Memorandum **The Sea Ranch Association**

Date: October 15, 2026
To: TSRA Board of Directors
From: Dibby Tyler, TSRA Board of Directors
Tim Fulkerson, Chair, TSRA Board of Directors
Re: Shared Use of Courts at Del Mar and Related Improvements

BACKGROUND

Pickleball, invented in 1965, became popular during the 2010's and 2020's and really took off during the pandemic. The number of players has steadily increased and communities across the United States have experienced conflict over the competing demand for courts from pickleball and tennis players. The Sea Ranch has grappled with the issue of court usage since the mid-2010s, but, unlike many other communities, TSR is fortunate in having enough existing courts to readily accommodate both tennis and pickleball. Our problem is one of allocating court time and space rather than providing new courts.

Before pickleball entered the scene, TSR had 6 tennis courts: 1 at Moonraker, 3 at Ohlson, and 2 at Del Mar. Rarely, if ever, were they all in use at the same time. Tennis players could always find an open court. Then, in 2015, the Association designated the two Del Mar courts for both pickleball and tennis. The Del Mar courts have been a shared facility since then with two exceptions--mid-2021 to mid-2022, and April 2026.

As pickleball became more popular, court usage continued to be an issue. During the 2017-2018 Board session, there were at least 4 Planning Committee meetings or workshops and several discussions at Board meetings culminating in designating a site near the Del Mar tennis courts for new pickleball courts. While planning for new pickleball courts was underway, the court at Moonraker was striped for shared use by both sports. Because the Moonraker courts were often too wet for play in the winter, pickleball continued to be played at Del Mar, especially during the winter months.

In 2024, the budget for pickleball court construction was "deferred to future fiscal years" and the board approved the conversion of the Moonraker tennis court to 3 pickleball courts with permanent lines, nets and a backboard. Then in July 2025, court 3 at Ohlson was adapted for both pickleball and tennis while the stairs at Moonraker were repaired. The use of Ohlson lasted for a little over a month and the pickleball tape lines were removed, although some lines are still visible.

Then in 2026, the Board adopted Resolution 616 to keep the Del Mar courts open for shared use. The Board also directed the Planning Committee to develop rules for shared use of the Del Mar courts and to review the entire issue of accommodation of racket sports at TSR.

The Planning Committee held two long meetings with many comments from tennis and pickleball players and residents near the Del Mar Center. The Planning Committee recommended that pickleball and tennis players use the Del Mar courts on alternate days on a trial basis. This solution did not seem to please either pickleball players or tennis players and

the Board rejected the Planning Committee proposal. Chair Tim Fulkerson outlined a shared use scheme for consideration at the October Board meeting.

CURRENT STATUS

As of September 2026, TSR has 3 pickleball courts at Moonraker, 3 tennis courts at Ohlson and two shared use courts at Del Mar. Neither tennis nor pickleball players have difficulty reserving a court when they want to play. Courts are most heavily used on weekend mornings, especially during long holiday weekends. Bookings average 1-3 hours per day per court. Both pickleball and tennis have set times for drop-in play.

The Del Mar courts were closed from August 3 to September 3 for resurfacing. During this time, use increased at both Ohlson and Moonraker. At Ohlson About 35% of available court time was booked during the month with bookings twice as high in the first two weeks as the second two weeks. All three courts were booked at the same time 49 hours out of a possible 320 hours. \

Looking just at the first three weekends in August, Court reservations at Moonraker were significantly higher than at Ohlson. Moonraker courts were booked at 53% of the time and Ohlson courts were booked about 34% of the time. The numbers of reservations are shown in Table 1.

Table 1. Court Reservations at Ohlson and Moonraker for 3 Weekends in August 2026

Weekend	Time Slots Each Site	Ohlson	Moonraker
Aug. 8 & 9	60	17	35
Aug. 15 & 16	60	38	35
Aug 22 & 23	60	7	27
Totals	180	62	97

PROPOSAL

Resolution 626 (Attached) establishes shared use of the Del Mar courts and specifies that painted lines for pickleball be added to court 2. Additionally, various changes are recommended to enhance the enjoyment of both sports and reduce possible neighborhood noise impacts. These include:

- 2 rolling pickleball nets for Del Mar court
- Temporary movable netting to be installed between courts 1 and 2 at Del Mar
- Fully fence west side of Del Mar courts
- Acoustic screening on the chain link fences at Del Mar
- Tennis backboard at Ohlson
- Quiet pickleball paddles available at the Del Mar kiosk

Also, tennis reservations for court 2 at Del Mar will be made only if court 1 is already committed for tennis and reservations will specify whether they are for tennis or pickleball.

IMPACTS OF PROPOSED CHANGES

Environmental/Ecological: The proposed changes will take place on already paved surfaces and will have no significant environmental or ecological impacts. As the acoustical blankets are installed at Del Mar, noise from use of the courts will be reduced from current levels.

CEP: The proposed changes are consistent with the 2026 CEP. The objective of the Community Facilities element is: ". . .to ensure that trails and other community facilities are adequate to meet the needs and desires of members; that they are developed with minimum disruption to the environment; that protect the privacy of individual homes; and that they are operated and maintained efficiently."

Financial: The proposed changes will entail expenses for painting new court lines, backboard construction, rolling nets, net barrier between courts, acoustic screening, ball machines and quiet rackets that should be readily handled within existing budgets. Sources, pictures and costs for needed improvements are shown in the attachment to this memo.

Equity: Although tennis players may be losing some court time with implementation of this Resolution, court reservation data clearly show that existing tennis courts amply fulfill the need. The demand for pickleball is still increasing, readily justifying the recommended improvements at Del Mar court 2 for pickleball.

ADDITIONAL INFORMATION

1. Soundings article from the Summer of 2018 (page 3) on pickleball including a photo of play at Del Mar: https://www.tsra.org/wp-content/uploads/2019/11/2018-Summer-Soundings-dlp-website.lrh-ID_4762.pdf

2. Planning Committee's project information sheet from its March 11, 2023 meeting (starting on page 13) that captures pickleball history including site analyses and the open process in 2022: https://www.tsra.org/wp-content/uploads/2023/02/2023-03-11_Agenda-packet-revised-02-REDUCED.pdf.

3. Findings and recommendation that led to the decision to transition to Moonraker 3 courts only pickleball (shifted from dual line to pickleball only lines, upgraded nets, added safety fencing), Ohlson 3 courts tennis only, Del Mar 2 shared courts (see findings of the Facilities Committee starting at page 53 of the Board's June 25, 2022 Board Packet in the link below): https://www.tsra.org/wp-content/uploads/2022/06/2022-06-25-TSRA-BOD-Reg-AgendaPkt-0a-Full.pdf.

ORC Tennis Court Usage Analysis

Ohlson Recreation Center courts while the DMC courts were closed for resurfacing

The Sea Ranch Association · Booking period Aug 3 – Sep 3, 2026 · Prepared Sep 25, 2026

Summary

The courts were **not fully utilized**. Across the period only about **35% of available court time was booked**: 336 one-hour bookings out of roughly 960 available court-hours. Demand was concentrated on weekend mornings and in the first two weeks.

- **Weekend mornings were the only real crunch:** 75% booked overall, reaching 81–90% between 10 AM and noon. Weekday mornings were only 25% booked.
- **All three courts were full at once in only 49 of 320 hour-slots (15%).**
- **Two heavy users stand out:** Member 1 (29 hours) and Member 2 (28 hours) together booked 17% of all hours. The top 5 booked 31%, and 121 different people booked at least once.
- **Usage roughly halved after mid-August:** from 47% (Aug 3–16) to 25% (Aug 17–Sep 3), falling to about 10% in the final week.
- **Court 3 is clearly preferred** (48% booked vs. about 28–29% for Courts 1 and 2), and most bookings are made last-minute.

About the data

The source is the booking system export "ORC Courts Reservations while DMC Courts Closed" covering Aug 3 through Sep 3, 2026 (32 days). Every booking is a one-hour slot on one of three Ohlson courts.

Assumptions used for utilization: 3 courts open 9 AM to 7 PM (10 hours a day), which is the window the bookings actually cover. That gives 30 court-hours a day and 960 over the period. If actual hours are shorter, all utilization percentages would be somewhat higher.

- Time bands: Morning 9 AM–12 PM (3 hrs), Mid-day 12–3 PM (3 hrs), Afternoon 3–7 PM (4 hrs). Bookings starting at quarter-hours are split across bands by the minutes they actually cover.
- To protect member privacy, individuals are identified only as Member 1, Member 2, and so on, ranked by hours booked. Obvious spelling variants of the same name were combined before counting (see Appendix).
- The export shows no cancelled bookings, so cancellations may have been excluded from the file.

Overall utilization by time of day

Utilization was fairly flat across the day on average (33–38%). The difference is between weekends and weekdays: on weekends, mornings were heavily used, while weekday mornings were the emptiest part of the week.

	Morning (9–12)	Mid-day (12–3)	Afternoon (3–7)	Whole day
All days	38%	34%	33%	35%
Weekends (8 days)	75%	45%	44%	54%

	Morning (9–12)	Mid-day (12–3)	Afternoon (3–7)	Whole day
Weekdays (24 days)	25%	31%	30%	29%

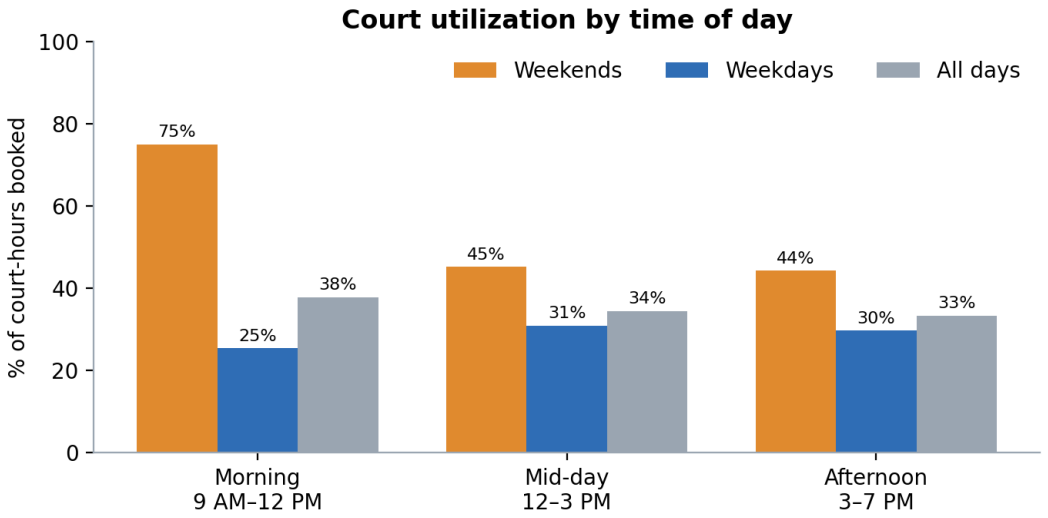


Figure 1. Share of available court-hours booked, by time band.

Looking hour by hour, **11 AM–noon was the busiest hour overall (47%)** and 1–2 PM (26%) and 6–7 PM (19%) were the quietest. On weekends, 10 AM and 11 AM ran at 81% and 90%. On weekdays no hour went above 38%.

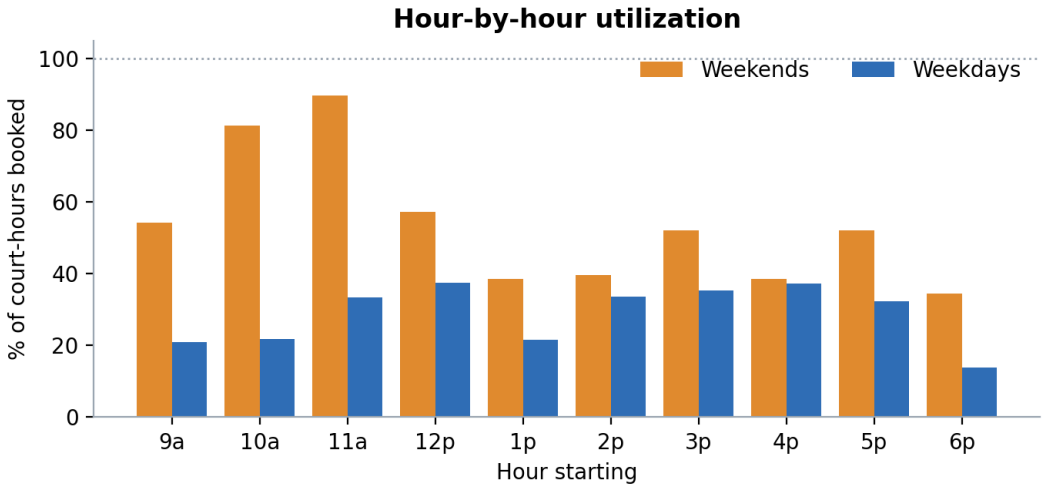


Figure 2. Utilization for each hour, weekends vs. weekdays.

Day-of-week and trend over the period

Saturdays (52%) and Sundays (55%) were used about twice as much as weekdays. **Mondays were the weakest day at 16%**, and there were no bookings at all on Monday, Aug 17. It is worth checking whether the courts were closed that day.

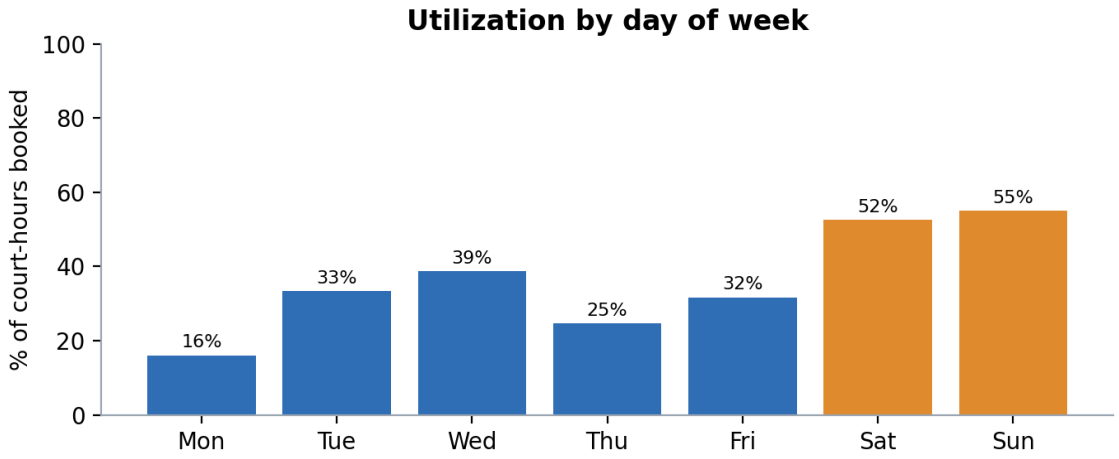


Figure 3. Utilization by day of week.

Usage **declined steadily** over the period. By week it went 52% → 43% → 32% → 28% → 10%. After Aug 30 only 2–6 bookings a day were made. Possible explanations include the end of the summer season, novelty wearing off, or members waiting for the DMC courts to reopen.

Period	Morning	Mid-day	Afternoon	Whole day
Aug 3 – Aug 16	48%	50%	45%	47%
Aug 17 – Sep 3	30%	22%	25%	25%

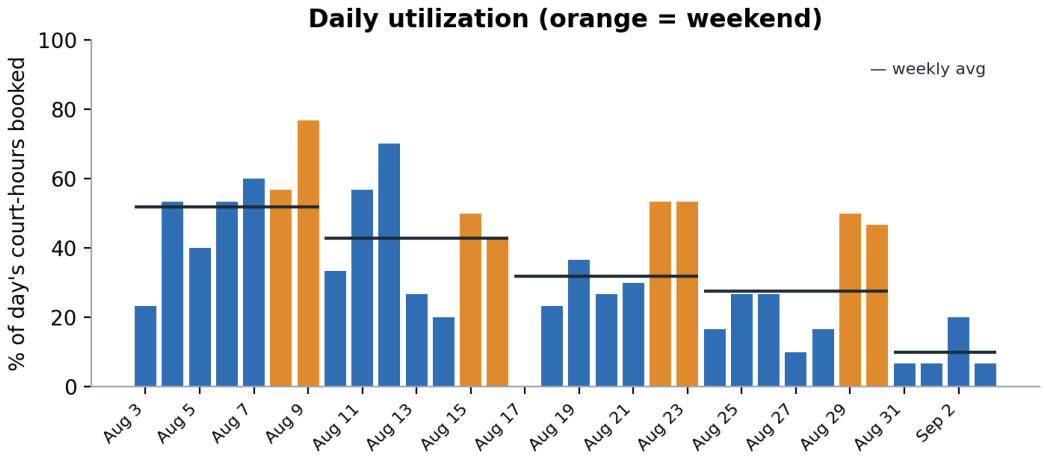


Figure 4. Daily utilization; black lines show each week's average.

Did a handful of people monopolize the courts?

Partly, but it did not crowd other people out. 121 different people booked, and 65 of them booked only once. Two people stand out clearly. Because most slots went unused, heavy booking mostly absorbed spare capacity rather than displacing others; weekend mornings are the one place it could have.

