

# FSRC

## Master Plan Informational Meetings – Dec. 11 & 12, 2019

### Q & A

1. Should we start fresh and sell our land and find new land to build the pool?

*The value of the land has not been determined, much of the 6.4 acres owned is un-improvable or in a floodplain. There is not a large enough block of land in the Rockrimmon/Woodmen/Peregrine area upon which to build.*

2. How long would this take from start to finish?

*The initial timeline proposed for the project is January voting, April-August planning, Sept. 2020 groundbreaking, Completion May 2021. \*\*Feedback from the meetings is that this timeline is too aggressive. Revised timeline would be Sept. 2021 groundbreaking at the earliest, completion 2022.*

3. Clarify the differences between option 2 and 3 better?

*Both options demo the current pool and rebuild a new, pool expanded to 6 lanes, incorporating the existing wader into the main pool via 5x10ft (approx.) bump-out with zero-entry.*

*Option 2 - Remodels the existing Clubhouse by expanding the utility room to accommodate the equipment for the expanded pool, enlarging the bathrooms and bringing them both up to code and into ADA compliance, the kitchen and the office would also be remodeled. \*AC was installed for the building when the furnace was repaired.*

*Option 3 - Repurposes the existing Clubhouse into storage and utilities only. It builds a new Clubhouse with ADA compliant bathrooms/showers accessible from both the tennis and pool sides of the club (pool side would be locked down in the winter), a new kitchen, new office and entry in the area between the courts and the pool. The entrance would face Delmonico. The gravel drive on the West fence-line would be paved.*

*Refer to the Conceptual Design drawings on the website.*

4. Explain why view area and addition?

*The Board gets frequent requests for daytime parties that exceed the per membership guest limit (6 people). The view area/addition would serve the*

*purpose of rentable space for accommodating those requests, as well as improved areas for viewing both the tennis courts and the pool.*

5. Can we do Option 2 in stages?

*We have been advised by Regional Building that, since we are not currently in compliance with 2010 ADA regulations, any changes to the pool will require changes to the Clubhouse. Given the Club was built in 1974, we have been exempted/"grand-fathered" from having to comply with changes in regulations as long as the original footprint of the Club does not change.*

6. Can membership be increased?

*By-laws limit the Club to 250 Owner members. Given the number of recent sales (70 last year) the Club is over capacity with the current size of the pool as typically older members have sold and younger families have purchased, so use has increased. An expanded pool would allow the membership to possibly be increased. The By-laws would have to be changed to allow that increase.*

7. What are creative funding ideas?

*The Board has talked to 3 commercial lenders about a loan for renovation. All have stated that given the lack of a single guarantor (we have 250 owners, not one), the Club would need to put down 50% of the loan amount. The terms for repayment would be roughly 10-15 years at 6-7%. The interest repayment was calculated to exceed \$300,000 on \$1M loan.*

*There has been no research done into grants or fundraising.*

8. Upfront money to start project and how many members have to agree to pass?

*Given the unfavorable terms of taking out a commercial loan, the Board is proposing funding the project through assessment. Half the membership would need to vote in favor of the project for the Board to have the authority to proceed.*

*Refer to the Master Plan Options Brochure for Cost Estimates by Option. Stated share is by assessment alone.*

9. Can members give their memberships back to pool?

*Yes. All proceeds from the sale of that membership would go to the Club's general account.*

10. How sure are we on costs we have shown?

*The Cost Estimates in the brochure have been calculated based on similar work done by experienced contractors, designers, and architects in the industry. A 20% overage has been factored into the estimate for contingencies and the general contractor fee, which is unknown.*

11. Will dues also increase in coming year?

*An increase in dues has not yet been determined. The Board has not yet received the 2020 proposal from Mountain Shadows Management.*

12. Timeline on money tracking and possible increases?

*The proposed timeline was outlined so as to have the majority of the necessary funds collected prior to starting the work to prevent any delays due to funding. \* Feedback from these meetings is that the proposed timeline is too aggressive and members need more time to save for an assessment.*

13. Any bids or are these only estimates? Will we get bids first?

*These are estimates, not formal bids, gathered by adding up the individual pieces of the project. Formal bids will be obtained if the renovation effort is approved by membership.*

14. How is it phased/plan on implementing this big project?

*If approved, planning and design would begin while the Club is in-season. Groundbreaking would happen in the off-season. Projected for 2021 with completion in 2022.*

15. Does option 3 give all year tennis a possibility?

*None of the options include covered courts.*

16. Was any engineering involved in approx. costs or soils tests?

*A site survey was completed but no engineered plans (estimated to exceed \$10K) or soil tests have been completed. Previous Boards have had the soil tested but the results are too old to be applicable. The current Board intends to proceed with soil testing if renovation is approved.*

