

CLUBHOUSE REMODEL FREQUENTLY ASKED QUESTIONS

11-09-20

These Q&A's reflect the first draft design as of November 5, 2020. As we review all the member comments, we will use them to make changes to the existing plans. At this time, it is only a work in progress and as a committee, we are doing our best to gather information regarding likes, dislikes, wants and desires of our membership.

1. Restaurant and bar

- How can we justify this expense and expansion when our restaurant has no regular hours and employees are hard to find?

The current restaurant operation would completely change to cater to a much larger family-centric crowd. This would include more family-friendly food choices as well as regular items like grab and go sandwiches and hot dogs for the golfers and hikers. We would also like to see morning coffee and light breakfast items to serve the needs of more frequent visitors. We believe that a new restaurant in a nicely designed building would attract a significantly larger portion of members as well as workers motivated to work in a much more vibrant work environment.

- Will the project increase seating in the bar and dining areas?

We will add 64 more seats in bar and 110 in outside dining. Seating in the inside dining room would remain the same.

- Is there a double door from dining room and bar to patio?

There is a wider service door going from the dining room to the outdoor covered patio, wider doors leading from the clubhouse into the bar, double doors going from the bar to the covered patio and a new and wider door going from the bar to the outside patio between the clubhouse and pro shop.

- Can we find workers for bar and restaurant?

We hope the upgraded facility will attract dedicated staff. We are also exploring internship programs (including reasonable housing) for hotel and restaurant majors from local colleges that might allow students to work in the restaurant for a summer internship.

- Can we add a pool table and dart board to the bar?

We are looking at a variety of games to appeal to all ages for the outside expanded patio area. Indoor space at the bar will probably not be able to accommodate a pool table. We are open to suggestions.

- Will there be an outside area for pick up of food and beverage for golfers?

Yes. This would be part of a significantly revamped restaurant program that would include a regular selection of quick items for golfers, hikers, etc. We are working with an experienced restaurant and bar professional that is helping add additional functionality to the restaurant and bar design.

2. Non bar and restaurant functions

- Where can folks play cards and gather indoors during the day?

If we utilize the expanded bar area as well as the restaurant space when the restaurant and bar are closed, we can accommodate all groups. There have been suggestions for a game/card/meeting room

as an add-on or new structure. We will review that possibility along with the other suggestions to the current proposed plan.

- Where can golf groups meet from 10:00 – 2:00?

If the restaurant and/or bar are not open, that space would be available. Alternatively, some of the covered patio could be used. It may be necessary for the different committees to meet before/after the restaurant peak serving period. (This is obviously driving some of the requests for a separate meeting/game room.)

- Will there be a small quiet gathering area (couch, chairs, small table) where people can check internet or have a personal conversation?

The bar space would be increased by over 40% and outside seating by over 300%. Technology will allow for these spaces to be covered with internet signals.

- Will we have plenty of storage for outdoor furniture not used in the winter?

We will have to determine how we can position the furniture in the covered spaces to store furniture properly.

- Are there provisions made for audio/visual in the new building to be used for meetings, events, parties?

We would make a remodeled clubhouse wired for sound to make parties and events easier to conduct. Additionally, we would have speakers in the dining room, bar and outside for background music.

- Why not enlarge and expand the building to get more use?

We are trying to keep costs down by using the current footprint and foundation. There are also parking considerations and if we build much larger, we would not have enough legal space for additions vehicles.

3. Golf

- Will first tee box be moved?

Outdoor seating space is expanding by about 3 times the current space, and would necessitate the Men's 1st/10th tee being moved forward or to the left but still maintaining a Par 5 status. The outdoor patio could then be expanded even further to allow for outdoor games like Baggo, Giant Jenga, Cornhole etc.

- Where will the computers for posting and golf groups' boards, drawers and cabinets be located?

These would be located in the new (and 40% larger) pro shop.

- What happens to bar and golf supply garage?

These would remain the same. One of the features of the proposed expanded bar is quick access to both new cold and dry storage areas. It's likely the expanded bar and increased restaurant business would need these storage areas.

- Where is golf cart pathway near pro shop, and where is cart storage?

Golf cart storage would remain the same. Some of the current parking for personal carts would need to move to the front of the building where the parking lot would be restriped to accommodate more golf cart parking spaces.