Member	Hours booked	Days played	Most hours in one day	Share of all hours
Member 1	29	13	5	8.6%
Member 2	28	12	5	8.3%
Member 3	18	8	4	5.4%
Member 4	15	6	4	4.5%
Member 5	14	5	4	4.2%
Member 6	11	6	2	3.3%
Member 7	9	5	2	2.7%
Member 8	8	5	2	2.4%
Member 9	7	7	1	2.1%
Member 10	6	4	2	1.8%

- **Top 2** (Members 1 and 2) booked 17% of all hours, each on 12–13 separate days and sometimes 5 hours in a single day.
- **Top 5 booked 31% and top 10 booked 43%** of all hours.
- **At the busiest times the heavy users held a slightly larger share:** the top 5 held 37% of bookings in slots where all three courts were full, compared with 31% overall. They held only 13% of mid-day hours.
- **Back-to-back blocks are common.** On 79 occasions someone booked 2 or more hours on the same day, and those blocks add up to 179 hours, over half of all booked time. Member 2 did this 12 times and Member 1 did it 9 times.
- **On 9 occasions one person held two courts at the same time.** This may be legitimate group play or holding extra courts, and is worth reviewing if there is a rule against it.

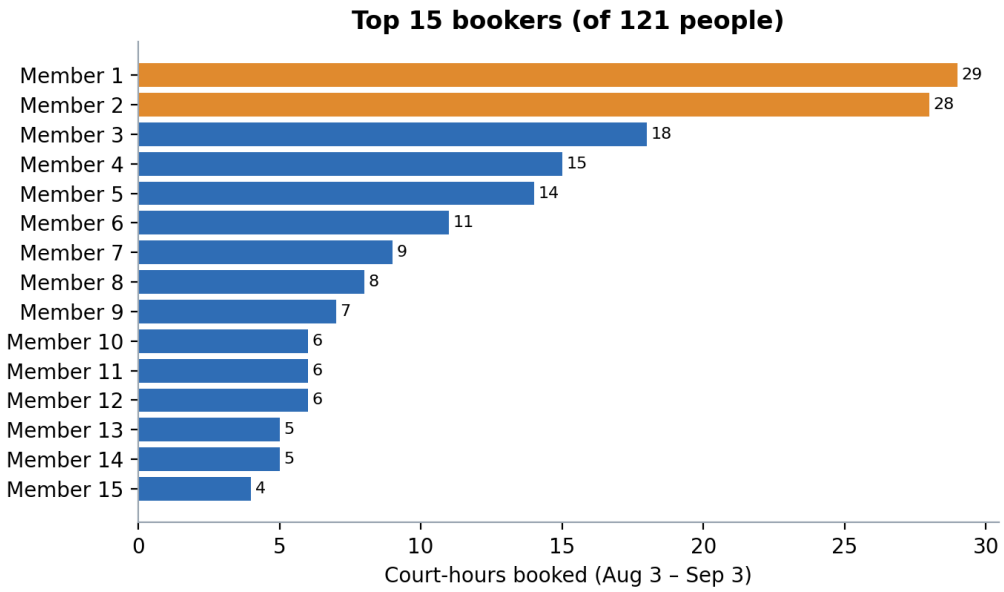


Figure 5. Hours booked by the 15 heaviest users.

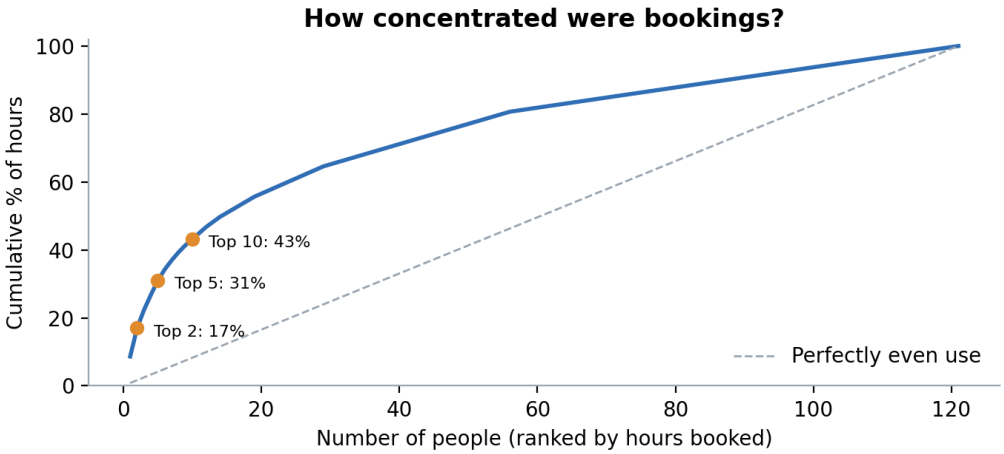


Figure 6. Cumulative share of booked hours, ranking people from most to least hours.

Other trends

Court preference

Court 3 was booked 48% of the time, against 28% for Court 1 and 29% for Court 2. Members appear to prefer Court 3 whenever it is free, so it fills first and the other two carry the overflow.

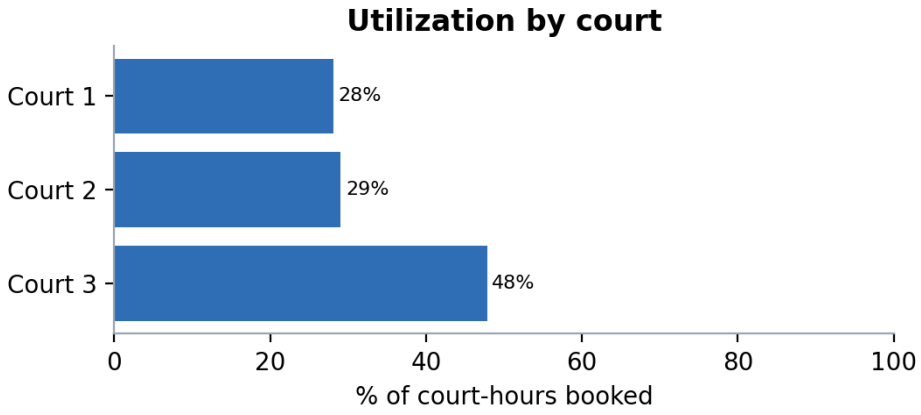


Figure 7. Utilization by court.

How far ahead people book

Most bookings are last-minute: **43% were made on the same day** and the median booking was made about 16 hours ahead. No booking was made more than about 4 days out, which suggests the system has a 4-day booking window.

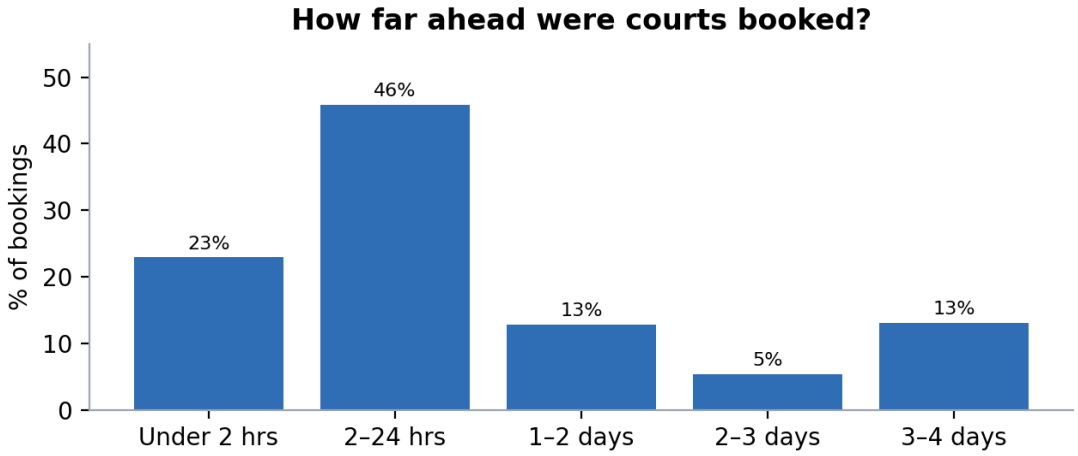


Figure 8. Time between making a booking and the start of play.

Staff-entered bookings

Staff entered 8 bookings on members' behalf,, including one placeholder entry with no member name (Court 1, Aug 4, 4–5 PM).

What this suggests

- **Capacity was adequate.** At 35% utilization, ORC had plenty of room to absorb the DMC closure.
- **If fairness is a concern, target weekend mornings.** A daily cap (for example, 2 hours per person) on weekend mornings would address the only real contention point. Limiting bookings across the board would mostly just leave more courts empty.
- **Review simultaneous multi-court bookings** to confirm they reflect real group play.

- **Promote weekday mornings and mid-afternoons** (for example for clinics, ladders or lessons), since that is where most unused capacity sits.

Appendix: how members were counted

Some members appear in the booking system under more than one spelling (for example, a nickname and a full name, a missing middle initial, or different capitalization). Thirteen such variants were combined so that each person is counted once. Different people from the same household were kept separate.

Member numbers are assigned by total hours booked, from most to least, and are used consistently across the text, tables and charts. Where members booked the same number of hours, the order among them is arbitrary. Names have been removed from this report to protect member privacy.

DMC Court 2 — Pickleball Striping and Divider Netting Options

Decision-support review of Vintage Contractors, Inc. Quote 10968-v1, Court 2 layout options and field measurements, rolling pickleball nets, and related optional court amenities

Document Title	DMC Court 2 — Pickleball Striping and Divider Netting Options
Facility / Scope	Del Mar Center (DMC), Court 2 — permanent pickleball striping options, Court 1/Court 2 divider netting, and rolling nets; related MRC and ORC ball-machine and backboard options
Prepared for	TSRA Board of Directors
Prepared by	TSRA Staff
Version / Date	v3 — Sept. 24, 2026 — Quote 10968-v1 (v2: Sept. 11, 2026)
Status	Information only. VCI's authorized resurfacing and tennis-striping work is complete. No additional work or equipment purchase has been authorized. The Board owns the Court 2 configuration decision; this document does not recommend a configuration.

1. Purpose and decision context

This document supports the Court 2 configuration decision and preserves related court-amenity items raised for future budget consideration. It consolidates VCI's Quote 10968-v1, VCI's layout drawings, Court 2 field measurements, rolling-net and cover pricing, reservation feasibility, representative ball-machine pricing, staff-built backboard estimates, and the associated operational considerations so the full discussion can be reviewed in one place.

Decision context

- **Resolution 616 remains in effect.** Court 2 is available for tennis and pickleball on an interim basis. No permanent pickleball striping is in place.
- **August 22, 2026 Board meeting.** Permanent dual striping, a divider net, and rolling nets were discussed but not approved. The Board indicated it intends to consider a proposal for a permanent Court 2 configuration at its October meeting; that is a stated intent, not an adopted deadline.
- **Related amenities.** MRC and ORC ball machines and DMC and ORC practice backboards were also raised for future budget consideration. None has been approved or funded.
- **Ownership.** The Board owns the Court 2 configuration decision. This document does not recommend a configuration. Sections 7 and 9 identify equipment preferences and options for planning only; neither constitutes purchase authorization.
- **Authorization.** VCI's authorized resurfacing and tennis-striping work on both courts is complete. No additional striping, divider netting, equipment, storage or electrical work, or backboard construction has been authorized. Court 1 remains tennis-only under every option.

Option labels. A = one centered court on the existing tennis net; B = two lengthwise courts (B-1 centered in each half, B-2 sharing the tennis service line); C = two perpendicular courts.

Court 2 measurements (field, September 23, 2026). North baseline to fence 20′ 10½″; south baseline to fence 21′; east doubles sideline to the exterior fence about 12′; about 14′ between Court 2's and Court 1's adjacent doubles sidelines, so a divider centered between the courts would sit about 7′ from Court 2's west doubles sideline. The VCI drawings are not of DMC's courts; their dimensions are used only for the pickleball layouts.

Derived values. Values marked "derived" combine the field measurements with standard court geometry (regulation pickleball court 20′ × 44′; tennis service line 21′ and baseline 39′ from the net; doubles court 36′ wide; singles sidelines 4½′ inside the doubles sidelines; a centered pickleball court has sidelines 8′ inside the doubles sidelines and 3½′ inside the singles sidelines) and are stated as approximate. West-side clearances are given to the proposed centered divider; without a divider, the west side is open to the shared Court 1/Court 2 area. USA Pickleball's minimum recommended playing area per court is 30′ × 60′ (5′ side and 8′ end clearances around a centered court); 34′ × 64′ is preferred (7′ and 10′).

2. Options summary

Option	Layout on Court 2	Courts	Pickleball net(s)	Quoted striping	Clearances and notes
A — One centered court	Single court centered on the tennis net, with pickleball lines on both sides of the net.	1	Existing tennis net with a second, removable center strap; center lowered from 36″ to 34″ for pickleball without loosening the main cable, and the additional strap released or removed for tennis.	$2,450	About 38′ behind each baseline; about 20′ east to the fence and 15′ west to the centered divider. No rolling nets required.
B-1 — Two lengthwise courts, centered	One court on each side of the tennis net, centered in each half: 8′ from the net line, about 8′ from the end fence.	2	Two rolling nets (Section 7).	$2,780	Pickleball sidelines are 3½′ inside the tennis singles sidelines: about 20′ east to the fence and 15′ west to the centered divider. Non-volley line 2′ behind each tennis service line.
B-2 — Two lengthwise courts, shared service line	Same as B-1 shifted 2′ toward the net: 6′ from the net line, about 10′ from the end fence.	2	Two rolling nets (Section 7).	$2,780	Same side clearances as B-1: about 20′ east and 15′ west. Net-side non-volley and center lines coincide with tennis lines; 6′ to the tennis net.

Option	Layout on Court 2	Courts	Pickleball net(s)	Quoted striping	Clearances and notes
C — Two perpendicular courts	One court at each end, running across the tennis court and 4′ past each doubles sideline.	2	Two rolling nets (Section 7).	$2,780	About 8′ behind the east pickleball baseline, meeting the 8′ minimum but below the 10′ preferred end clearance; about 3′ behind the west baseline, below the 8′ minimum. Not compatible with the centered divider at the recommended clearance.
Divider netting (separate add-on)	10′ × 125′ curtain-style netting on four new posts, centered between Courts 1 and 2 (existing fence posts as end supports per project information, not the quote).	—	—	$19,000	Ball containment and separation from Court 1; not acoustic mitigation. Without it, the west side of Court 2 is open to Court 1.
Rolling nets and covers (two-court options)	Two fully assembled commercial rolling nets, one stored at each end of Court 2 along the east fence.	—	—	Not in VCI quote	PickleNet Deluxe nets plus fitted covers: $1,179.80 per pair. Dominator Pro nets: $2,398 per pair, with covers to be selected and priced. Published website prices; Section 7.

3. VCI Quote 10968-v1 at a glance

Line	Item	VCI description (as quoted)	Price
1	Striping — two courts	Paint blended pickleball lines for two blended pickleball courts per USA Pickleball / ASBA regulations. Additional striping will be additional cost.	$2,780.00
2	Striping — one court	Paint blended pickleball lines for one blended pickleball court per USA Pickleball / ASBA regulations. Additional striping will be additional cost.	$2,450.00
3	Netting system, 10′ × 125′	Furnish and install four 3″ black posts, 20′ apart, in 12″ × 42″ concrete footings. Furnish and install cable and black netting system designed to open across like a curtain.	$19,000.00

Quote reference	Quote 10968-v1, dated 9/9/2026; supersedes Quote 10949-v1 (9/4/2026).
Payment terms	50% deposit for material order, with progress payments per delivery.
Validity	VCI may withdraw the proposal if not accepted within 30 days of 9/9/2026 (on or about October 9, 2026).

How the lines relate	Lines 1 and 2 are alternatives (two courts or one court, not both). Line 3 is a separate add-on. The one-court to two-court difference is $330.
Not included	Tax is not shown. Rolling pickleball nets, protective covers, and reservation-system configuration are outside the quote.

4. Cost summary

VCI-quoted amounts and published rolling-net and cover prices are shown separately. Combined figures are calculated planning totals, not VCI-quoted totals. Representative ball-machine prices and staff-built backboard estimates are presented separately in Section 9.

VCI Quote 10968-v1

Item	Amount
One-court blended striping (line 2)	$2,450
Two-court blended striping (line 1)	$2,780
Divider netting, 10′ × 125′ (line 3)	$19,000
Two-court striping plus divider (lines 1 + 3)	$21,780
One-court striping plus divider, if considered independently (lines 2 + 3)	$21,450

Rolling pickleball nets and covers — published website prices, not part of the VCI quote

Item	Each	Pair
PickleNet Deluxe (lower-cost alternative)	$499.95	$999.90
Dominator Pro (preferred operational option)	$1,199	$2,398
PickleNet Deluxe fitted cover	$89.95	$179.90
Dominator-compatible cover	To be selected	Not priced

Calculated planning totals — two-court configurations

Combination	Planning total
Two-court striping + PickleNet Deluxe pair + fitted covers	$3,959.80
Two-court striping + Dominator Pro pair (covers not priced)	$5,178 + covers
Two-court striping + divider + PickleNet Deluxe pair + fitted covers	$22,959.80
Two-court striping + divider + Dominator Pro pair (covers not priced)	$24,178 + covers

Basis. VCI amounts are as quoted on 9/9/2026 and do not show tax. Rolling-net and fitted-cover prices are published website prices as of September 23, 2026 (pricing note in Section 7). Planning totals exclude sales tax and freight. Dominator-compatible covers have not been selected or priced. Rolling nets apply only to two-court configurations; Option A uses the existing tennis net.

