

# LACC Proposed Clubhouse Remodel Discussion

Member Update via Zoom Conference Call

October 29, 2020

# Agenda

- ▶ Project background and current status
- ▶ Cost considerations & financing options (Mike Daly)
- ▶ Sponsorship opportunity development (Katherine Sansone)
- ▶ Communications (Muffy Bui)
- ▶ Suggested next steps/Timeline
- ▶ Q&A

# Managing the Buzz/Level-Set

- ▶ This is a *proposed* project that will include a member vote
- ▶ Outside of architectural designs we don't have an approved budget
- ▶ Plans were developed from committee ideas and an experienced architect
- ▶ Member comments have been largely supportive but varied
- ▶ Almost everyone is focused on cost/value/priorities
- ▶ Design is focused on not just a simple refresh but a complete re-think
- ▶ Member feedback is critical and we are reaching out everyway possible
- ▶ An update doesn't mean we have solved all the answers to your questions
- ▶ We can create something great but we won't please everyone
- ▶ Utilize the established channels to stay up to date and provide feedback

# Proposed Clubhouse Remodel Project

- Outdated clubhouse a concern from members
- Gathering design ideas/options for members to consider
- Dining room is very dated and more “rest home” than “lodge”
- Bar is small, challenged to handle a crowd, poor views
- Outdoor area functionality is challenging (tables, umbrellas)
- Desire for building to serve greater needs of the LACC community  
(i.e. cookoffs, more family events, better food selections, larger bar for crowds, etc.)
- Opportunity to develop a better bar & restaurant business model
- Clubhouse should be a featured part of our inclusive community
- No existing budget to address a comprehensive remodel

# Committee Members & Specialization

- ▶ Chairman - Mark Crager
- ▶ Subcommittee Leads & Participants:
  - ▶ Finance - Mike Daly (John Ohler, Philip Scruggs, Mike Philips, Peggie Daly)
  - ▶ Communications - Doug & Muffy Bui (Carla Heise, Linda Rawson, Jay Sabelman, Betsy Wolf)
  - ▶ Sponsorship - Katherine Sansone
  - ▶ Member Feedback Coordination - Linda Brown
- ▶ Additional committee subject matter experts:  
Ralph Anderson, Val Erny, John Foster, Gary Hobbs, Joanne Ness, Ed Organ, James Reynolds, Greg Rubens, Eric Rudgers

# Establishing a Vision

- Committee developed a wish list of possible clubhouse improvements from a town hall meeting with many members
- Drafts by experienced architect - Kurt Reinkins from MWA
  - Lake of the Pines - completed complete remodel
  - Lake Wildwood - scraped and build entirely new structure
- Confirmed the current LACC Clubhouse frame and foundation are solid and worth saving, achieving a significant savings and avoiding a complete rebuild
- Continue to incorporate feedback into next iteration

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the slide, creating a modern, layered effect. The text is positioned on the left side of the slide, centered vertically.

# Finance Subcommittee Update

By Mike Daly

# Projected Cost for Remodel - \$3-3.5MM

- ▶ Continuing to gather additional information from local builders
- ▶ Including feedback from members on desired feature/functionality
- ▶ Working with Finance committee to utilize a variety of finding mechanisms:
  - ▶ Current reserve budget items (i.e. roof, HVAC, etc. already scheduled)
  - ▶ Mortgage (historically low interest rates)
  - ▶ Member-provided financing (interest rates even less than we would pay a bank)
  - ▶ Sponsorships/Donations (501 C3 - tax deductible status)
  - ▶ Incoming member assessments (revive initiative that had 70+% support)
  - ▶ Existing member assessments (Discounted lump sum or pay-over-time)
  - ▶ Enhanced revenue model from expanded bar and restaurant



# LACC Clubhouse Proposed Remodel Financing Example

Projected cost (example only)		\$	3,500,000
Less potential budget offsets			
Estimated adjusted amount to be financed		\$	3,500,000
<hr/>			
<b>Estimated adjusted annual cost per lot @ \$193/year</b>		<b>\$</b>	<b>2,894</b>
(Financed over 15 years at 6%)			
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<b>Discounted amount/lot if paid upfront</b>		<b>\$</b>	<b>1,905</b>

# LACC Clubhouse Proposed Remodel

## Example of Possible Financing Options

<b>Potential Funding Mechanisms /Expense Offsets</b>			
Budgeted Reserve Funds (Current replacement cost established for clubhouse budget items)		\$	660,000
Sponsorship Contributions (including possible tax deductible donations via LAFC 503c3)			
Special Assessment on Property Transfers (Assess incoming property owners an extra year of dues)		\$	900,000
<b>Total Offset</b>		<b>\$</b>	<b>1,560,000</b>
Projected cost (example only)		\$	3,500,000
Less potential budget offsets		\$	<u>1,560,000</u>
<b>Estimated adjusted amount to be financed</b>		<b>\$</b>	<b>1,940,000</b>
<b>Estimated adjusted annual cost per lot @ \$136/year</b> (Financed over 15 years at 6%)		<b>\$</b>	<b>2,040</b>
<b>Discounted amount/lot if paid upfront</b>		<b>\$</b>	<b>1,056</b>

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# Sponsorship Subcommittee Update

By Katherine Sansone

# Creating Sponsorship Support

- Opportunity for members to be a part of any clubhouse remodel
- Ability to participate at ALL levels of giving - from a brick to a barstool to a whole fireplace or more
- Building awareness through fun and inclusive events
- Working with LACF and 501c3 status for possible tax deductible status
- Planning multi-year Campaign to maximize participation
- Opportunity for members to leave a legacy for future generations
- Money donated helps further offset cost to members



Communications Subcommittee Update  
By Muffy Bui

# Utilizing Broad Communication Channels to Create Project Awareness with Members

- LACC Newsletter
- LACC Website (with pics and FAQs)
- LACC Kiosk
- Dedicated Email Box ([clubhouseRemodel@lacchoa.com](mailto:clubhouseRemodel@lacchoa.com))
- Comment Boxes around LACC - (Office, Clubhouse, Sports Center)
- Board meeting updates
- Zoom meetings (Next one is 11/20 with Architect)
- Continued One-on-One Discussions within the communities



# Suggested Next Steps

- ▶ Continue to expand the communication to inform and educate
- ▶ Continue to provide board updates at every meeting
- ▶ Zoom Meetings for interested members - October (2), November (1)
  - ▶ Zoom with Architect Kurt Reinkins on November 20<sup>th</sup> at 3pm
- ▶ Member feedback - emails, comment cards through November 30
- ▶ Feedback analysis and appropriate design modifications
- ▶ Formal Board proposal in early 2021
- ▶ Prepare for membership vote
- ▶ Continue to involve membership
- ▶ Extra member assistance on committees is welcome!

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