

SUMMARY OF MEMBER FEEDBACK ON BARN/SILO REDEVELOPMENT

- ✓ Some questions regarding getting the best loan deal possible.

Response: We have talked with three banks in the area and all have about the same terms and interest rates.

- ✓ Will the \$40 assessment allocation go away after the loan is paid off and is it part of the assessment formula in establishing the yearly assessment.

Response: That decision will depend on the Board at that time. I think that future Boards should have some sort of account for accumulating funds for future needs and at least offset a part of the depreciation to allow for repairs and expansion or replacement of the facilities in the future.

- ✓ Make multi-purpose room larger.

Response: We have done this and added another large room.

- ✓ Concerns about costs escalating as project is built.

Response: this is always a risk, however, with proper planning and good drawings and a strong contract, this risk can be minimized.

- ✓ Loose the hip roof design and incorporate rock and log finishes to better reflect location in the mountains. 2nd re: roof – maintenance costs.

Response: Good ideas, we will consider this as the design progresses.

- ✓ Failed to validate cost of remodeling vs. new construction via bid process.

Response: We have three different estimates for this and we believe that what we are doing is the best.

- ✓ Concerned about losing the barn /silo aspect of the town identity.

Response: True, but from the responses in the prior questionnaires, this was not a major concern to a majority of the people responding.

- ✓ Building too small and centered around summer activities, golf and office space.

Response: The Board does not agree that the building is too small, as for the summer use versus winter use, we believe that we have allowed for adequate space and facilities for both seasons. A fact of the Ranch is that we have about half as many people here during the winter as summer. The Association business is a year round activity and will be more efficient when located in the new building.

- ✓ Large room subject to interruptions by all that enter due to lack of a hallway.

Response: The new design eliminates this concern.

- ✓ Restaurant and bar should move to the front for prime views. Place the money making functions where the main traffic to the building will occur.

Response: We believe the new plan does allow for optimum use of prime views.

- ✓ Flow favors golfers and not year round use.

Response: We believe that the flow now addresses the needs of all members.

- ✓ Why have a “future tenant” area when you do not have enough room for even our current needs?

Response: This was a poor choice of words, we believe that we have provided enough room for our needs well into the future without adding a significant burden on the Association.

- ✓ Prime member space used for offices.

Response: the offices are located to provide for proper year round daytime supervision. The views from the offices are mostly parking lot on the east side of the building. There is one office that will look at the pro shop and another that will look over the parking lot and base of the #1 tee box.

- ✓ Omissions from the plans include:
 - 1) The ability to “isolate” various areas from one another in the building - Consider the use of more than one area at a time and “non-used” areas due to the season (golf front entrance) or the day of the week (week-ends) or time of day (evening or night time activities).

Response: We have addressed this as well as providing a second large meeting area to provide for simultaneous use of both rooms without noise interference.

- 2) A full function stage –Dressing/changing room and prop storage area.

Response: To provide for flexibility and cost, a permanent stage with dressing rooms was not included. We did provide for a moveable curtain with access to other parts of the building to allow for costume changes and set changes.

- 3) Billiard’s area - This activity is held and attended nearly every week of the year and in the barn when it is available.

Response: this is now included in the new plan.

- 4) Dinner Shows – Both this year’s two night all volunteer event as well as past year’s functions have been highly supported.

Response: The new design does allow for this activity in two areas depending on size of attendance and other simultaneous activities.

- 5) Restaurant / winter-time evening dining area - The previous restaurants in the silo were used and enjoyed by many members and guests, and not because it was in a makeshift multi-purpose room. Unless you build a suitable area it will be difficult for anyone to sustain a business including the Association.

Response: We have provided for a restaurant with flexible seating to allow for different demands.

- ✓ Based on the Board and General Manager's actions over the last few years, if this undersized, limited use, single event, golf and administration building is built, we will not be able to afford our current activities, let alone any additional ones!

Response: We disagree with this analysis and believe we do address our current and future needs as well as potential new uses.

- ✓ Just received the information regarding the Barn/Silo Redevelopment...Our excitement 'runneth over!!

Response: Thank you!

- ✓ Thinks that the members should be able to vote on whether or not we should do this project (remodel or rebuild).

Response: The Board has the authority to do this work without a vote, but is soliciting comments to provide for the needs of the membership.

- ✓ Building should contain a small convenient store and not cater to just golfers but also younger families.

Response: We believe that private financing of a convenience store would be more appropriate than the Association doing this as it does not meet our current mission statement of "providing and promoting well-maintained facilities and promote affordable recreational and social opportunities for its community under the provisions of the DCC&R's." This building should be very amenable to use by younger families and does provide a potential meeting area away from the more adult activities on the lower level.

- ✓ Instead of having the serving kitchen, which I believe will be used very little. I think we should use it as the library with a desk or two with computers for members/visitors to check e-mails etc...

Response: As we design the interior of the building in more detail we will take this suggestion under consideration.

- ✓ Loves the new project. Only one minor suggestion/tweak. Put some stairs or something to the restaurant so that if you get done with 18 holes of golf and are all sweaty you don't have to walk through the pro shop or the rest of the facility.

Response: Done with multiple levels of access.

- ✓ Several verbal positive comments in person at the office and by phone on how much they like the proposed building.

Response: Thanks, we hope the new design will even fit our needs better.

- ✓ First and foremost we feel that the new Redevelopment should have, at a minimum, designated space for all present activities, i.e. golf pro shop and office, member and guest bar and lounge, an area to play cards, billiards, and darts, an area with a stage (useful for many different venues), and designated space for any other activities presently offered. If the redevelopment doesn't include the present amenities, members who enjoy these activities will feel like they are losing benefits and will not support it.

Response: We believe we have accomplished this, and more.

- ✓ A grill should be included in the redevelopment although it should be modest initially with space for future expansion if it develops a quality reputation with steady clientele. The main dining area should have the potential to be a multiple use area.

Response: We have done this

- ✓ Office space should not be a key objective of the project in our opinion.

Response: We do not believe this is the case with the current, although our current office facility is in poor condition and this will remedy that situation as well.

- ✓ Locating the restrooms for best access to golfers and bar/restaurant patrons should be a priority.

Response: With optimum utilization of space, we believe we have accounted for this with the new design.

- ✓ The concept of making the Redevelopment a year-around facility should be evaluated carefully. It will need to have significant member and guest support to be cost effective.

Response: Based on the current inadequate facilities and evaluations from previous architects our cost should not increase significantly.

- ✓ We feel the silo/barn construction/loan interest/maintenance should be paid for by those who utilize it, not subsidized from our home owners dues. We have expressed this before in the survey. We also feel the golf courses should not be subsidized by homeowner dues. Those who use the golf courses should be charged an adequate fee to pay for the upkeep and fees of the golf courses 100%.

Response: Thanks for the input.