5. Option details

Option A — One centered pickleball court using the existing tennis net

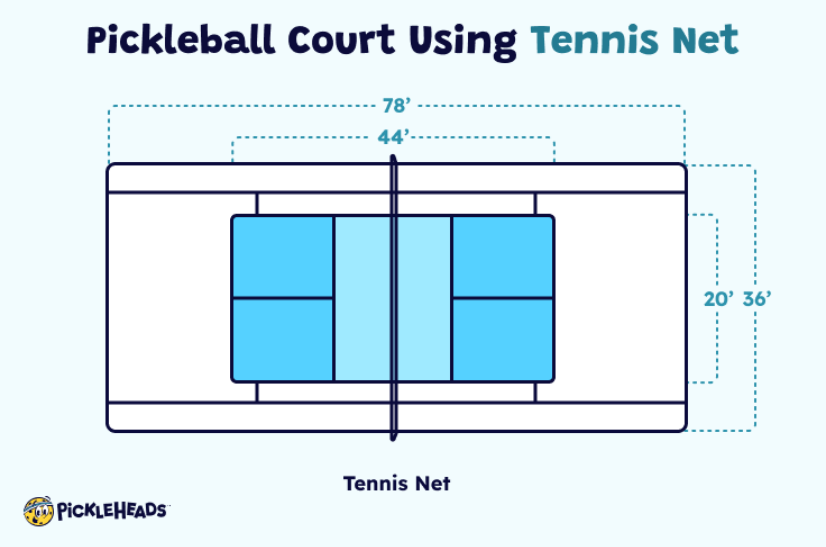


Figure 1. General reference layout for Option A (Pickleheads; not a VCI or DMC-specific drawing).

Courts	One regulation 20′ × 44′ pickleball court centered on the tennis net, with pickleball lines on both sides of the net.
Net	The existing tennis net and strap remain in place. TSRA would add a second, removable center strap. For pickleball, users would tighten the additional strap to lower the center from 36″ to 34″ without loosening the main cable, which could cause sagging. They would release or remove the additional strap for tennis.
Placement (derived)	Pickleball baselines 22′ from the net, 1′ beyond the tennis service lines. Sidelines 10′ either side of the center line, inside the singles sidelines. Non-volley lines 7′ from the net.
Clearances (derived)	About 38′ behind each pickleball baseline to the end fences. About 20′ east to the exterior fence and about 15′ west to the proposed centered divider; without a divider, the west side is open to the shared Court 1/Court 2 area. Exceeds the preferred 34′ × 64′ area.
Equipment	No rolling nets required.
Quoted striping	$2,450 (VCI line 2).
Reference diagram	Pickleheads reference diagram shown above; not a VCI or DMC-specific drawing.

Considerations

- One pickleball court only; the lowest capacity of the options.
- Adds one court's worth of lines, concentrated in the service-box area; the pickleball baselines run 1′ outside the tennis service lines.
- Option A uses a second, removable center strap to lower the net center to 34″ for pickleball. The main cable stays tensioned to avoid sagging, and the additional strap is released or removed for tennis.

Option B-1 — Two lengthwise pickleball courts, centered in each half

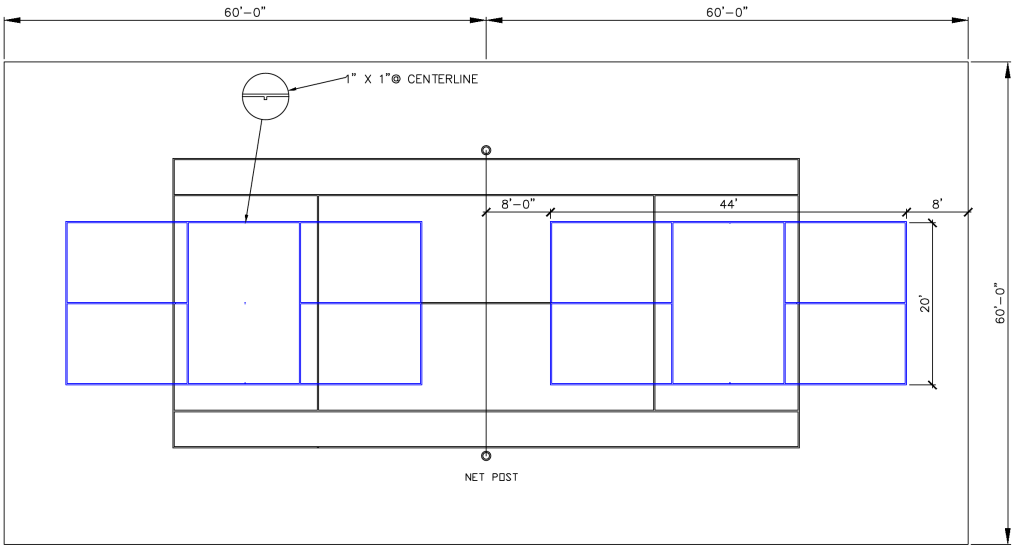


Figure 2. VCI drawing "1 Tennis Court / 2 Pickleball Court — Pickleball Lines Centered" (scale 3/32" = 1'). Blue lines are pickleball; black lines are the tennis layout. Not a drawing of DMC's courts. Full drawing in Appendix A.

Courts	Two regulation 20′ × 44′ pickleball courts, one on each side of the tennis net, long axis parallel to the tennis court and centered on the tennis center line.
Placement (per VCI drawing)	Each court begins 8′ from the tennis net line and ends 8′ from the end fence (8′ + 44′ + 8′ = 60′ per half).
End clearances (derived)	About 8′ to the end fence at each end (7′ 10½″ at the north end) and 8′ to the tennis net. Meets the 30′ × 60′ minimum; end clearance is below the 10′ preferred.
Side clearances (derived)	The pickleball sidelines are 3½′ inside the tennis singles sidelines, leaving about 20′ east to the exterior fence and about 15′ west to the proposed centered divider. Without a divider, the west side is open to Court 1's adjacent run-off.
Line overlap with tennis (derived)	The pickleball non-volley line falls 2′ behind the tennis service line, producing two parallel lines 2′ apart on each half; the pickleball center line overlaps the tennis center service line between 8′ and 21′ from the net.
Rolling net position (derived)	Centered in each court, 30′ from the tennis net (9′ inside the tennis baseline). The drawing shows a 1″ × 1″ centerline mark, which appears intended as a net-placement reference.
Equipment	Two rolling pickleball nets (Section 7; not in the VCI quote).
Quoted striping	$2,780 (VCI line 1).

Considerations

- Symmetrical placement in each half, using the full enclosure length.
- The two pickleball courts are separated only by the tennis net; facing baselines are 16′ apart with the net between them. A ball crossing the tennis net enters the other pickleball court.

Option B-2 — Two lengthwise pickleball courts sharing the tennis service line

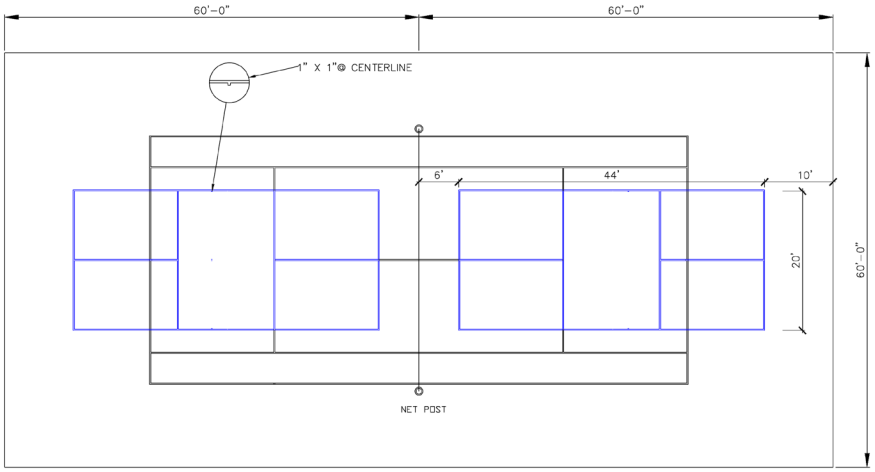


Figure 3. VCI drawing supplied as "1 Tennis + 2 Pickleball sharing service lines" (scale 1/8" = 1'). The title block references a prior VCI project (Piedmont Middle School); the geometry is what VCI provided for this option. Not a drawing of DMC's courts. Full drawing in Appendix A.

Courts	Same two 20′ × 44′ courts as B-1, shifted 2′ toward the tennis net.
Placement (per VCI drawing)	Each court begins 6′ from the tennis net line and ends 10′ from the end fence (6′ + 44′ + 10′ = 60′ per half).
End clearances (derived)	About 10′ to the end fence at each end (9′ 10½″ at the north end); 6′ between the net-side pickleball baseline and the tennis net, less than the 8′ end clearance implied by the 30′ × 60′ minimum playing area.
Side clearances (derived)	As B-1: about 20′ east to the exterior fence and about 15′ west to the proposed centered divider; open to Court 1's run-off without a divider.
Line sharing (derived)	The net-side pickleball non-volley line coincides with the tennis service line, and the net-side pickleball center line coincides with the tennis center service line; fewer distinct added lines than B-1.
Rolling net position (derived)	Centered in each court, 28′ from the tennis net (11′ inside the tennis baseline).
Equipment	Two rolling pickleball nets (Section 7; not in the VCI quote).
Quoted striping	$2,780 (VCI line 1). The quote does not distinguish between B-1 and B-2.
Drawing status	The supplied drawing carries another project's title block.

Considerations

- Fewer added lines on the tennis court than B-1 because the net-side non-volley line and center line share existing tennis lines.
- More room behind the fence-side baseline (10′ vs. 8′) and less at the net side (6′ vs. 8′); facing baselines are 12′ apart across the tennis net, so the same net-crossing consideration as B-1 applies.

Option C — Two perpendicular pickleball courts

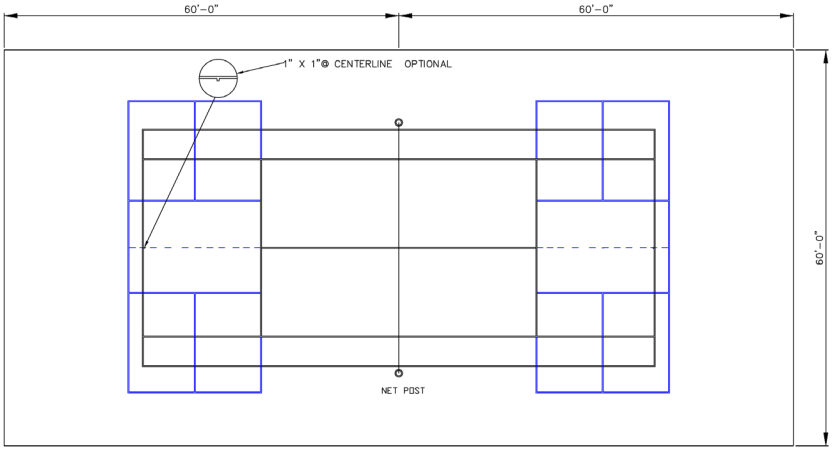


Figure 4. VCI drawing "1 Tennis Court / 2 Pickleball Court", perpendicular layout (scale 3/32" = 1'). Dashed lines indicate the pickleball net position. Not a drawing of DMC's courts. Full drawing in Appendix A.

Courts	Two regulation 20′ × 44′ pickleball courts, one at each end of the tennis court, long axis running across the tennis court and centered on its width.
Placement (scaled from drawing)	Not dimensioned by VCI. Scaled, each court spans from the tennis service line (21′ from the net) to about 2′ beyond the tennis baseline (41′); the inner pickleball sideline appears to coincide with the tennis service line.
Extent (derived)	A 44′ court across a 36′ wide tennis court extends 4′ beyond each doubles sideline.
East end clearance (derived)	About 12′ from the doubles sideline to the exterior fence, less the 4′ extension: about 8′ behind the east pickleball baseline. This meets the 8′ minimum end clearance implied by a 30′ × 60′ playing area, but is below the 10′ preferred clearance.
West end clearance (derived)	About 7′ from the doubles sideline to the centered divider, less the 4′ extension: about 3′ behind the west pickleball baseline, below the 8′ minimum end clearance implied by a 30′ × 60′ playing area.
Divider compatibility	Not compatible with the proposed centered divider while maintaining the recommended minimum west-end clearance. Without a divider, the west end opens into the shared Court 1/Court 2 corridor (about 10′ to Court 1's doubles sideline), and the interaction with Court 1 play remains a material consideration.
Rolling net position (per drawing)	Parallel to the tennis sidelines and east fence, on the tennis court's longitudinal centerline. The net spans approximately from the tennis service line to about 2′ beyond the tennis baseline; its midpoint is about 31′ from the tennis net.
Equipment	Two rolling pickleball nets (Section 7; not in the VCI quote).
Quoted striping	$2,780 (VCI line 1).
Status	Requested as a conditional option only if VCI considered it feasible with appropriate clearances. VCI supplied a drawing; its recommendation is not stated.

Considerations

- The west-end clearance is decision-relevant: with the centered divider installed, Option C provides about 3′ behind the pickleball baseline, below the 8′ minimum end clearance.
- Pickleball lines cross the tennis backcourt between the service line and baseline, and a pickleball sideline runs parallel to and about 2′ behind each tennis baseline.
- Widest separation between the two pickleball courts; the middle of the tennis court and the net lie between them.

6. Divider netting (VCI line 3)

As quoted	10′ × 125′ netting system: four 3″ black posts, 20′ apart, in 12″ × 42″ concrete footings; cable and black netting system designed to open across like a curtain. $19,000 installed.
Location	Centered between Courts 1 and 2, running the length of the courts, about 7′ from each court's adjacent doubles sideline. Project information, not stated in the quote: the existing fence posts at each end of the courts serve as the end supports.
Operation	Curtain-style: the netting opens across for access between the courts and closes for play.
Purpose	Ball containment and separation between Court 2 pickleball play and Court 1 tennis. Without a divider, the west side of Court 2 is open to Court 1. Divider netting does not provide acoustic mitigation.
Effect on the options	Compatible with Options A, B-1, and B-2 at the clearances shown in Section 5. Option C does not maintain the recommended minimum west-end clearance with the divider installed.

7. Rolling pickleball nets and covers (optional; two-court configurations)

Options B-1, B-2, and C each require two portable pickleball nets. The optional purchase would include two fully assembled commercial rolling nets and protective covers. Their cost is separate from the VCI quote, and no model has been selected.

Feature	PickleNet Deluxe — lower-cost alternative	Dominator Pro — preferred operational option
Published website price	$499.95 each; $999.90 for the pair (equipment only)	$1,199 each; $2,398 for the pair (equipment only)
Weight	42 lb including the wheeled storage bag	About 140 lb each
Width	Regulation 22′	Regulation 22′
Construction	Hybrid aluminum and powder-coated steel	Heavy-duty 3″ T6 aluminum frame with stainless-steel hardware
Corrosion	Rust-resistant rather than rust-proof	Rust-proof and weather-resistant frame construction
Wheels	Locking 4″ wheels	Heavy-duty locking wheels

Feature	PickleNet Deluxe — lower-cost alternative	Dominator Pro — preferred operational option
Net tensioning	Strap adjustment	Hand-crank tensioning, wired top cable, and fiberglass side dowels
Intended use	Designed for indoor or outdoor play during use, but the manufacturer advises against extended outdoor exposure and recommends storage away from harsh weather.	Designed to remain assembled outdoors and roll into and out of position; rust-proof, weather-resistant frame construction.
Stability	Lighter frame; more exposed to wind	Substantially greater weight and commercial frame should provide greater stability and a lower likelihood of tipping or shifting than lightweight portable nets
Protective cover	Model-specific fitted cover: $89.95 each ($179.90 pair). Intended for short-term, between-use outdoor protection; it does not replace the manufacturer's weather-storage guidance.	TSRA would provide an appropriately sized fitted cover. No model-specific cover price is included in this comparison.

Preferred operational option. The Dominator Pro is preferred on operational grounds: TSRA has experienced lightweight portable nets tipping or moving in wind at MRC, and the Court 2 arrangement calls for nets that stay assembled outdoors and roll into position. No published wind rating was identified for either net, so the comparison rests on weight and construction rather than a tested limit. The fitted PickleNet Deluxe cover is intended for short-term outdoor protection and does not remove the manufacturer's warning against extended exposure. This is an equipment preference and does not bear on the choice among striping configurations.

Storage arrangement

- One net stored at each end of Court 2, both parallel to the east exterior fence: the north net begins at the north fence and the south net at the south fence. Both remain fully assembled.
- Each stored net will be protected with a fitted cover when not in use.
- For B-1 and B-2, each net is rolled into position and pivoted 90 degrees. Under Option C, each net remains parallel to the east fence and is rolled laterally into position without a 90-degree turn. Verify before purchase that the selected caster configuration supports the required movement and locks securely.
- Allow about 22½–23′ of fence length per net for preliminary planning until the complete outside footprint is confirmed.
- With the measured end clearances (20′ 10½″ north, 21′ south), most of each stored net sits beside the rear tennis run-off, with about 1–2′ extending forward beyond the tennis baseline.
- If the Dominator Pro base projects about 3′ inward from the east fence, about 9′ remains to the tennis doubles sideline along the stored-net area.
- Both nets stay on the east side, away from the proposed divider, its posts, Court 1's run-off, and the shared court corridor.

User handling and surface-protection risk. The heavier frame improves stability, but improper movement or misuse by members, renters, or guests could damage the new court coating, casters, or net frame. Users would be responsible for moving and positioning the nets; Facilities staff would not move or set them up. Operating rules should require rolling rather than dragging, require casters to be unlocked during movement and locked for play, prohibit climbing, sitting, hanging, or tipping, and establish responsibility for damage.

Pricing note. Prices shown are published website prices observed September 23, 2026, and are provided for preliminary planning and comparison only. No supplier quotations have been requested. Prices are subject to change and exclude applicable sales tax and freight. The PickleNet Deluxe fitted-cover price is shown separately; Dominator-compatible covers have not been selected or priced.