4. Aesthetics

- The white furniture in the drawings looks too formal and not "lodge like".

The white furniture in the bar and dining room is for illustrative purposes only. We would choose something, with the help of a variety of interior decorators that have already volunteered, that is more comfortable, durable and designed to compliment the style of the clubhouse.

- The entire building should be more like a lodge and include wood finishes (Highlands Ranch as an example), as well as a fireplace in the bar and dining room.

The current renderings show off the expanded bar, outdoor patio, vaulted ceilings in the bar and dining room and enhanced entry. The overhang allows for larger windows without a lot of window coverings to maximize the view. The vaulted ceilings have a combination of wood beams and acoustic tiles to absorb the sound. The acoustic tiles are necessary because the carpet would be replaced with a durable ceramic tile. The combination of the floor and high ceilings makes the noise level much higher. The acoustic tiles create a better environment for conversations.

The bar would have “stadium seating” with taller chairs at the bar, taller tables in the middle of the room and lower tables and chairs around the inside of the windows to maximize the view for the patrons.

The plans currently include a two-sided fireplace for the outside covered patio, and there would be (2) fire pits in on the patio between the bar and the pro shop. Additionally, there have been requests for indoor fireplaces. While this is not currently planned, we would plumb a gas line during the construction so one could be added later. This is also something that a member might want to donate.

5. Timing

- Will the clubhouse and bar be open during construction? If not, what provisions will be made to be open?

Construction would likely take 12-18 months. During that time, most/all the clubhouse would be closed. There may be an opportunity to bring in a couple of temporary structures to work as a temporary bar and meeting location. There may also be an opportunity to work on and then section off part of the expanded patio as meeting space.

- When should we get bids from contractors?

Our architect is currently talking with several local contractors to gauge their interest and get a point of reference on estimated costs. It's possible we will need to look at builders from Chico or Reno based on availability and pricing.

- How long was the project at Lake of the Pines and Lake Wildwood?

Lake of the Pines was a remodel that took about 18 months. Lake Wildwood was a complete scrap and rebuild that took closer to two years.

6. Costs and Financing

- How much will it cost and how will we fund?

We are in the member feedback stage. We would need to do a combination of utilizing existing budgets (capital improvements and reserves), assessments to incoming and existing members and donations.

- How much cost will be covered by the reserve funds?

The reserve is one budget where we could potentially procure part of the funding. We want to minimize the direct impact to existing members and we are looking at a variety of funding mechanisms.

- How much will our dues go up? Members need to know this before we make plans to proceed. Do we need member approval?

We are still gathering member comments and questions on the initial (revised) design. The initial estimate from the architect was about \$3.5M. We are talking to local contractors to get a few estimates and may end up having to get a construction firm from Chico or Reno. If the current estimate is correct and there are not a lot of additional changes requested by the members, the cost per lot would be about \$1,900 or equivalent to an additional annual dues' payment. We believe through the use of some

current budgets, assessments to incoming members and the availability of a (tax-free) donation plan, we can reduce the cost per parcel. More importantly, a nice clubhouse is a valuable association asset that can positively affect home values well beyond the cost of any potential assessment. We expect to combine member feedback along with a better understanding of costs into a board presentation in January. At that point, the board can review and potentially approve but it will most likely go out to a member vote.

7. Miscellaneous

- Are we doing this remodel to attract more non-members?

We are proposing these changes to significantly improve the facility so it is attractive to a much larger portion of our membership. LACC has always been open to the public and a remodeled clubhouse will not change that. We believe visitors can potentially become future members. An updated clubhouse is a great asset for members and their guests as well as future owners.

- Can sewer handle the expansion?

While the bathrooms would be remodeled and expanded to make them much nicer, the current number of toilets, etc. will not change. We will have a professional septic company recommend potential changes but we don't expect the plans to create problems.

- Will we need more parking?

We should be able to re-stripe the current parking lot, making room for more golf cart spots to handle the crowd. It is one reason we are not making the structure significantly larger or adding features like a gym in the same general space.

- Will there be solar panels?

We are looking into the solar panels. Although the current clubhouse roof needs to be replaced and this expense could go into the proposed remodel, any solar panels would likely not be placed on the roof because of snow. We are looking at other areas and ways to provide alternative power as we want a remodeled clubhouse to be able to accommodate functions as an evacuation/emergency shelter as needed.