

# **Exhibit A**

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**To:** 'Tim Barnes'; 'tbarnes@fletcherbarneslaw.com'; 'Daniel Maynard'  
**Cc:** 'Wilson Gee'; 'Terry Duggan'; 'wallyn@foothillsgg.com'; 'lostanques26@gmail.com'  
**Subject:** Ahwatukee Lakes Special Master Update June 11, 2022

Good afternoon everyone,

The Ahwatukee Lakes project is progressing nicely. Below is a bulleted update on what happening and the progress being made:

**CURRENT ACTIVITIES:**

- Mario continues to do a great job in managing the staff and actually getting the work done. He's been a huge asset to the project and I would recommend keeping him engaged until the overseeding process is complete.
- Terry and Wally have been great over the past couple of weeks in getting Mario the necessary staffing that he needs.
- I can't stress enough the importance of continuing to get Mario the staff and equipment that he needs on a daily basis. This is critical to our success and meeting the timelines defined by the court.
- The back nine is basically ready for grassing which starts Monday June 13, 2022. Mario and his team will begin seeding the common Bermuda grass on Monday and work through a systematic process coordinating the grassing of each hole with West Coast Turf reps.
- West Coast Turf will begin laying the sod around all the feature areas (greens and bunker complexes)
- West Coast Turf is also coordinating the hydro-sprigging process on the greens and tee tops
- The irrigation system is getting better every day. Mario found a 10" main line next to the pump station that was 90% blocked off by a stuck closed gate valve which was dramatically restricting the water flow. Once the valve was removed and the 10" mainline was repaired the pressure to heads greatly improved.
- I have instructed Mario to also cycle through all of the irrigation stations/heads several times so they actually visually see that each head is functioning properly and if they are not, making the necessary repairs immediately
- By Friday, June 17<sup>th</sup> the entire back nine will have the sod laid, the sprigs shot and the fairways and surrounds seeded.
- At that point, it is critical that the watering be monitored every single day. We have to keep the planted grass moist but not flooded at all times until it gets established. This will require 3-4 people constantly monitoring the irrigation system as it cycles through each and every watering cycle. We cannot afford to have heads that are not turning which potentially cause us to lose sod or keep the Bermuda grass seed from germinating properly.
- I'll let Mario determine how many people he will need to monitor the irrigating on the back nine and then all of the other employees need to be sent to the front nine to begin prepping it for grassing on July 11, 2022.

**NEXT STEPS:**

- Mario and his team will then move over to the front nine and begin getting it prepped for the grassing process. There will be about a two and half or three week gap between planting the back nine and planting the front nine. This gap will actually be beneficial to the entire process because we will have

time to closely monitor the back nine watering for a couple of weeks and get the turf established and it will allow Mario to get the front nine ready.

- We will then plant the front nine beginning July 11, 2022. We most likely will get better and faster germination on the front nine than we will on the back nine because of the heat coupled with the higher humidity. Bermuda grass loves July and August weather conditions and hopefully we will get some rain during the traditional monsoon season all of which helps Bermuda grass. Even with planting the front nine a little later than we originally thought there will still be plenty of time to get the Bermuda grass established prior to overseeding in the fall
- We will follow basically the same prep process on the front nine as we have on the back nine with a couple of exceptions as follows:
  - As we all know, the front nine had winter ryegrass planted on it all last winter so we have to take a few added steps to remove the ryegrass
  - We have already sprayed it with Tribute Total which is a chemical that has killed the turf
  - We will have Gannon blade and tine harrow the greens, tees and fairways like we did on the back nine
  - We will knock down the humps around some of the bunkers with the Gannon blade like we did on the back nine
  - We will go through the entire irrigation system on the front nine to make sure it is operating properly
  - Clean up around all the lake edges
- If questions pop up about the rough areas between the cart paths and the homeowners fences everyone should tell people that once all the grass is planted we will circle back and clean up these areas by regrading, removing the weeds, etc. My goal is to have a nice crisp look where the turf and the dirt/granite areas meet
- Some of areas that don't have turf on them within the playing corridors, around the on-course restrooms and around new golf shop trailer area will eventually will have granite placed on them to present a clean first impression

#### LATE SUMMER PROJECTS:

- The bunkers will need to be filled with new sand in late summer
- The bunker lips will need to be cut in particularly on the green facing edge. I want a two inch lip on the greenside of all bunkers
- The damaged and missing concrete cart paths will need to be repaired and replaced. This includes the missing concrete next to the new wooden bridges that were recently replaced. They are unsafe holes next to the wood bridge that could ultimately be a trip hazard for golfers if they aren't repaired.
- We will continue to fine-tune and detail the entire property preparing it for opening after overseeding.
- We will need to do some more clean up work around the perimeter of the large lake behind #16 green that is now filled with water.
- We will need to make sure that we have fertilizer, chemicals and sand budgeted for so we produce high quality turfgrass and begin a topdressing program on the greens and tees

#### NOTE:

- I feel we are finally getting into a groove and have a good process in place for prepping this golf course for planting and moving forward. As mentioned above, Mario has a good understanding of what we're trying to accomplish in a very short window of time and he is doing a good job. We can't let our guard down for the rest of the summer. It is critical that we continue to get the staff and equipment that

Mario needs to continue moving towards the finish line. So the next several weeks continue to be a critical time to meet our goals.

- I'm requesting and encouraging everyone involved to continue to have the sense of urgency we need in terms of staffing, equipment and resources to meet the courts timelines.

Thanks for everyone's support

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