8. Reservation feasibility (SimplyBook.me)

SimplyBook.me has confirmed that its Related Resources feature can support the proposed shared-use arrangement. A tennis reservation can consume both Court 2 resources, while each pickleball reservation consumes one resource. This allows two simultaneous pickleball reservations and prevents a tennis reservation whenever either pickleball half is in use. Configuration assistance is available from SimplyBook.me at $100 per hour or through a separately scoped setup service. Implementation details would be addressed if a two-court configuration is approved.

9. Optional accessories and operational considerations

At the August 22 Board meeting, a pickleball ball machine for MRC, a tennis ball machine for ORC Court 3, and practice backboards for DMC Court 2 and ORC Court 3 were mentioned for future consideration. The following information is included so the full amenities discussion is visible in one packet. These items are outside VCI Quote 10968-v1 and are not approved or funded.

Battery requirement. Only battery-capable models are included below. Prices are for battery-equipped configurations; AC-only variants are excluded. The listed configurations include the standard rechargeable battery and charger, and current standard replacement-battery prices are shown for lifecycle planning. Battery and charger inclusion, runtime, warranty, and replacement price would be confirmed in a supplier quote before purchase.

MRC — battery-powered pickleball ball machine

Representative option	Published price and principal specifications	Planning observations
Lower-cost — Lobster the pickle	$1,139; rechargeable battery and standard charger included; replacement battery $60; 35 lb; 125-ball capacity; 10–60 mph; 2–4 hours per charge; manual elevation; random horizontal oscillation; top/backspin; remote included.	Lowest-cost representative option and simpler to operate, but battery-only with no two-line drills or electronic elevation.

Representative option	Published price and principal specifications	Planning observations
Mid-range — Lobster the pickle two (preferred-value candidate)	$1,599; internal-battery configuration and standard charger included; replacement battery $85; 42 lb; 125-ball capacity; 10–60 mph; 4–6 hours per charge; electronic elevation; random and two-line oscillation. AC-only configuration excluded.	Adds useful two-line training and easier adjustments without high-end programmable-drill complexity. Preliminary operational preference only; no model has been selected.
Higher-feature — Lobster the pickle champion	$1,999; internal-battery configuration, standard charger, and remote included; replacement battery $85; 44 lb; 125-ball capacity; 20–65 mph; 4–6 hours per charge; six pre-loaded drills; fully random horizontal and vertical placement. AC-only configuration excluded.	More varied training capability, with higher cost and operating complexity.
App-based alternative — Spinshot Player Pickleball	From $2,079; rechargeable battery and charger included for U.S. shipment; replacement 12V 12Ah battery $79; 41 lb excluding battery; 85-ball capacity; 10–60 mph; 2–3 hours per charge; 12 customizable app drills; horizontal and vertical oscillation.	Most customizable representative option, but with the smallest hopper and highest price range depending on configuration.

ORC Court 3 — battery-powered tennis ball machine

Representative option	Published price and principal specifications	Planning observations
Entry-level — Spinshot Lite	From $649; battery model only; battery and charger included; replacement 12V 7Ah battery $49; 22 lb; 40+ ball capacity; up to 37 mph; 2–3 hours per charge; random horizontal oscillation; basic controls. AC-only model excluded.	Lowest-cost and lightest representative option, but with limited speed, capacity, and training functions.
Lower mid-range — Lobster elite liberty	$1,179; rechargeable battery and standard charger included; replacement battery $60; 35 lb; 150-ball capacity; 10–70 mph; 2–4 hours per charge; manual elevation; random horizontal oscillation; top/backspin; remote included.	Good capacity and portability; no electronic elevation or programmed/two-line drills.
Mid-range — Lobster elite one (preferred-value candidate)	$1,399; internal-battery configuration, standard charger, and remote included; replacement battery $85; 42 lb; 150-ball capacity; 10–80 mph; 4–8 hours per charge; electronic elevation; random horizontal oscillation. Electric-only configuration excluded.	Strong shared-use balance if longer runtime, electronic elevation, speed, and flexible power matter. Preliminary operational preference only; no model has been selected.

Representative option	Published price and principal specifications	Planning observations
Higher-feature — Spinshot Player Tennis	$2,179; rechargeable battery and charger included for U.S. shipment; replacement 12V 12Ah battery $79; 41 lb excluding battery; 120-ball capacity; 18–80 mph; 2–3 hours per charge; 12 pre-programmed/customizable app drills; horizontal and vertical oscillation.	Most programmable representative option and the highest equipment price in this comparison.

Ball-machine pricing note. All listed models have battery capability, and AC-only configurations have been excluded. Prices are published website prices observed September 22–24, 2026, for preliminary planning and comparison only. The listed prices include the standard battery and charger; replacement-battery prices are shown in the specification column for lifecycle planning. They are not supplier quotes and are subject to change. Unless specifically stated, prices exclude sales tax, freight, delivery, optional accessories, storage, electrical work, and installation. Current price, battery and charger inclusion, runtime, availability, warranty coverage for shared facility use, and replacement-battery price would be confirmed before purchase.

Ball-machine storage, access, and operating issues

Issue	Planning question or requirement
MRC storage and charging	MRC has no power at the courts, so the machine would operate on battery power. Current planning assumes a new secure, weather-resistant shed with an electrical source for charging. Shed, electrical, siting, and any design-review or permitting costs remain unpriced.
ORC storage and charging	The existing ORC storage closet may be suitable. Confirm dimensions and transport path, security, dryness and ventilation, and a suitable charging outlet before selecting a machine. If the outlet is unsuitable, charging arrangements would need to be added or handled elsewhere.
Eligible users	TSRA must decide whether use is limited to members and their guests or also available to registered renters. Define who may reserve the machine, whether a member must be present when a guest uses it, and who is responsible for the equipment. MRC has no Facility Monitor, so eligibility and pickup cannot depend on on-site staff verification. If renters are eligible, establish how their identity, reservation, training status, and responsibility will be confirmed before access is issued.

Issue	Planning question or requirement
Reservation and access control	Develop a reservation and controlled-checkout method before purchase. Decide whether a court reservation also reserves the machine or whether a separate equipment reservation is required. MRC has no Facility Monitor to issue or recover equipment. A shared combination-lock code is not adequate by itself because it can be retained, reused at any time, or passed to others, increasing unauthorized-use and theft risk. Evaluate time-limited or unique codes, an electronically logged lockbox or smart lock, key checkout from a staffed location, or another auditable method. If renters are allowed, define how access is delivered and when it expires.
Orientation and safe operation	Consider a brief required orientation or acknowledgment covering transport, loading, settings, emergency shutoff, weather restrictions, ball retrieval, and return to storage. Decide whether minors may operate or move a machine without adult supervision.
Damage, liability, and maintenance	Establish responsibility for damage, missing parts, wet-weather use, depleted batteries, late return, and misuse; complete any insurance or liability review; assign staff inspection, charging, maintenance, service, and battery-replacement duties. Users would provide their own compatible balls; balls are not included in the planning prices.

Staff-built practice backboards

Facility and proposed location	Preliminary cost	Planning considerations
DMC Court 2 — east side or north fence	$2,500–$3,000 per backboard (preliminary staff-built estimate)	Select the final location only after the Court 2 layout is chosen. East-side placement may conflict with stored rolling nets; north-fence placement may affect run-off space. Confirm fence/post loading, anchoring or surface penetrations, coastal materials, and any design-review requirement.
ORC Court 3 — location to be confirmed	$2,500–$3,000 per backboard (preliminary staff-built estimate)	Coordinate placement with Court 3 play, circulation, and storage. Confirm fence/post loading, anchoring or surface penetrations, coastal materials, and any design-review requirement.

Facility and proposed location	Preliminary cost	Planning considerations
Both backboards — calculated planning range	$5,000–$6,000 total	Calculated from the two staff estimates. This is not a vendor quote and excludes any special structural, electrical, permitting, or purchased-component cost outside the staff estimate.

Preliminary equipment-cost boundaries. The representative equipment-only ranges are $1,139–$2,079 for the MRC pickleball machine and $649–$2,179 for the ORC tennis machine. Two staff-built backboards are estimated at $5,000–$6,000 total. The listed initial machine prices include the standard battery and charger; replacement batteries are lifecycle costs and are not added to the initial ranges. MRC shed and electrical work, taxes, freight, delivery, accessories, and any special structural or permitting costs are additional and not yet estimated.

10. Decision points

Menka, Chuck, and the Board are asked to consider:

1. Whether Court 2 should receive one-court (Option A) or two-court (Options B-1, B-2, or C) permanent blended striping.
2. If two courts are selected, which configuration remains under consideration based on the measured clearances: B-1 and B-2 are compatible with the centered divider; C does not maintain the recommended minimum west-end clearance with the divider installed.
3. Whether to include the centered Court 1/Court 2 divider netting ($19,000 as quoted).
4. Whether to budget for two rolling pickleball nets and protective covers and, if so, whether to use the lower-cost PickleNet Deluxe option ($1,179.80 per pair including fitted covers) or the preferred commercial-weight Dominator Pro option ($2,398 per pair plus covers to be selected).

Related amenities for future budget consideration

Ball-machine caution. Purchase price is only part of the commitment. Either machine would require a workable system for eligibility, reservations, secure access, charging, inspections, maintenance, repairs, theft prevention, and eventual replacement. These concerns are particularly significant at MRC, which has no Facility Monitor. Before proceeding, the Board should consider whether the anticipated practice benefit justifies the continuing management responsibilities and costs.

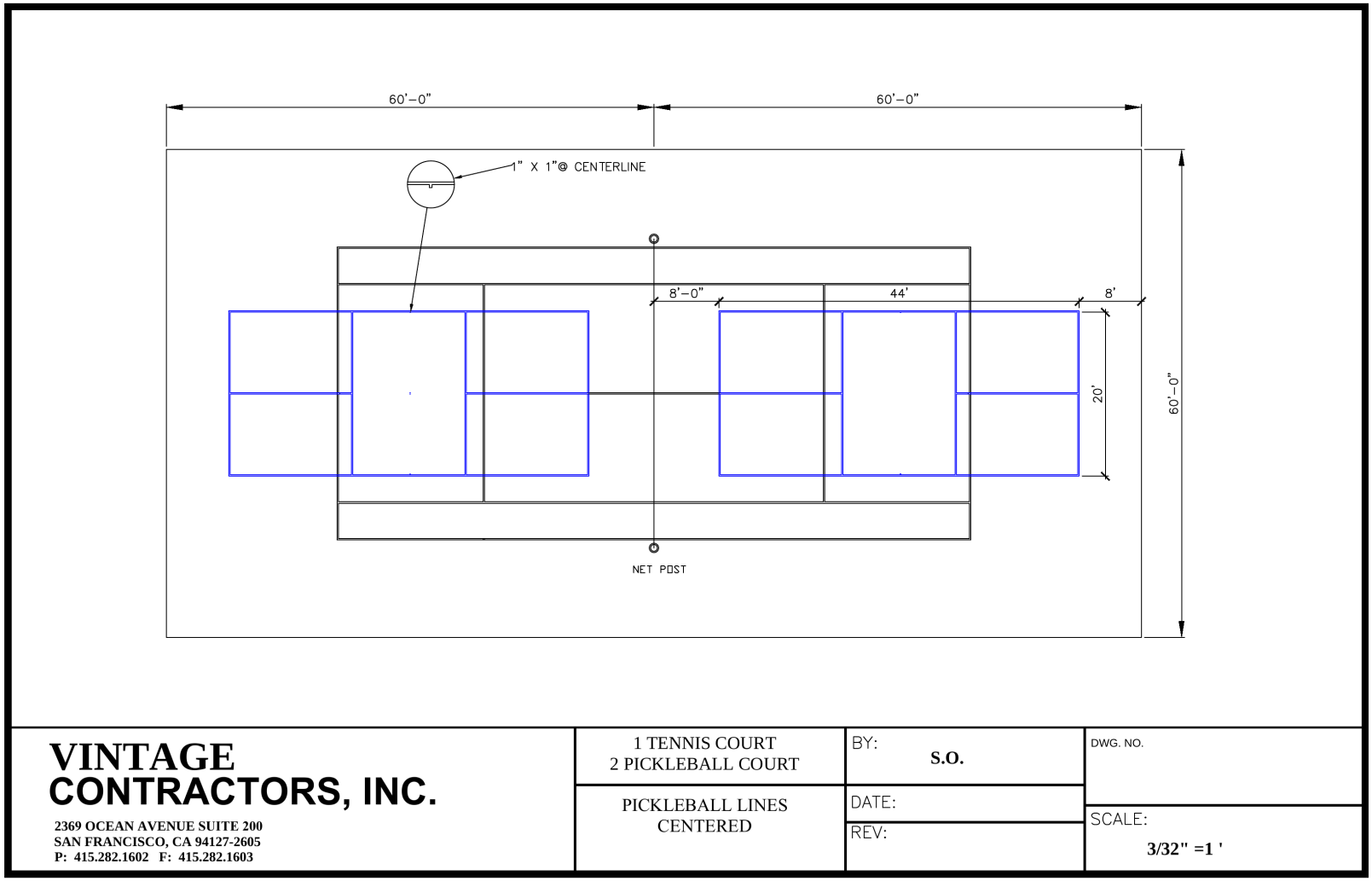
5. Whether to continue budget development for an MRC pickleball ball machine and an ORC Court 3 tennis ball machine after storage, battery configuration, power, eligibility, reservation, unstaffed access control, theft prevention, training, liability, and maintenance requirements are resolved; no model has been selected.
6. Whether to budget for staff-built practice backboards at DMC Court 2 and ORC Court 3 at an estimated $2,500–$3,000 each, subject to final siting and design review.

No additional VCI work, equipment purchase, storage or electrical installation, or backboard construction is authorized until the appropriate decisions and budget approvals are made. VCI’s proposal may be withdrawn if not accepted within 30 days of September 9, 2026.

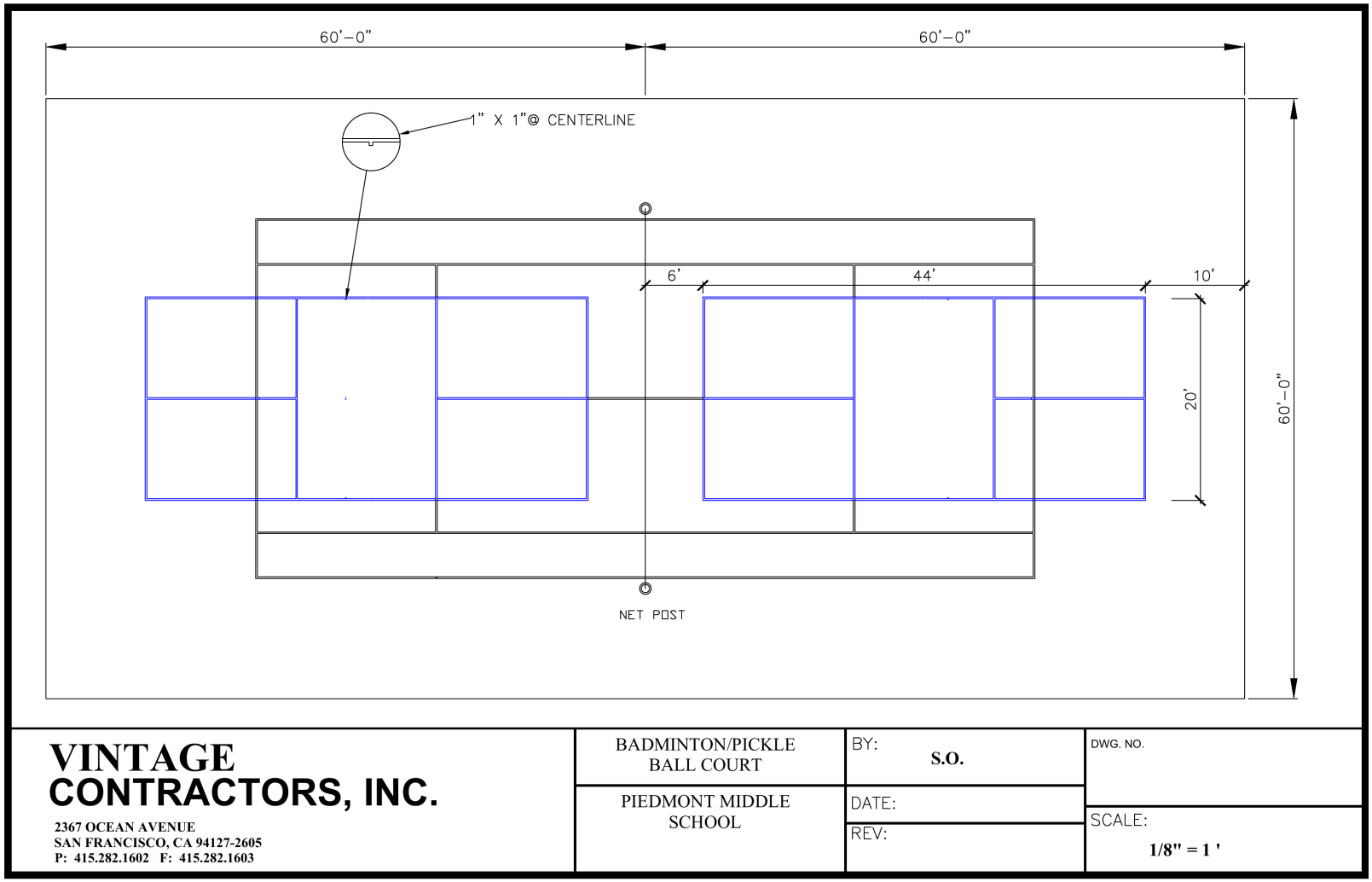
11. Source documents

Document	What it provides
VCI Proposal and Contract, Quote 10968-v1 VCI, dated 9/9/2026; supersedes Quote 10949-v1 (9/4/2026).	Striping and netting pricing, payment terms, and acceptance window. Reproduced in Appendix B.
VCI layout drawings (three) “Pickleball Lines Centered” (B-1); “sharing service lines” (B-2; Piedmont Middle School title block); perpendicular layout (C). Not drawings of DMC’s courts.	Pickleball layouts for Options B-1, B-2, and C (Figures 2–4; Appendix A).
Court 2 field-measurement diagram, September 23, 2026 Baseline-to-fence distances, east sideline-to-fence clearance, and Court 1/Court 2 corridor width.	Basis for all derived clearances and the rolling-net storage arrangement.
Product pages: OnCourt OffCourt PickleNet Deluxe and fitted cover; Dominator Pro (Pickleball Central) Published website prices and specifications observed September 23, 2026.	Rolling-net and protective-cover comparison (Section 7).
USA Pickleball 2026 Official Rulebook and court-planning guidance Regulation court and net dimensions and recommended playing-area clearances.	Standards used for the derived geometry and net-height references.
SimplyBook.me support correspondence, September 2026 Confirmation that Related Resources can support one tennis reservation or two simultaneous pickleball reservations on Court 2.	Reservation feasibility (Section 8).
Pickleheads, “Can you play pickleball on a tennis court?” Published August 10, 2022; reference diagram accessed September 24, 2026.	Light general-reference diagram for Option A (Figure 1); not a VCI or DMC-specific drawing.
Lobster Sports and Spinshot Sports product and comparison pages Representative pickleball and tennis ball-machine prices, battery inclusion, and standard replacement-battery prices observed September 22–24, 2026.	MRC and ORC Court 3 battery-capable ball-machine comparisons and replacement-battery planning (Section 9).
TSRA Facilities preliminary staff estimate, September 2026 Staff-built DMC and ORC practice backboards estimated at $2,500–$3,000 each.	Preliminary backboard planning range (Section 9); not a vendor quote.
August 22, 2026 Board meeting discussion and working summary MRC and ORC ball machines and DMC and ORC backboards identified as possible future amenities.	Basis for including the related optional amenities in Section 9; none was authorized or funded.

