

# Exhibit D

**AHWATUKEE LAKES  
SPECIAL MASTER REPORT  
AUGUST 6, 2022**

**PROGRESS:**

- The golf course is progressing each day but the progress is slow. The next three weeks are critical and we need to push as hard as possible particularly in getting the Bermuda grass established in the fairways and around the greens and tees.
- The greens on the back nine are looking good. They have been fertilized, topdressed and mowed numerous times. We will slowly lower the height of cut over the next three weeks and continue to lightly topdress them which will continue to smooth them out
- The greens on the front nine are also progressing nicely. They have been fertilized and topdressed a couple times now and we will continue to push them over the next three weeks and continue to fertilize, topdress and mow them to get them smooth and at the right height of cut
- The tees on both the front and back nine are continuing to get better as well. We need to start lowering the height of cut on all turf areas that have matured to the point that we're mowing them regularly as soon as possible to get them down to an acceptable height of cut.
- The tees need to be topdressed a couple more times in August.
- The back nine fairways are starting to fill in a bit. Numbers 11, 12, 13, 14, 17 and 18 have been mowed several times and again we need to start lowering the height of cut as soon as possible. Several fairways on the back nine need extra attention over the next several weeks. Fairways number 10, 15 and 16 are behind the others and Mario and the staff need to spend additional time on them to reseed them, correct any irrigation issues and get them to germinate as soon as possible.
- The front nine fairways are starting to germinate Numbers 1, 3, are looking good and have good coverage with Bermuda grass germination. Most of the other fairways on the front need also need additional attention to push them as hard as we can over the coming weeks.
- The golf course has had only a few nights of light rain so it's critical the staff continues to focus on the irrigation system to make sure it's operating correctly at all times

**PENDING WORK:**

- Need to continue to push the germination process on both the front and back nines to get as much germination of the Bermuda grass as possible as soon as possible
- Need to continue to fertilize, topdress and lower the height of cut on the back nine greens slowly but regularly so we get the turf down to golfing height. Right now, they

are being mowed at .200. We need to slowly but incrementally lower the height of cut. For example: .200 to .190 to .180 to .170 and so on. This incremental, regular lowering of the height of cut prevents being too aggressive and causing damage or scalping to the greens.

- Once the greens on the front nine continue to mature we need to follow the same procedures that we followed on the back nine greens
- A proposal was received from H2ology which is a lake company to apply a chemical in the main pumping lake to eradicate the aquatic weeds as soon as possible. This process will take multiple applications to solve this problem but it needs to be scheduled as soon as possible. We will be using a chemical that does not cause harm to the new Bermuda grass. Mark will call them and get this project on their schedule
- All weak areas with little or no germination Bermuda grass germination need to be reseeded immediately. We are running out of time to get germination.
- Need to continue to clean up the piles of debris all over the entire facility and get all the trash cleaned up so we can clean the parking lot, etc.
- Need to get the concrete work on the damaged cart paths fixed as soon as possible.
- The two on-course restrooms need to be a focused priority to get repaired, operational, painted, etc.
- The cart paths in general need to be cleaned off
- The bunkers need to be sprayed with Round Up and cleaned out. The seeding process inadvertently spread Bermuda grass seed in all the bunkers and they are going to require quite a bit of work to get them cleaned out. Bunker sand will need to be ordered soon so the bunkers can be topped off with fresh sand prior to opening the golf course
- All the weeds in all the non-turf areas need to be eradicated, cleaned up and we need to discuss spraying a pre-emergent in these areas to prevent weeds from germinating
- The lakes on both the front nine and the back nine that will not have water in them need to be cleaned out. All trees, weeds and debris should be removed.

#### **ISSUES AND CONCERNS:**

- As mentioned above, the weak fairways on the back nine (#10, #15 and #16 and the Driving Range fairway) need extra attention to get as much Bermuda grass established as possible before overseeding. They are well behind the other fairways on the back nine.
- All of the areas with no turf need to be cleaned up over the next few weeks. Remove all weeds and debris from these areas
- At the end of August, I would like to create a distinct edge that defines the edge of the turf areas and the non-turf areas. This will make the golf course look manicured and show attention to detail.

- THE TURF ON THE BACK NINE IS GROWING SO FAST AND IS TO THE POINT WHERE WE NEED TO MOW MORE OFTEN. ALL TURF AREAS SHOULD BE MOWED A MINIMUM OF 2 TIMES (PREFERABLY 3 TIMES EACH WEEK)
- ALL TURF AREAS NEED TO BE MOWED WITH THE PROPER MOWING EQUIPMENT. THE GREENS, TEES AND FAIRWAYS NEED TO START BEING MOWED WITH "REEL MOWERS" AND NOT JUST ROTARY MOWERS. THESE MOWERS WILL ALLOW US TO LOWER THE HEIGHT OF CUT TO THE PROPER HEIGHT WHICH WILL ALSO HELP THICKEN UP THE TURF. THERE IS A LOT OF TURF IN SOME AREAS BUT IT IS THIN AND SPINDLY SO IT NEEDS TO BE THICKENED UP BY USING THE PROPER EQUIPMENT.
- MANAGEMENT NEEDS TO START THE PROCESS OF DEVELOPING A BUDGET FOR THE LAKES COURSE AND SECURING THE NECESSARY RESOURCES TO MAINTAIN THIS GOLF COURSE INCLUDING THE FOLLOWING:
  - DEDICATED STAFF TO THE LAKES COURSE
  - DEDICATED EQUIPMENT TO THE LAKES COURSE
  - AND THE NECESSARY MATERIALS AND SUPPLIES TO MAINTAIN THIS COURSE.

**MARIO CONTINUES TO DO A GOOD JOB BUT WE NEED TO GET HIM THE NECESSARY RESOURCES (STAFF AND THE PROPER EQUIPMENT) OVER THE NEXT THREE (3) WEEKS SO HE CAN SUCCEED IN GETTING ALL THE REMAINING WORK COMPLETED.**

**MARK WILL BE OUT OF TOWN THIS COMING WEEK SO EVERYONE INVOLVED IN THIS PROJECT NEEDS TO CONTINUE TO PUSH AS HARD AS YOU CAN SO WE CAN GET THIS PROJECT ACROSS THE FINISH LINE.**

Thanks

Mark Woodward, CGCS

Special Master-Ahwatukee Lakes