member experience. We invite you to tell us about yours. Knowing more about your experiences informs our work on your behalf. Send your comments to us by reply to this email or simply to write to our mailbox bmac.boulders@gmail.com

Don't miss the
BOULDERS MEMBERS ASSOCIATION ANNUAL MEETING
8:00 a.m. Thursday, April 24, 2025
Tohono Ballroom at El Pedregal

Scottsdale's Acting Emergency Manager will speak about Fire Prevention

Expect to receive announcement of the Nominees for BMAAC and Annual Election information on or before April 4, 2025

[Visit the BMA Website](#)

Boulders Members Association | 34631 N Tom Darlington Drive | Scottsdale, AZ 85266 US

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