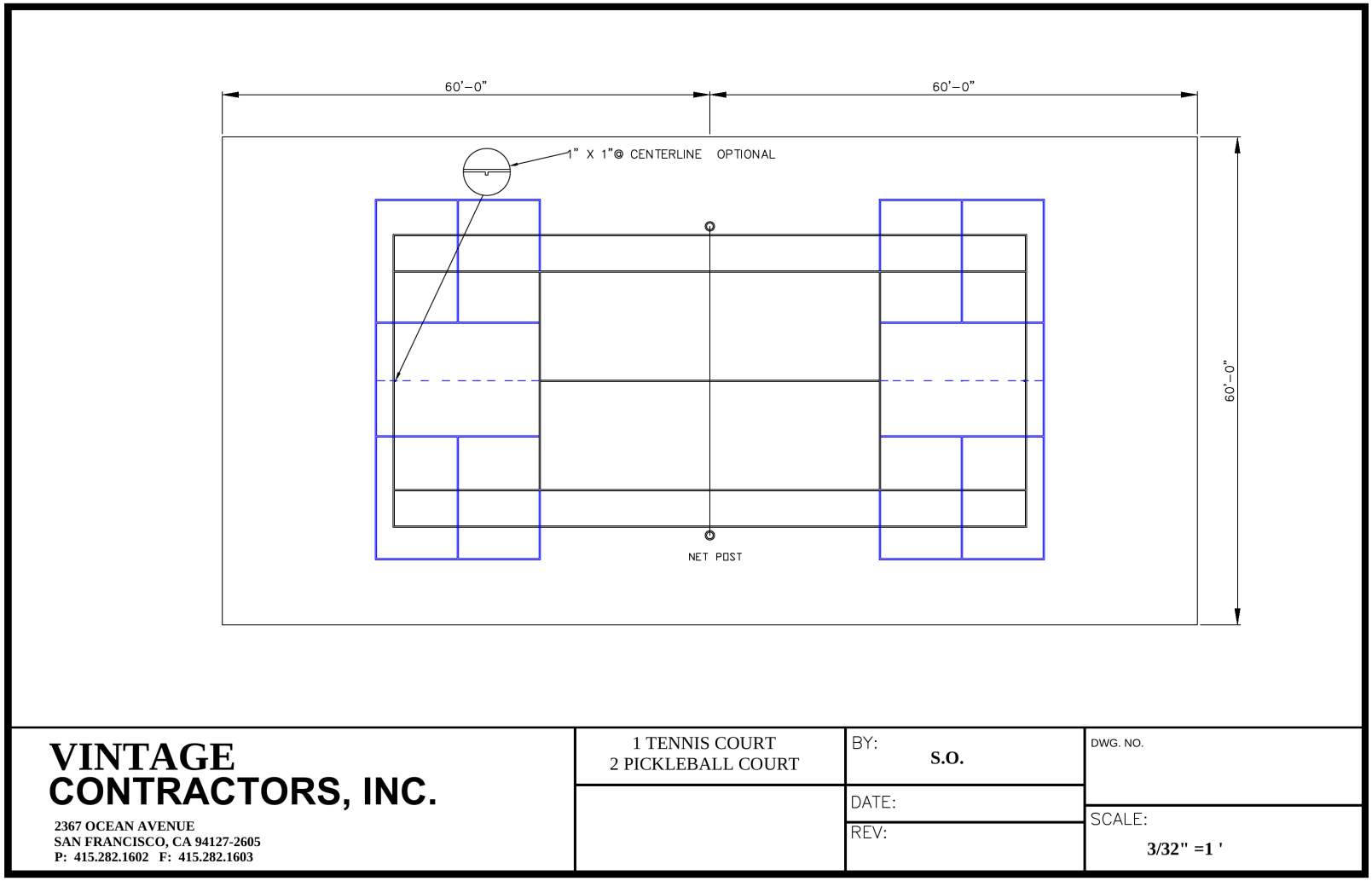
Appendix A — VCI layout drawings (as received)



A-1. Option B-1 — "1 Tennis Court / 2 Pickleball Court — Pickleball Lines Centered" (VCI, 3/32" = 1'). Not a drawing of DMC's courts.



A-2. Option B-2 — supplied as "1 Tennis + 2 Pickleball sharing service lines" (VCI, 1/8" = 1'). Title block references a prior VCI project.



A-3. Option C — "1 Tennis Court / 2 Pickleball Court", perpendicular layout (VCI, 3/32" = 1').

Appendix B — VCI Proposal and Contract, Quote 10968-v1 (as received)

VINTAGE Contractors, Inc.

2369 Ocean Ave., Suite 200
San Francisco, CA 94127

P: 415.282.1602
F: 415.282.1603

License # 416130
EIN # 94-2775973

info@vintagecontractors.com
vintagecontractors.com

Napa: 707.253.1841
Monterey: 831.658.0225

Proposal and Contract

Created Date 9/9/2026

Quote Number 10968-v1
Estimator Tony Edwards

Client
Contact Name Jamie Prescott

Quote To Name Sea Ranch Association
Quote To PO Box 16
Sea Ranch, CA 95497

Project
Project Name Sea Ranch Del Mar courts - lines and netting
Project Address PO Box 16
Sea Ranch, CA 95497

STRIPING: Paint blended pickleball lines for 2 blended pickleball(s) per USA Pickleball / ASBA regulations. Note - additional striping will be additional cost.	$2,780.00
STRIPING: Paint blended pickleball lines for 1 blended pickleball(s) per USA Pickleball / ASBA regulations. Note - additional striping will be additional cost.	$2,450.00
NETTING SYSTEM 10' X 125' - Funrish and install (4) 3" black posts 20' apart in 12"x42" concrete footings. - Furnish and install cable and black netting system designed to open across like a curtain.	$19,000.00

Page 1 of 2

B-1. Quote 10968-v1, page 1 of 2 (dated 9/9/2026). Supersedes Quote 10949-v1 of 9/4/2026.

VINTAGE Contractors, Inc.

2369 Ocean Ave., Suite 200
San Francisco, CA 94127

P: 415.282.1602
F: 415.282.1603

License # 416130
EIN # 94-2775973

info@vintagecontractors.com
vintagecontractors.com

Napa: 707.253.1841
Monterey: 831.658.0225

Proposal and Contract

Created Date	9/9/2026	**Quote Number**	10968-v1
		Estimator	Tony Edwards

Client

Contact Name	Jamie Prescott
Quote To Name	Sea Ranch Association
Quote To	PO Box 16 Sea Ranch, CA 95497

Project

Project Name	Sea Ranch Del Mar courts - lines and netting
Project Address	PO Box 16 Sea Ranch, CA 95497

Payment Terms: DEPOSIT 50% FOR MATERIAL ORDER WITH PROGRESS PAYMENTS PER DELIVERY.

Signature

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Vintage Contractors is non-union paying prevailing wages.

Our workers are fully covered by Workmen's Compensation Insurance. Note: This proposal may be withdrawn by us if not accepted within 30 days. In the event legal action is instituted by either party hereto, the prevailing party shall be entitled to reasonable attorney's fees and costs.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: Date:

Page 2 of 2

B-2. Quote 10968-v1, page 2 of 2 — payment terms and conditions.

THE SEA RANCH ASSOCIATION · DEL MAR CENTER

Cover Memorandum

TO: Board of Directors, The Sea Ranch Association; Members of the Association

FROM: Gina Hubbell

DATE: October 15, 2026

RE: Proposed Del Mar Recreational Facility Court Usage & Conduct Rules and accompanying memoranda

---

The accompanying memoranda are provided to help make clear to the community the process, procedures, steps taken, and considerations before the Board as it decides how the Del Mar courts will be used as a shared facility for tennis and pickleball. They are offered as an aid to the Board's deliberations and to members' understanding. They are not a recommendation on how any Director should vote, and they do not replace the advice of the Association's legal counsel.

Why these memoranda are being provided

Use of the racquet courts at The Sea Ranch has come before the Board, its committees, and the membership many times since 2018. Over that period, decisions have been made, reconsidered, deferred, and revisited, and the record of what was decided, by what instrument, and why is spread across many sets of minutes, resolutions, staff reports, and committee materials. Members who were not present for each step have understandably found it difficult to follow how the current arrangements came about.

Bringing that history, the governing procedures, and the practical issues together in one place is intended to give the Board and the members a common factual starting point, so that discussion can focus on the choices that remain rather than on reconstructing how we got here.

Reducing the need to revisit the issue

These materials are prepared on the premise that rules which address the concerns raised by tennis players, pickleball players, and neighboring members are more likely to hold up over time. When rules leave significant concerns unaddressed, those concerns tend to return to the Board as complaints, petitions, or requests for reconsideration, and the Board is asked to take up the same question again. Each return costs Board, committee, and staff time and prolongs uncertainty for players of both sports as well as the community.

The Proposed Rules therefore try to anticipate the recurring points of friction, including scheduling and reservation priority, court occupancy and rotation, line markings, quiet equipment, conduct and noise, and accessibility, and to resolve them in advance. They will not produce a perfect outcome for any group, but a workable and predictable framework that each group can live with should reduce how often the matter must come back.

What is enclosed

- **Proposed Del Mar Recreational Facility Court Usage & Conduct Rules**. The Proposed Rules themselves, with background, a chronology of Board and committee actions since 2018, a resource allocation discussion, points of consideration, a summary, a statement of authority and effect, and an appendix listing USA Pickleball Quiet Category equipment.
- **Comparison with other communities**. A reference summary of how other communities have managed shared tennis and pickleball courts, including scheduling, equipment, and noise measures.
- **Notice Memorandum.** Explains the notice and procedural requirements that apply to adopting usage rules, how those differ from a permanent physical change such as striping, and the considerations that apply to each.

Key points for the Board and members

- **Usage rules, not a physical change.** The Proposed Rules govern how the Del Mar courts are used. They carry forward the current striping and do not authorize permanent pickleball lines, which would require separate Board action following member review, as was done for Moonraker under Resolution No. 585.
- **Consistency of approach.** The approach is similar to shared-court rules other communities have put in place, and it relies on USA Pickleball's Quiet Category equipment standard to address noise.
- **Choice among locations.** Ohlson remains dedicated to tennis and Moonraker to pickleball. Del Mar offers shared play with ground-level access. Players of each sport can choose the location that best suits the type of play they want.
- **Open questions are identified, not decided.** Matters such as alternative access improvements at Moonraker, and the notice questions examined in the Notice Memorandum, are noted for the Board's consideration rather than resolved in these materials.
- **Monitoring and review.** The materials suggest monitoring reservations and play choices over the next year so that the Board can decide, on evidence, whether the rules should continue as drafted or be adjusted.

Limits of these materials

The chronology and other factual statements are drawn from the minutes, resolutions, agendas, and other records available at the time of preparation. Where a source is incomplete or a fact could not be verified, the materials so indicate. Equipment listings should be confirmed against USA Pickleball's current published list before use in signage or loaner specifications. Members who have records that add to or correct the chronology are encouraged to provide them so that the record is as complete as possible.

Member participation

Members are encouraged to review the enclosed materials and to share their comments with the Board and the Planning Committee through the Association's usual channels, including comments at open meetings. Informed member input is an important part of arriving at rules that the community regards as fair.

THE SEA RANCH ASSOCIATION · DEL MAR CENTER

Consideration of Del Mar Court Use Factors in Developing Proposed Rules

October 2026

To

Board of Directors and Community Manager, The Sea Ranch Association

From

Gina Hubbell

Re

Discussion on Proposed Usage Rules for Del Mar Courts

Purpose

This memorandum sets out the considerations that informed the proposed rules for Del Mar Center court usage. It considers the feedback from community members and the range of views they expressed, explains how the rules were developed, what each provision is intended to address, and the alternatives considered, so that members and the Board can see the reasoning behind the proposed approach rather than only its text.

Background

The proposed rules ("Proposed Rules" or “Rules”) discussed in this Memorandum are designed to give members a set of possible regulations for use of the Del Mar Center courts as a shared facility for tennis and pickleball. These Rules have been developed based on discussions with members who have an interest in the outcome, including members with homes adjacent to the Del Mar courts, members who belong to other communities with shared pickleball and tennis facilities, a USA Pickleball representative, and broader research on the topic. It is recognized that these are rules for exploration and discussion and may or may not be accepted in whole or in part.

The basic premise of the Proposed Rules is that if the courts are to be used as a permanent shared facility, that use of the resource should be allocated on a fair and equitable basis as between the two sports and with respect to members with a specific interest and the community as a whole that supports the resource.

The Proposed Rules carry forward the striping provisions currently stated in the Board policy. Notice on a change to that policy is reflected in the Notice Memorandum (dated October, 2026) delivered with this

Memorandum. The discussion herein does set out how line markings might bear on achieving the fairest usage rules, having regard to developments in equipment, player participation and enjoyment, the history of court use at TSR and at other locations and member sentiment.

Historical Context

Chronology

The earliest Board action located in the available record is from 2018. Actions before that year are not verifiable from the documents reviewed. For each entry the table records the instrument used and what it did — whether it was a resolution, a policy action of the Board, a motion (and whether it carried), a workshop or hearing (and how the item was left), a committee action, or a staff report — together with the disposition and the source. Where a source is a recital in a later resolution rather than the original record, that is noted.