17. Will pool be closed for a season or is timeline feasible?

*The proposed timeline of groundbreaking in the Fall of 2020 has been stated to be too aggressive. \*The revised timeline would push the project completion to 2022, instead of 2021.*

18. How is the pool affecting the tennis court damage and redo?

*The tennis courts are badly cracked and are borderline “unplayable” according to the USTA. The water leaking from the pool is believed to be causing some of the damage to the courts. While the cracks can be resealed, a full resurface, after the pool has been repaired or renovated, would be the most advised plan.*

19. Can we keep a diving board in new plan?

*Yes. The pedestal for the diving board will need to be shortened if the pool depth is kept at 9ft. If the depth is increased, the board does not need to be modified. However, increasing the depth of the pool is far more costly than shortening the pedestal.*

20. Why 6 Lane pool? Advantages?

*A wider pool allows for more swimmers/greater bather-load capacity given our current membership of 250 families. While not everyone can be in the pool at the same time, there are often days where over 100 people have been in the pool at once, which exceeds capacity. A 6-lane pool would also allow the swim-team to host multi-team invitational swim meets to generate revenue. The current 4-lane pool we have cannot handle that type of meet.*

21. Can we change any bi-laws to expedite process?

*Changes to the By-laws require a vote.*

22. Difference between bank finance or individual finance themselves?

*A commercial loan would ensure funding for the project but spread the repayment over 10-15 years. In order to sell the membership, the new buyer would have to agree to assume the payments. An assessment of each membership would require the assessment be paid before the membership can be sold.*

23. Do we now have to disclose assessment possibilities if choosing to sell?

*Yes. By law, property owners must disclose any assessments against the property to potential buyers.*

24. Can you default on membership and how does that affect the pool and members?

*Any membership that defaults would revert back to the Club and the Club could sell that membership to a new owner. The proceeds would go to the Club's general fund. If all members do this, the Club would fold.*

25. How many memberships can one own?

*The By-laws allow for a maximum of 3 memberships owned by the same individual.*

26. Can we cut cost by pushing out the tennis court resurface?

*Delaying court resurfacing is not advisable as the courts are on the verge of being rated "unplayable" by the USTA. If that happens, the entire program (adult leagues and juniors, all lessons) would be in jeopardy.*

27. Option of Pool buying memberships?

*The By-laws do not allow for the Club to own memberships. Any memberships turned over to the Club through forfeiture would be sold.*

28. How many new memberships did we get last year?

*70 new families bought into the Club last year. Several of these were families that had reached the limit of being allowed to lease for 3 years.*

29. What kind of guarantee do we get with project on not having same problems return?

*The design company that evaluated the pool stated that Shock-crete construction typically lasts 30-35 years. Based on the settling that we have experienced, we anticipate needing to possibly over-dig, re-grade, and compact the soil to achieve a solid form for a new pool.*

30. How do we prevent this from happening again in the future where new members inherit a 45 yo problem?

*Preventing this in the future will depend largely on what we, as members decide to do now. All expenditures above \$10K require approval by 1/2 the membership. It is our understanding that the Club is prevented from keeping a large capital reserve due to "not for profit" status, despite being a private Club and not a charity. Typically only \$30-40K has been kept for emergencies.*

31. Can we wait and give people time to gather money for project?

*The Board proposed an aggressive timeline knowing the pool may fail, and to avoid losing a season. The feedback from members is that this timeline is too aggressive and members would prefer to push the start date back at least 2 seasons, with completion prior to May 2022.*

32. Assume there is 50%(or higher) approval for options 2, 3, or 4. What happens if any number of memberships do not pay their “owner share” of the selected option? Who will be responsible for the lack of funds? Will all “owner share” funds be collected prior to pulling permits so that if the completed funds are not available construction will be delayed so there is not loss of use of the pool?

*Owners are responsible for all dues and assessments against the property. If someone does not pay, the Board has a series of steps to follow in order to collect. Once those steps have been taken and the owner still does not pay, the membership would revert back to the Club. At that point, the membership could be sold to someone else with the income going to the Club.*

*While aggressive, the suggested collection up-front of an assessment is intended to ensure all funds for the project would be available so it could be completed without funding delays. A commercial loan would accomplish the same thing. There are advantages and disadvantages to both.*

*There are many unknowns with a project of this magnitude. The main one being whether membership wants to do it = renovate. The Board's intent, if that initial hurdle is cleared, will be to invest more time will be to further investigation those unknowns.*