Date	Instrument	Action Taken	Disposition	Source
Before 2018	None identified	Establishes the prior practice of shared use at Moonraker and tennis-only use at Del Mar	Not verifiable; no Board action located	None
June 2018	Leadership Workshop	Selected the pickleball court project as a Board goal for the coming year's Work Plan	Goal set; no vote recorded	Minutes, December 8, 2018
August 11, 2018	Special workshop	Considered where pickleball courts might be built	Workshop held; matter carried forward to a public hearing	Minutes, October 27, 2018
October 27, 2018	Public hearing	Hearing on where pickleball courts might be built. Planning Committee Chair Monty Anderson moved to continue the hearing and asked the Community Manager and DCEM Director to consider the options of Ohlson and Del Mar Recreation Centers	Hearing continued; no decision taken	Minutes, October 27, 2018
December 8, 2018	Staff report to Board	Reported progress on the pickleball court and solar array projects, and that work at the Moonraker Recreation Center had been completed; the Design Committee liaison reported the Moonraker graphics restoration and fencing projects complete	Report received; no action	Minutes, December 8, 2018
2018, as later described	Recital in a later resolution	The recitals of Resolution 616 state that in 2018 the Board approved construction of three dedicated pickleball courts	No resolution of that year located; the 2018 minutes record a Work Plan goal, a public hearing, and completed work at Moonraker, but no approval of three courts. The recital also names "the Del Mar Recreation Center," although the courts contemplated were for Moonraker	Resolution 616 recitals
February 23, 2019	Public hearing; Board motion	The Planning Committee held a public hearing on "three options being considered as possible Pickleball court locations on The Sea Ranch." Following member comment and discussion the Committee unanimously recommended language for a Board motion "to identify	Del Mar Center identified as the site for new pickleball facilities; other locations rejected	Board regular session minutes, February 23, 2019

Date	Instrument	Action Taken	Disposition	Source
		Del Mar Center as the site for new Pick Ball (sic) facilities." The Board supported the Committee's recommendations 6–0		
March 9, 2019	Planning Committee report	Recorded that "on Saturday February 23 the BOD voted 6-0 to support PC's Pickleball recommendations," which had been made at the Committee's January 12, 2019 meeting	Board support recorded at 6–0	Planning Committee minutes, March 9, 2019
January 23, 2021	Budget workshop	The DCEM Manager recommended an additional 1.0 FTE to manage Association projects "such as the Pickleball Courts, Solar Array and the Use Study of the Association Office and Verdant View area." The workshop also recorded that there were "no significant capital projects other than the solar array," the funding for which had not been considered or approved	Recommendation made; no Board action recorded	Budget Workshop minutes, January 23, 2021
June 11, 2021	Staff update to Board	Reported "reconsideration of Moonraker for Pickleball" among current and planned projects	Update received; no action	Leadership Retreat minutes, June 11, 2021
June 26, 2021	Staff report and Board motion	Reported that staff would bring back revised cost estimates for new Del Mar Center courts, noting that construction would require Permit Sonoma approval and a Coastal Development Permit. The Board separately authorized the Community Manager to spend approximately $90,000 of unused planning money, earmarked for pickleball and the solar array, on audio-visual equipment at Del Mar	Cost estimates to return to the Board; the audio-visual motion passed 7–0	Regular Session minutes, June 26, 2021
July 10, 2021	Planning Committee item	Pickleball: "Analysis of the soils is continuing; development of an accurate cost of construction is yet to be completed." Discussion followed regarding the merits and drawbacks of the Del Mar and other (previously rejected) sites.	Discussion only; no recommendation recorded	Planning Committee minutes, July 10, 2021
September 11, 2021	Planning Committee item	Following delays in building the new courts, a Committee member proposed a public hearing to reconsider previous actions: convert a tennis court at Moonraker Center to three pickleball courts, install a more effective wind barrier at the Del Mar tennis courts, and put installation of the new Del Mar pickleball courts on hold	Proposal withdrawn. The minute records that "this option was rejected by Planning and Board already" and that only the Board can send the matter back to Planning	Planning Committee minutes, September 11, 2021
March 12, 2022	Motion in the budget session	Sought $35,000 to restripe Moonraker as pickleball courts and removal of the $16,000 allocated to review pickleball courts at Del Mar	Failed 2–5. The Board declined at that point to commit to either option	Budget Special Open Session minutes, March 12, 2022
June 25, 2022	Board motion, item 6.2	Pickleball & Tennis Court Use. The Board reviewed the proposed Interim Guidelines of Tennis and Pickleball facilities recommended by the Board's Facilities Committee, and approved them as developed and recommended	Passed 6–1. No resolution number. The minutes do not name Moonraker, striping, or tape; Resolution 585's recitals describe this date as adopting the Moonraker conversion "as policy"	June 25, 2022 minutes
June 2022 – March 2026	Interim arrangements	The dedicated pickleball courts were not built and the interim arrangements continued: Moonraker pickleball-only, Del Mar dual use with permanent tennis striping and temporary pickleball markings	Continued in effect	Resolution 616 recitals

Date	Instrument	Action Taken	Disposition	Source
June 22, 2024	Board motion	Motion to approve permanent posts, nets and backboard at Moonraker Rec Center	Motion withdrawn; item tabled to August so staff could gather further data and member comments and prepare a formal resolution	BOD Minutes, June 22, 2024
August 24, 2024	Resolution No. 585	Installation of Permanent Pickleball Courts at Moonraker Rec Center: directed staff to install three sets of permanent posts and nets and a permanent backboard on the northeast corner	Adopted, after member comments gathered during the June to August interval	Resolution No. 585
March 2026	Announcement	It was announced that the Del Mar courts would return to tennis-only use	Pickleball players asked that the courts remain shared	Resolution 616 recitals
April 25, 2026	Resolution No. 616, and two related motions	Item 8.1, Use of Del Mar Recreation Courts. Three motions were taken. Resolution 616 resolved that the Del Mar Courts shall be a dual-use facility for both tennis and pickleball. A separate motion directed the Planning Committee to develop a recommendation for shared court use. A further motion amended Resolution 616 to add the request that the Committee evaluate tennis and pickleball usage Association-wide and recommend the future use of racket sports No motion was made to change the striping	Resolution 616 adopted 5–1. Committee direction motion adopted 4–2. Amendment adopted 5–1. No change to striping was made or recommended; the striping provisions currently in the policy remain in effect	Board regular session minutes, April 25, 2026; Resolution No. 616
June 13, 2026	Planning Committee meeting	Considered member comments received by the Board and the Committee	Comments considered; no adopted action	Committee findings, August 22, 2026
July 11, 2026	Planning Committee motion	Item 8(b), F+R Request for direction regarding striped painting. The Committee moved not to grant the request for direction, and instead to recommend that this summer's stripe painting be limited to repainting the tennis lines currently on the Del Mar Courts, on the basis that "painting any pickleball lines on the Del Mar Court this summer would be premature"	Passed unanimously. The restriping is tennis restriping on the Committee's recommendation. The same meeting received staff court-usage data for 2021–2025 showing courts used 18–20% of the time; no conclusion was drawn on whether additional courts are needed	Planning Committee minutes, July 11, 2026
August 1, 2026	Planning Committee action	Item 8, The Del Mar Shared Court Rules. The Committee reviewed the draft temporary rules, distributed a worksheet asking members whether they favored trying the temporary rules and whether they were a pickleball player, a tennis player, or neither, with responses requested by August 15. The Planning Committee found that the physical configuration of the Del Mar courts makes concurrent use difficult; that pickleball line markings are distracting to tennis play because they occur within the tennis court markings, and that the nets are set at different heights for the two sports; and that both sports are played by full-time owners, part-time owners, short-term	Passed unanimously; transmitted to the Board for August 22 meeting. The racket sports recommendation was again deferred to September	Planning Committee minutes, August 1, 2026

Date	Instrument	Action Taken	Disposition	Source
		renters, and visitors, requiring clear rules and both advance reservations and drop-in opportunities. The Committee also found that rules must accommodate players with varying abilities, including the mobility-impaired. That need is met by providing a layout system a standing person can deploy, and by assistance where needed, rather than by altering the court surface — which would benefit pickleball at the expense of tennis players who are unwilling to play on a permanently marked court. As between two sports sharing two courts, an arrangement in which one sport can use both courts and the other can effectively use one is not an accommodation. David Skibbins moved that the draft temporary rules and any comments received be transmitted to the Board.		
August 22, 2026	Proposed Resolution No. 624	Consideration of adoption of Proposed Rules for Del Mar Center Dual-Usage Courts based on Planning Committee recommendation. The same agenda reported that installation of the slipsheet overlay system had begun at the DMC tennis courts, marking the start of the tennis court resurfacing and restriping project	Not adopted. A substitute resolution drafted at the meeting was also not adopted, on the basis that members had not had an opportunity to review it	August 22, 2026 agenda
Anticipated October 2026	Potential Memorandum or proposed Resolution	Further discussion for Del Mar court usage	Nothing in this chronology reflects a decision not taken	No action as of the date of this document

Resource Allocation Methodology

It has been demonstrated beyond the confines of TSR that shared use of courts by tennis and pickleball players raises issues for players of both sports as well as surrounding neighborhoods. The approach adopted in the proposed Rules is designed to ameliorate as much as possible such issues in order to:

1) establish a fair allocation of recreational resources for all racquet court play, taking into account players, affected community members and the community as a whole; and

2) align the play of both sports so that they come as close as possible to being played ‘in the same manner’ with commensurate impact on the players and their enjoyment of their sport and the surrounding area taking into account the differences in sport structure and rules and practice.

Factors influencing the decision: availability of courts; ease of access to accommodate persons with mobility limitations; cost; aesthetics; the enjoyment of private and common areas protected by Restrictions Section 3.05(e) and the nuisance standard in Rule 6.6.03; and the practices adopted at non-Sea Ranch facilities where tennis and pickleball courts sit side by side.

Certain further considerations bear on the allocation methodology.

	Tennis	Pickleball
Noise	Equipment produces a sound level of approximately 40 to 55 decibels at 100 feet	Equipment produces a sound level of approximately 65 to 75 decibels at 100 feet, with impact at the paddle measured at 85 to 106 decibels
Court configuration	Higher net; one tennis court supports four players	Lower net; one tennis court can support 3 pickleball courts
Locations	One middle Ranch location (Ohlson: dedicated usage) and one north (Del Mar: shared usage)	One south Ranch location (Moonraker: dedicated usage) and one north (Del Mar: shared usage)
Permanent striping	Five courts (Ohlson and Del Mar)	Three courts (Moonraker)

Change and Loss

What recreational facilities members want, and how they want to use them, changes over time. Nothing in the Restrictions or California law prevents the use of a recreational facility at TSR from changing accordingly, provided the correct procedural steps are followed. That said, the tennis community has experienced both a locational loss — a court it held at the south end since The Sea Ranch was established — and a physical loss, in that Moonraker is secluded and the most protected of the courts, and it has now lost dedicated courts on the north end. Loss of two permanent sole-use prime facilities is not insignificant in evaluating a balanced allocation of all recreational facility resources that are not fully used by either sport. The loss of a south end tennis location cannot be addressed by any measure at Del Mar, nor are plans being made to reduce the wind conditions at Del Mar. Those aspects could only be addressed by, in the first instance, making Moonraker a shared-play facility — and Moonraker's use is not discussed in these Rules nor should they be read as addressing that use nor are suggestions on wind mitigation at Del Mar included.

Points of Consideration

The following facts are part of the record with respect to racquet court play at TSRA.

Tennis	Pickleball
Moonraker permanent tennis, 1964–2022	Moonraker permanent pickleball play, 2022 to present, following the decision not to build new courts primarily due to cost (projected $350,000)
No south end court	south end court
Middle/north court (Ohlson and Del Mar) permanent until 2022 at Del Mar	No middle or north end court from 2022 to present, on a dual-court usage basis
Permanent markings at Ohlson and Del Mar	Permanent pickleball lines and nets at Moonraker; temporary markings at Del Mar

Tennis	Pickleball
Dedicated court number: 3 at Ohlson	Dedicated court number: 3 at Moonraker
Additional shared usage: 2 at Del Mar	Additional shared usage: 2 at Del Mar
Del Mar access at ground level; Ohlson dual level with stairs	Access to Moonraker by stairway; Del Mar access at ground level

The goal is fair allocation of underutilized resources, as neither the tennis courts nor the pickleball courts nor the shared-play courts are used full-time. Significant issues raised by players and other members include the following, which issues track those expressed by players in other locations where courts are shared:

Tennis	Pickleball	Members
Pickleball noise, and the type and volume of sound made by balls hitting racquets, reduce the enjoyment of tennis. Tennis players on the adjoining court are closer to pickleball play than any home, so this is a present concern rather than a prospective one.	Requiring players to put down and take off temporary markings reduces player time and is difficult for mobility limited	Making pickleball permanent may increase noise levels that disturb members' quiet use of their property

Additional Considerations

Accessibility. Pickleball players have indicated that Moonraker is difficult to access for players with limited mobility, as the courts are reached by a steep stairway. That is one motivation for making Del Mar a shared facility: its courts are at ground level and more accessible. However, Moonraker's pickleball lines are permanent, so players there do not have to lay down and remove temporary markings, which reduces that difficulty for mobility limited players. New products that provide for pickleball markings that do not require stooping may mitigate that difficulty for those who have limited mobility but still want to play pickleball at Del Mar. Also, it may be possible to create a different entry point into the courts at Moonraker, including improving the path that runs past the court on the south side, and reducing the height of the berm with a door at the south end of the court.

Sound. Concerns have been raised by members that permanent shared use of the Del Mar courts will increase noise to levels that will disturb nearby residents. Noise issues have arisen at most shared facilities and been dealt with differently depending on the proximity and density of surrounding homes and the associated costs. Density and distance bear on the question, but not as the test of whether anything should be done. The question is whether these concerns can be addressed without unduly altering gameplay and without requiring major structural adaptation or cost. It is for this reason that USA Pickleball developed the Quiet Category for paddles and balls — an easy way to reduce sound levels while permitting play. That distinguishes this approach from those of communities which faced a municipal decibel limit and had no practical choice but to build barriers, resurface courts, install cameras and gates, and restrict playing hours. The suggestion for quiet equipment was not directed only at reducing sound for nearby residents: it was also to reduce the sound of pickleball for tennis players. In addition, pickleball sounds

have a negative impact on tennis players. Tennis players on the adjoining court are closer to pickleball play than any home (6 feet), and tennis players have raised pickleball noise as reducing the enjoyment of tennis, owing to the increased volume and type and pattern of noise made by balls hitting the racquets. That concern is present now, rather than prospective as the concern about noise reaching surrounding properties may be. The value of acting on an available measure now with definable industry standards, rather than deferring the question, is that the existing issue for tennis players and the concern of nearby residents are answered before it develops further. The equipment standard already exists and is adopted elsewhere; applying it costs players little and the Association nothing in structural terms. Deferring it would leave the concern in place and require the Board to return to the question later, at greater cost and with positions more firmly drawn.

Achieving Balance

The considerations set out above — access and the ability to play, the noise effects on residents, the markings required for shared use, the management of court time and occupancy, and the cost of each measure — point to a single conclusion. Nothing affects everyone equally at a place as large as The Sea Ranch, but how decisions are made affects everyone equally, and what the Restrictions protect is the balance between the use of a facility and the quiet enjoyment of one's property. That balance is found by weighing the ability to play and the enjoyment of play, the impact on those who do not play, and the cost to the Association of addressing each.

What is the accommodation?

The data suggests that the difficulty at Del Mar for either sport is not a shortage of court time in the aggregate but the management of the time that exists — which is what these Rules address. Finding a balance that addresses but may not completely solve each of the issues raised by the various constituents is the goal of these Rules. Because the Board has not formally changed the striping on the Del Mar courts, these Proposed Rules address usage only and maintain the current physical characteristics of the courts.

Proposed Rules

Read Key

Existing rules of the Association are shown in black, carried over from the current published facility and court rules.

New provisions proposed in these Rules are shown in blue.

Scheduling & Reservation Priority

1. Make court reservations at tsra.org.
2. Each court reservation must be made by the individual player who will be using the court, providing their own name, email address, and phone number when booking. The reservation should also indicate how many players will be using the court.

3. The lead time for service booking is 96 hours.
4. Please cancel your reservation if you cannot make it, to allow someone else to reserve that time.
5. Any reservation is one 60-minute block. Consecutive blocks may be booked as separate reservations, including by the same players.
6. A court with an active reservation is under exclusive use during that block. A court with no active reservation is first-come, first-served.
7. Courts are open for walk-ons 10 minutes after a reserved start time.

Court Access and Check-In

8. Players must check in with the Facility Monitor at the pool kiosk and show a valid TSRA membership identification card or a TSRA renter identification access pass to use the courts.
9. All ages are welcome. Children under the age of 14 require adult supervision.

Open Hours

10. Court hours are those published by the Association. As at the date of this draft:

Season	Days	Hours
Winter (November 2 – March 7)	Thursday – Tuesday	7:00 a.m. – 6:00 p.m.
Winter (November 2 – March 7)	Wednesday	11:00 a.m. – 6:00 p.m.
Summer (March 8 – November 1)	Thursday – Tuesday	7:00 a.m. – 7:00 p.m.
Summer (March 8 – November 1)	Wednesday	11:00 a.m. – 7:00 p.m.

Court Designations and Surfaces

11. There are two courts at Del Mar. Court 1 (Shared) and Court 2 (Shared) each available for sign-up by pickleball or tennis on a first-come basis, with the type of play indicated on the reservation and number of players.
12. No more than one pickleball court may be laid out or played upon any one tennis court at any time.

Surface Integrity & Line Markings

13. To preserve the long-term integrity of the tennis surface, permanent alterations to the courts are strictly prohibited.
14. Tennis lines remain the only permanent, painted lines on both courts.
15. Pickleball lines are applied by one of two methods, at the player's choice. Both are available for checkout from the Facility Monitor at the Del Mar pool kiosk, together with setup instructions:

    (a) a temporary rubber line set; or

(b) an approved removable layout system, which can be deployed and removed by a standing person without kneeling and without measuring which may be secured with short removable anchor strips through the layout's attachment loops and which is removable in its entirety without altering the court surface or leaving residue.

16. Whichever method is used, markings must be removed after play by the player who applied them, or by the next group on court if the next reservation is for pickleball and that group has arrived and taken the court.

17. No saw-cutting, painting, or heat-applied lines are permitted.



Figure 1: An approved removable layout system, shown deployed. Continuous perimeter and cross-court straps lay a regulation pickleball layout over existing tennis markings, secured by short removable anchor strips and lifted away without adhesive application, measuring, or kneeling. Net not included.

18. Net heights may not be altered.

19. Only non-marking court shoes are permitted.

Reasonable Accommodation & Surface Protection

20. These Rules recognize that some players are unable to place or remove court markings because of physical limitation, and that no player should be excluded from pickleball at Del Mar on that ground.

21. No player is required to set up or remove court markings personally, and a player unable to do so is not excluded from play on that ground.

22. 2 sets of each marking alternative will be maintained at the pool kiosk.

23. The Facility Monitor issues and receives equipment at the pool kiosk but does not install or remove markings on the courts.

Conduct & Noise

24. To reduce noise for tennis players and surrounding residents and pool attendees, USA Pickleball Quiet Category equipment is required for play. This means equipment bearing a USA Pickleball Quiet Category designation; equipment meeting only a general noise-reduced standard does not satisfy the

requirement. Eight certified paddles and one dozen certified quiet balls are available for borrowing from the Facility Monitor at the pool kiosk for players who do not bring compliant equipment of their own.

25. No folding chairs, wheeled coolers, or picnic-related materials are permitted inside the fenced court area.
26. Complaints regarding noise or conduct are made and evaluated under Rule 6.6.01(b) through (d), which directs complaints to TSRA Security Staff and provides for consideration of credible witness reports and the character, timing, and duration of the condition reported. TSRA may reduce or revoke player access as provided in Rule 6.6.02.

Occupancy & Capacity Limits

27. On-court maximum: 4 players for active play.
28. Waiting: only players in active play are permitted inside the fenced court area. Anyone waiting to play waits outside the fence.
29. Reserved play: a group holding a reservation keeps the court for the full reserved block, with the same players throughout.
30. Walk-up play: when a court is unreserved and another group is waiting, the group on court completes its current game and yields the court as a group, and in any event within 20 minutes. Changeovers between groups are made at the gate, not on the court.

Equipment Supply

31. A loaner set of pickleball equipment is maintained at the pool kiosk for players who do not bring their own, consisting of eight Quiet Category certified paddles and one dozen certified quiet balls. Loaner equipment is checked out and returned at the pool kiosk. Players may use the loaner set or their own compliant equipment.

Backboard Zone (Court 1)

32. The backboard is a shared-use amenity and is not independently reservable.
33. When Court 1 is unreserved, the backboard is available on a walk-up basis to one player at a time, or two where one is feeding.
34. The party holding the current court reservation has exclusive control of the court and the backboard zone for the duration of the block. If a group with a valid reservation arrives, backboard users must vacate immediately.
35. If others are waiting, backboard users yield the backboard within 20 minutes.

Signage

Entrance signage, and the reservation form on the website, must clearly state, under the heading “Shared Tennis & Pickleball Facility”:

1. Max one pickleball court per tennis court
2. Once reserved, reservations are final (no-bump policy)
3. Permanent markings for tennis; pickleball must use temporary marking materials provided at pool kiosk
4. USA Pickleball Quiet Category equipment only. Equipment available at pool kiosk
5. Court shoes required
6. Max 4 players per court; waiting players stay outside the fenced court area
7. Max reservation 1 hour
8. No folding chairs, wheeled coolers, or picnic-related materials are permitted inside the fenced court area

Summary

The preceding Proposed Rules will not create a perfect outcome. That is not possible given the differences in the way the two sports are played. The Rules do not remove all of the tennis-related issues, the pickleball-related issues, or the noise-related concerns. They do, however, create a workable shared-play format, similar to the shared-court rules other communities have put in place, and they rely on USA Pickleball's Quiet Category equipment standard to address noise.

The courts were constructed to accommodate tennis play. That sport is the only sport that does not require physical modification. No such modification is proposed. Creating rules that align the play format as much as possible to the current court configuration, and that address noise issues without additional structural changes, is the best allocation of a limited fixed resource, including with respect to financial expenditure. The optimal location for each sport will be its dedicated courts, and it is expected that players of both sports will choose among the locations depending on availability. Pickleball players who want large communal group play, with many players rotating on and off the court and without the need to place markings, will likely choose Moonraker. Players who want practice play or a more restrained game can still enjoy Del Mar, with its easy access. Tennis players wishing to avoid shared play with pickleball will likely choose Ohlson first. If the year review period for the Rules is implemented, the Association would monitor reservations and play choices over the next year to determine whether either sport has become unbalanced in its access to and use of the courts, including Del Mar, and on that basis to decide whether any of the Rules adopted should continue or be changed.

Authority & Effect

These Proposed Rules are usage rules to be adopted under Restrictions Section 5.06, which empowers the Association to make, amend and repeal rules and regulations governing among other things the use of common area, restricted common area and recreational facilities, and Rules 3.2 and 3.2.01 of The Sea

Ranch Rules. Nothing in these Proposed Rules authorizes any physical alteration to the Del Mar courts, and these Rules operate on the basis that tennis lines remain the only permanent markings on both

Nothing in these Rules limits the authority of the Community Manager under Rule 3.2.01 of The Sea Ranch Rules to manage the use of Association facilities, including the operation of the reservation system and the maintenance of the Member Guide, Procedures and Fees for Use of TSRA Facilities. Changes to reservation procedures, booking systems, facility fees, and similar operational matters within that authority do not require Board approval or amendment of these Rules, provided they are consistent with these Rules.

Permanent marking of a court for pickleball is a change to the facility, not a usage rule, and is not granted by these Rules. Should the Association wish to consider such a change, it is a separate item requiring separate Board action, following the process used for Resolution No. 585, Installation of Permanent Pickleball Courts at Moonraker Rec Center, adopted August 24, 2024, under which a court's change of use was adopted as policy in 2022 and permanent installation was approved by separate resolution in 2024 after an interval for member comment.

Appendix — USA Pickleball Quiet Category Equipment

This appendix is illustrative and is maintained separately from the Proposed Rules, so that it may be updated as the USA Pickleball registry changes without revising the Rules themselves. It lists only equipment appearing on USA Pickleball's published Quiet Category Equipment list (equipment.usapickleball.org/acoustic-equipment), as reviewed October 2026. Items should be re-confirmed against that list before use in signage or loaner specifications.

The Quiet Category standard

USA Pickleball, the National Governing Body for the sport of pickleball in the United States, states that addressing pickleball acoustics is essential to ensuring the game remains accessible and enjoyable for both players and neighbors. The Quiet Category is stricter than general noise-reduced or uncertified equipment. USA Pickleball designed it to reduce acoustic output by 50 percent or more against standard park equipment, lowering noise from 85 or more decibels to below 80 decibels and lowering frequency from approximately 1,100 to 1,200 hertz to below 600 hertz — a duller thud rather than a sharp, high-pitched pop.

Paddles

The following paddles are listed by USA Pickleball as Quiet Category equipment. Any of them satisfies the equipment requirement of the Proposed Rules.

Brand	Quiet Category models
OWL	Founders Edition; CX; CXE; PX; PXE

Brand	Quiet Category models
Diadem	Hush (Black); Hush (Purple)
NineFour	Apex Pro Series 3k
Gearbox	Pro Ultimate Power 14mm; Pro Ultimate Elongated; Pro Ultimate Hyper
ProXR Pickleball	Quiet Luxury
Silent Storm	SS1
Stafford	Blackbird 67db; Nighthawk 66db
Whisper	Silencer; The Saint Paddle System



Figure A-1: OWL Founders Edition, as shown on the USA Pickleball Quiet Category list.



Figure A-2: Diadem Hush (Black), as shown on the USA Pickleball Quiet Category list.



Figure A-3: Gearbox Pro Ultimate Elongated, as shown on the USA Pickleball Quiet Category list.

Paddle covers and sleeves

USA Pickleball also lists acoustic covers and pads that can be fitted to a paddle:

Brand	Product
Bloop Pickleball	Paddle Pads
Quiet Strike	Acoustic Pads
Whisper Paddles	Removable & Replaceable Acoustic Pads

Balls

Balls generate a significant amount of the sound regardless of the paddle used. USA Pickleball lists two tiers. Quiet Balls are certified under its acoustic program and are the balls suggested to be required for play at Del Mar. Lower Acoustic Profile balls are standard plastic balls that test at the quieter end of the normal range; they are listed by USA Pickleball for reference but are not Quiet Category equipment.

Tier	Ball
Quiet Ball (certified)	Gamma Librarian Foam Pickleball
Quiet Ball (certified)	Accel Digital Sports DigiPro 3.0
Quiet Ball (certified)	Accel Digital Sports DigiPro 3.1 FastPlay
Lower Acoustic Profile	Onix Fuse — 83.3 dBA
Lower Acoustic Profile	Monarch Outdoor — 81.6 dBA



Figure A-4: Accel Digital Sports DigiPro 3.0, listed by USA Pickleball as a certified Quiet Ball. The 3D-printed lattice replaces conventional holes and produces a muffled strike in place of the sharp plastic crack.

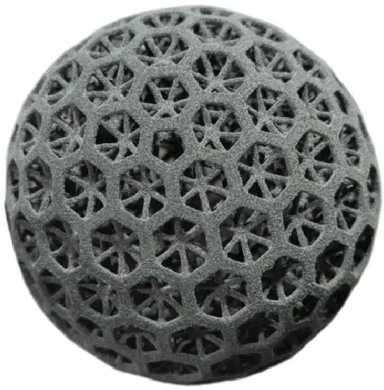


Figure A-5: Accel Digital Sports DigiPro 3.1 FastPlay, listed by USA Pickleball as a certified Quiet Ball.

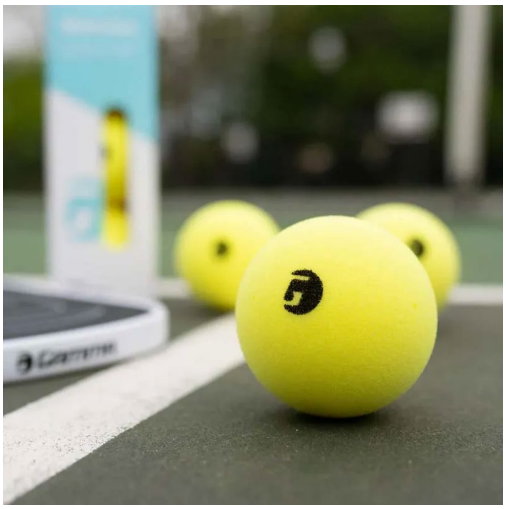


Figure A-6: Gamma Librarian Foam Pickleball, listed by USA Pickleball as a certified Quiet Ball.

How Other Communities Have Addressed Shared Tennis and Pickleball Courts

Reference summary · October 2026

To

Board of Directors and Community Manager, The Sea Ranch Association

From

Gina Hubbell

Re

Summary of Community Shared Tennis and Pickleball Facility Rules

Purpose

This summary consolidates what other jurisdictions and clubs have adopted when tennis and pickleball share courts, so that comparisons raised in discussion can be checked against the record. It is a reference document and takes no position on what The Sea Ranch should adopt. Where a figure or rule has not been verified from a primary source, that is noted.

Communities Requiring Quiet Equipment

Place	Measure	Detail
Los Gatos, CA (La Rinconada Park)	Quiet equipment mandated	Effective December 12, 2025: use of quiet equipment required for all pickleball players — items classified as quiet by USA Pickleball. Court hours set at 9:00 a.m. to 5:00 p.m. (Nov 1–Mar 31) and 9:00 a.m. to 6:00 p.m. (Apr 1–Oct 31). Preceded by a remediation package reported at approximately $90,000: resurfacing, sound barriers, security cameras, and a time-sensitive locking gate. Enforcement backstop is a municipal decibel standard measured outside the property plane, with a published Noise Zone Map.
Laguna Beach, CA (Lang Park)	Quiet paddles mandated	Reported to require quiet pickleball paddles to muffle noise from the courts.
Carmel-by-the-Sea, CA	Pickleball banned in public parks	Reported as prohibiting the game entirely in its public parks.

Why the comparison is offered

It could be said that this selection is selective: that the communities listed are the ones that adopted quiet-equipment and hours rules, while other communities are omitted — those where no restriction was needed because the courts sit far from any residence.

That is a fair description of the selection. It is not a defect in it. The purpose of the comparison is not to survey communities generally, or to suggest that most places with shared courts have adopted equipment rules. It is to find the situations in which a community faced the same problem — tennis and pickleball sharing courts among residences, with noise concerns raised — and to look at what those communities did about it.

On that question, several things stand out. The measures that recur are hours restrictions, quiet equipment, and conduct rules; and in the cases where the courts sit closest to housing, communities went further, to sound barriers, resurfacing, cameras and locking gates, at a cost reported at approximately $90,000 in Los Gatos. No comparable noise standard applies at Del Mar, and none is proposed. The measure asked of players here — quiet equipment, with hours, occupancy and conduct rules — is the least intrusive member of the family of remedies those communities adopted.

Distance and density do not by themselves answer the question either. The Del Mar Center has residences close to it: the courts sit in an open area, but homes lie across Leeward Road, which borders the Center on its south side, and further lots face Deer Trail and run along South Wind, Heron, Tide Pool Circle and Burl Tree. Beyond a road is still within earshot. Nor are residents the only ones affected: the quiet-equipment standard was adopted to reduce the sound of pickleball for tennis players as well, who on the adjoining court are closer to pickleball play than any home.

The question is not whether any residence is affected — plainly some are — but how many, and how far, and therefore how much a rule must ask of players to answer the concern without altering the character of play beyond what the issue requires. Added to that consideration is the current concern of tennis players as to disturbance of play from pickleball sounds. Addressing both using adopted standards is the balance that is sought through this analysis and the Proposed Rules that come from that analysis.

One finding from the review is worth stating plainly. Among the jurisdictions examined, none was found to require permanent court striping as a condition of shared use. The measures that recur govern hours, equipment and conduct — which is the approach taken in the Proposed Rules.

Communities With Player or Capacity Limits

Place	Rule
Los Angeles (city courts)	Maximum of 4 players per court; courts may not be held by one person alone. Pickleball permitted only on hybrid courts.
Beverly Hills	No more than 4 tennis players and 5 pickleball players per court; only registered players permitted on court during a reservation; two one-hour bookings per member per day. A

Place	Rule
	city noise study found that pickleball on tennis court No. 1 exceeded L.A. County recommended noise guidelines, and tennis players raised concerns about the level of pickleball noise; pickleball was moved from that court.
Salt Lake City	When courts are full and players are waiting: groups of four only — no singles, individual practice, or lessons. Players yield after one game to 11.
Neptune Beach, FL	Only active players allowed on the courts, except for city clinics or events.
Menlo Park	No player cap, no time limit on walk-up play, and no rule limiting the number of pickleball courts that may be laid out on a shared court.

Menlo Park — Detail, Since It Is Frequently Cited

Menlo Park maintains sixteen tennis courts across five sites: Burgess Park (2), Nealon Park (5), Willow Oaks Park (4), Kelly Park (2), and La Entrada School (2). Its racquet sport policy designates two of these as dual-use courts striped for both tennis and pickleball — one at Nealon Park and one at Kelly Park — and prohibits non-tennis sports on the tennis courts, so pickleball is confined to those two designated courts while the remaining fourteen carry tennis markings only.

The policy also sets a priority order for court allocation: school use, then city-sponsored programs, then school or school-affiliated rental groups and USTA teams, then private or non-profit resident rentals, then non-resident rentals, then public use. Reservations cannot be made more than two weeks in advance, renters are limited to ten one-hour bookings per week, and USTA teams must be at least 50 percent Menlo Park residents to book.

The relevant point for comparison is the proportion of shared courts to unmarked courts. In Menlo Park, fourteen courts remain unmarked for tennis against two dual-use courts. At Del Mar there are two courts in total, so a permanently marked shared court would leave one unmarked court at that location.

Disputes and How They Were Resolved

Place	Outcome
Long Beach, CA	In 2022 the city had 67 tennis courts and one dedicated pickleball court. Pickleball players brought their own nets onto tennis courts, producing conflicts with tennis players at parks including Somerset Park. The City Council commissioned a Pickleball Master Plan; a city memo found converting all 57 dedicated tennis courts to dual use feasible but “may not be practical or desirable.” The pickleball footprint has since expanded considerably, including eight dedicated courts at DeForest Park, eight at Veterans Park, and a hybrid arrangement at Marina Vista Park with four dedicated pickleball courts and four dual-

Place	Outcome
	striped courts. On August 25, 2026 the Park Board authorized design and bidding for a court rebuild.
Larkspur, CA (Piper Park)	A 2024 shared-use program for two of four tennis courts produced, in the accounts given, confusion, hard feelings, and stress on the courts themselves as tennis nets were repeatedly switched out for pickleball nets rolled across the surface. In July 2026 the City Council settled on two dedicated tennis courts, one court converted to four pickleball courts, and one flex court usable for either sport.

Equipment Standards Referenced

USA Pickleball Quiet Category, launched September 2023, is the standard most commonly referenced. It targets a reduction of 50 percent or more in acoustic footprint against standard park equipment; a reduction from 85 or more decibels to below 80 decibels; and a lowering of frequency from approximately 1,100–1,200 hertz to below 600 hertz, producing a duller thud rather than a sharp, high-pitched pop. The designation covers paddles, balls, paddle covers, and noise mitigation screens. The standard is not directed only at residents. On a shared court, tennis players are closer to pickleball play than any home, and members have raised the sound of pickleball — its volume, type and pattern — as reducing the enjoyment of tennis. Quieter equipment reduces the sound at that distance as well.

A lesser tier also exists. Lower acoustic profile balls are standard plastic tournament balls registering at the quieter end of the normal spectrum — for example, the Onix Fuse at 83.3 dBA and the Monarch Outdoor at 81.6 dBA, against the Quiet Category target of below 80 decibels.

Certified Quiet Category paddles listed by USA Pickleball are the OWL models (Founders Edition, CX, CXE, PX, PXE), the Diadem Hush in Black and Purple, the NineFour Apex Pro Series 3k, the Gearbox Pro Ultimate series (Power 14mm, Elongated and Hyper), the ProXR Quiet Luxury, the Silent Storm SS1, the Stafford Blackbird 67db and Nighthawk 66db, and the Whisper Silencer and The Saint Paddle System. Certified Quiet Balls listed by USA Pickleball are the GAMMA Librarian Foam Pickleball and the Accel Digital Sports DigiPro 3.0 and DigiPro 3.1 FastPlay.

Separately, and prior to the USA Pickleball program, the Sun City Grand Pickleball Club developed a noise assessment classifying paddles as green, yellow, or red by measured output. It was widely adopted by clubs and communities across North America before the national program existed, and is still used by some clubs that have not adopted the USA Pickleball protocol.

Sources and Verification

Los Gatos: the equipment requirement and court hours are from the Town of Los Gatos court page and the Town's own newsletter and social media announcements; the noise dispute, the August 2025 community meeting, the approximately $90,000 remediation package, and the Town Code decibel provision and Noise Zone Map are from local reporting and a Parks and Sustainability Commission report

of October 27, 2025. The council resolution or ordinance adopting the equipment mandate was not reviewed.

Menlo Park: from the City of Menlo Park Racquet Sport Court Usage Policy.

Los Angeles: from that city's published court rules and regulations.

Beverly Hills: the player limits are from the city's published court rules; the noise study finding, the reference to L.A. County recommended noise guidelines, and the relocation of pickleball from tennis court No. 1 are from a Beverly Press report quoting the city's recreation services manager.

Salt Lake City and Neptune Beach: from their published court rules.

Long Beach: from City Council documents, the Pickleball Master Plan update of August 2022, the city's pickleball court listing, and local reporting. Larkspur: from local reporting of the July 2026 council decision.

The certified product lists are drawn from USA Pickleball's published Quiet Category equipment list. Product listings change, and the list should be confirmed against the current published list before being relied on.

This is a summary of the materials reviewed, not a survey of all jurisdictions.

Memo: Notice Requirements for Del Mar Court Usage Rules and Permanent Court Markings

October 2026

To

Board of Directors and Community Manager, The Sea Ranch Association

From

Gina Hubbell

Re

Notice Requirements for Del Mar Court Usage Rules and Markings

Purpose

This memorandum sets out the considerations that would apply if the Board takes up either of two matters concerning the Del Mar courts: rules governing how the courts are used, or a proposal to add permanent pickleball line markings to a court. It does not assume that either matter will be proposed, and it does not recommend that either be adopted. It is written so that the Board has the analysis in front of it before deciding whether to proceed, and so that the notice question is settled before a meeting rather than after one.

The two matters are not the same question for notice purposes. They arise under different provisions, they have different precedents, and the prudent course differs for each. Set out below are the requirements, the considerations for each matter separately, and the points on which counsel's written confirmation should be obtained.

The Requirements

Davis-Stirling Act

Civil Code section 4340(a) defines an operating rule as a regulation adopted by the board that applies generally to the management and operation of the common interest development or the conduct of the business and affairs of the association. Section 4340(b) defines a rule change as the adoption, amendment, or repeal of an operating rule.

Section 4355(a) limits sections 4360 and 4365 to operating rules on listed subjects. The first listed subject is use of the common area or of an exclusive use common area. Section 4355(a) is an exclusive list. Section 4355(b) excludes, among other things, a decision regarding maintenance of the common area, and a decision on a specific matter that is not intended to apply generally.

Where section 4360 applies, the board must provide general notice under section 4045 of a proposed rule change at least 28 days before making the rule change. The notice must include the text of the proposed rule change and a description of the purpose and effect of the change. The decision is made at a board meeting after consideration of any comments made by members, and general notice of the decision follows within 15 days. Section 4360 also permits an emergency rule change without notice where an immediate change is required to address an imminent threat to public health or safety or an imminent risk of substantial economic loss; such a rule is effective for 120 days and may not be readopted under that subdivision.

Section 4365 allows members holding 5 percent or more of the separate interests to call a special vote to reverse a rule change. The written request must be delivered not more than 30 days after the Association gives general notice of the rule change under section 4045 — which, where section 4360 applies, is the notice of the decision given within 15 days after the Board acts. The vote is held not less than 35 nor more than 90 days after a proper request.

Section 4070 defines the approval threshold: where an action must be approved by a majority of a quorum, it passes by an affirmative vote of a majority of the votes represented and voting in a duly held election in which a quorum is represented, those affirmative votes also constituting a majority of the required quorum. The Bylaws supply the quorum number.

Under section 4365(f), a rule change reversed by the members may not be readopted for one year after the vote, though the Board may adopt a different rule on the same subject. The methods of giving general notice are summarized in the note at the end of this memorandum.

The Sea Ranch Restrictions and Rules

Section 5.06(a) of the Restrictions authorizes the Association to adopt, amend, and repeal rules, known as The Sea Ranch Rules, governing among other things the use of common area, restricted common area, and recreational facilities. Section 5.06(b) provides that rules on the use of common area and public recreational facilities may not discriminate between Guests, Owners, and the families and lessees of Owners.

Section 5.06(d) provides that a copy of The Sea Ranch Rules as adopted or amended, certified by the Secretary, shall be recorded and duplicate copies delivered to each Owner, and that upon recordation and delivery the Rules have the same force as if set out in the Restrictions.

Rule 3.2.01 of The Sea Ranch Rules directs the Community Manager to apply discretion in permitting facilities use and requires staff to develop and maintain a Member Guide: Procedures and Fees for Use of TSRA Facilities. Day-to-day operation of facilities — pool rules, lap lane reservations, hours, booking systems, and fees — has been handled under that authority without Board approval of each change.

Considerations for Usage Rules

If the Board adopts rules governing how members use the Del Mar courts, the threshold question is how those rules are characterized.

1. If the rules are adopted as an amendment to The Sea Ranch Rules, they are rules of the Association adopted under Restrictions section 5.06, and section 5.06(d) recordation and delivery would apply.
2. If the rules are treated as facility procedures under existing Rule 3.2, they are operational in character and have been handled by the Community Manager and the Board without a separate notice period.
3. If the rules are an operating rule within Civil Code section 4340 relating to use of the common area, then on the face of section 4355(a)(1) they fall within section 4360(a), and general notice of at least 28 days, with the text and a description of purpose and effect, would be required before the Board acts.

The characterization is the whole of the question. The proposed rules as drafted are not confined to scheduling. They address reservation priority, occupancy and rotation, a no-bump rule for reserved courts, mandatory equipment standards, check-in, and the backboard zone. Those are obligations that would apply generally to members using the facility, which is the language section 4340(a) uses and the subject section 4355(a)(1) lists. A member could therefore argue that the rules are an operating rule and that the 28-day period applies.

There is no completed instance in the record of the Board adopting a body of court usage rules without the section 4360 period, and the two prior steps are different in kind from what is now proposed. Resolution No. 616, Use of Del Mar Courts, adopted April 25, 2026, extended the use of the Del Mar Center courts to include dual use for both tennis and pickleball, and directed the Planning Committee to recommend rules for that dual use. That was a decision about which sports may use the facility. It adopted no rules — it asked the Committee to draft them.

The Committee's proposed rules then came before the Board on August 22, 2026, printed in the meeting packet as Resolution No. 624, Adoption of Proposed Rules for Del Mar Center Dual-Usage Courts. That resolution recites Resolution 616 and the Committee's findings and directs adoption of the proposed rules, but it did not receive sufficient votes to pass. The recommendation was not adopted, and no resolution on the rules was recorded. Board packets are posted on the Tuesday before the Saturday meeting — five days, against the 28 days section 4360(a) requires.

The consequence for the Board's practice is this. The only completed act in the record is a use decision under Resolution 616. The only attempt to put usage rules up for adoption was not carried. There is therefore no precedent that covers adopting rules of this character without the section 4360 period, and the April decision should not be read as one.

Nothing here suggests the Board acted improperly in April or August. The point is narrower: if the rules are put up for adoption again, notice should rest on a stated legal basis rather than on a course of dealing that has not yet produced an adoption of rules of this kind.

The practical consequence is timing. If the rules are brought to a meeting for which the agenda is distributed five days in advance, the 28-day period cannot be satisfied for that meeting. The Board's options in that situation are to obtain and record counsel's written basis for treating the rules as facility procedures under Rule 3.2 rather than as an operating rule, or to defer the item to a meeting for which the section 4360 notice can properly be given.

Considerations for Permanent Line Markings

Adding permanent pickleball line markings to a Del Mar court is a different question, and the considerations point more strongly one way.

First, it is not maintenance. The exclusion in section 4355(b)(1) for a decision regarding maintenance of the common area therefore does not apply, and the change cannot be sheltered under it.

Second, the rules adopted under Restrictions section 5.06 would have to permit the change. The proposed usage rules carry forward the existing striping arrangements and do not authorize permanent pickleball lines. A rule confining play to temporary markings would have to be amended, or a separate authority found, before permanent markings could be installed.

Third, section 5.06(b) requires that rules on the use of common area not discriminate between Guests, Owners, and the families and lessees of Owners. Marking one court permanently for one sport and not the other is a distinction that fails to be considered against that provision.

The Board has treated a change of this kind as a facility change rather than a usage rule and has sent it to the members for review first. At Moonraker, the Board adopted the change of use as policy in 2022 and approved permanent installation by a separate resolution, Resolution No. 585, on August 24, 2024, after tabling the item from June 2024 to gather member comment. Resolution No. 616 and the Planning Committee's findings also record that the Board did not direct the Committee to consider changes to the physical elements of the courts, including markings.

On that basis, permanent markings should not be combined with usage rules. Whatever the answer on section 4355, the safer and more consistent course is a separate item, with the change of direction stated on the record, a period for member review, and separate Board action. If the Board were instead to treat the markings as a rule change under section 4360, the notice and member-comment requirements of that section would apply, including the 28-day period. On either characterization, advance notice to members is required before the change is made.

The Community Manager’s Authority

Any rules the Board adopts should preserve the Community Manager's authority under Rule 3.2.01 over reservation procedures, booking systems, facility fees, and similar operational matters, so that day-to-day adjustments do not require the Board to return to the rules. The proposed usage rules as drafted do so expressly. The Board's choice of footing for the rules should be consistent with preserving that authority;

adopting the rules as an amendment to The Sea Ranch Rules would not necessarily displace it, but the relationship should be stated.

Points for Counsel

1. Does Civil Code section 4355(a)(1) bring a board-adopted body of rules governing use of the Del Mar courts within section 4360, so that the 28-day general notice, the text, and the purpose-and-effect description are required before adoption?
2. If so, is there a basis for treating these rules as facility procedures under Rule 3.2 rather than as an operating rule, and what is that basis?
3. If the rules were adopted without the section 4360 period, what is the Association's exposure under section 4365, including the one-year bar on readoption in section 4365(f) if a reversal succeeded, and what weight should be given to the fact that no completed adoption of rules of this kind has occurred?
4. Should permanent pickleball line markings be treated as a facility change requiring separate Board action after member review, as at Moonraker, or as a rule change within section 4360 — and does either characterization require notice in all events?
5. Do the rules, or the markings, engage the non-discrimination requirement in Restrictions section 5.06(b)?

Recommendation

Whether or not either matter is proposed, and whatever the answer to the questions above, the Board should give members advance notice in both cases. The statutory question is genuinely open, and resolving it in the Board's favor would still leave the Association having acted on a footing a member could challenge. Notice given in advance costs the Board a small delay and removes that risk entirely. It also reduces friction with members, which matters independently of the legal position.

The following steps are suggested on that basis:

1. Give general notice under section 4045 of any proposed usage rules, with the text and a description of purpose and effect, at least 28 days before the meeting at which the Board acts. This reflects the plain reading of section 4355(a)(1) and avoids the question being decided after the fact.
2. If the Board concludes the rules are facility procedures under Rule 3.2 and that no notice is required, record that conclusion and counsel's written basis for it in the minutes before the item is taken up, rather than relying on the Board's past practice.
3. Treat permanent pickleball line markings as a separate item, with member review before any Board action, whether they are characterized as a facility change, following the Moonraker precedent and Resolution No. 585, or as a rule change under section 4360.

4. Do not combine usage rules and permanent markings in a single item, so that members can consider each on its own footing and neither is decided on the strength of the other.
5. State on the record which footing the rules are adopted under — an amendment to The Sea Ranch Rules, or facility procedures under Rule 3.2 — and confirm that the choice is consistent with Restrictions section 5.06(b) and preserves the Community Manager's authority under Rule 3.2.01.
6. Obtain counsel's written answers to the questions above before the items are taken up, so that the Board is deciding with the analysis in front of it.

Notes

Methods of notice (sections 4045 and 4040)

Where section 4360 applies, section 4045 permits general notice by one or more of the following methods: (1) any individual-delivery method under section 4040; (2) inclusion in a billing statement, newsletter, or other document delivered by one of the methods in the section; (3) posting the printed document in a prominent location accessible to all members, where the location has been designated for general notices in the annual policy statement prepared under section 5310; (4) inclusion in television programming, if the Association broadcasts programming to distribute information on Association business to members; and (5) posting on the Association's internet website in a prominent location accessible to all members, where the site is maintained for distributing Association business information and the location has been designated in the annual policy statement under section 5310. The designation requirement in (3) and (5) means a posting, whether physical or on the website, is general notice only if the annual policy statement designates that location.

Under section 4045(b), a member who has requested individual delivery must receive all general notices individually, by the method the member specified under section 4041. Where no valid method is on file, section 4040(a)(2) requires delivery by first-class mail, registered or certified mail, express mail, or overnight delivery by an express service carrier, to the address last shown on the Association's books. Section 4040(c) provides that an unrecorded provision of the governing documents specifying a delivery method does not constitute a member's agreement to that method.

Citations and basis

Statutory language is drawn from the text of Civil Code sections 4040, 4045, 4070, 4340, 4355, 4360, 4365, and 5310 and from the Restrictions, the Bylaws, and The Sea Ranch Rules on file. This memorandum states considerations for the Board and does not resolve the questions it identifies; those are for the Association's counsel

THE SEA RANCH ASSOCIATION 2026-2027 BOARD OF DIRECTORS

RESOLUTION NO. 626

Adoption of Resource and Facility Updates to Del Mar Center Shared-Use Courts

Adopted on _____

WHEREAS, The Sea Ranch ("TSR") has two vibrant racket sport communities: one tennis, and the other pickleball;

WHEREAS, each community desires equal access to TSR's three separate court facilities located at Moonraker, Ohlson and Del Mar;

WHEREAS, both of TSR's racket sport communities require accessible courts;

WHEREAS, there is generally not a capacity issue for players of either sport;

WHEREAS, Sonoma County has indicated there is no need for any environmental review as the Association is contemplating additional striping on Del Mar Court #2, as opposed to adding an entirely new pickleball facility;

WHEREAS, pickleball has been played regularly on the Del Mar courts since at least 2015;

WHEREAS, prior to adoption of Resolution 616 in April 2026, no significant complaints regarding dual-use of courts or noise were recorded;

WHEREAS, TSRA's Board of Directors proposed and passed a motion in February 2018 as part of the 2018-2019 Budget, to build 3-4 new pickleball courts next to the current tennis courts at Del Mar;

WHEREAS, the Board determined during their June 2022 and April 2026 Regular Open Session meetings that such facilities are no longer financially prudent or advisable;

WHEREAS, due to financial constraints, the TSRA Board approved a motion in 2022 to repurpose the single tennis court at Moonraker Court into three permanent pickleball courts, ***and*** to maintain the shared-use of the two Del Mar courts for both pickleball and tennis;

NOW THEREFORE BE IT RESOLVED THAT, the TSRA Board directs staff to put down shared use permanent striping at Del Mar Court #2, specifically two sets of stripes - one pickleball court on either side of Del Mar Court #2, as further depicted in Option B-1 of the Pickleball Striping Options memorandum attached to the October 24, 2026 Agenda;

BE IT FURTHER RESOLVED, that, dependent on staff time and resources, the Board directs Association staff to purchase and add the following additional resources to facilitate ease of play, coexistence and accessibility for both racket sports communities at The Sea Ranch (picture examples of such equipment and updates are included in the October 24, 2026 Board Agenda):

DRAFT

1. ROLLING PB NETS. Purchase and deploy two new rolling pickleball nets to Del Mar Court #2;
2. TEMPORARY PORTABLE BARRIERS. Purchase and deploy temporary portable barrier to prevent balls from traveling across courts.
3. RELOCATE BACKBOARD. Relocate the backboard located on the ocean facing side of Del Mar Court #1 in order to further reduce noise for neighbors, and then build a new tennis backboard against the south facing fence of Ohlson Court #1;
4. EXTEND CYCLONE FENCING. Extend the cyclone fencing across the open part of the ocean facing side of the Del Mar courts in order to add "acoustic fencing" across the entire west side of the courts which are located closest to neighboring homes;
5. ADD "ACOUSTIC FENCING". Purchase and add noise reducing "acoustic fencing" / wind screening to the current cyclone fencing that surrounds the Del Mar court facility to reduce any noise coming from any courts at Del Mar;
6. BUY "LOANER" PB PADDLES & BALLS. Purchase and add several quiet "loaner" pickleball paddles and balls for member and guest use, and to be made available from the Del Mar check-in kiosk;
7. PICKLEBALL MACHINE FOR MOONRAKER. Purchase and add a new pickleball machine and appropriate shed for Moonraker Pickleball Court #3;
8. TENNIS BALL MACHINE FOR OHLSON. Purchase and add a new tennis ball machine for use on Ohlson Tennis Court #3;
9. UPDATE COURT RESERVATION SYSTEM. Develop an online Del Mar court reservation system that enables members and guests to reserve courts at Del Mar which requires users to specify whether reservations are intended either for pickleball or tennis;
10. CREATE "PRIORITY" RESERVATIONS. Ensure that the reservation system requires priority reservation for tennis players at Del Mar Court #1, and that reservation of Court #2 for tennis play shall only be permitted when Del Mar Court #1 is not available (so that Del Mar Court #2 remains open and available for either tennis or pickleball walk-on players).

Motion by: Director _____ Vote: Ayes: _____

Second by: Director _____ Nays: _____

Excused: _____

Action taken: _____

Adopted Signed: _____ Date: _____
Secretary

DRAFT