

July 6, 2015

CLUBHOUSE COMMITTEE REPORT

After the annual meeting last September, a committee was formed to explore the future of our clubhouse and present options to the membership to decide the best, most cost effective path to take.

Committee members: Doug Button, Chair, Tom Duncan, Gary Lewis, James Joseph, Dave Long and Bob Goodman.

At the 2014 annual meeting the membership voted to close the pool and spas based on an estimated \$1,200 per lot annual increase over the current \$750 HOA fee.

An engineer's paper review of the clubhouse was presented at the 2014 annual meeting which compared building codes – 1975 vs 2014, which indicated a number of deficiencies. Last fall the committee contracted with the structural engineer to walk through the building to verify building code and structural deficiencies. Once this was completed the engineer's revised evaluation removed most of the items originally thought to be deficient. Estimates were compiled to rectify all structural, electrical and mechanical issues including handicap access to the main (pro shop) floor. These totaled approximately \$60,000.

Obviously there are other costs to be considered to retrofit the pool area to another use, or to extend the pro shop floor level across the top of the racquetball court. (If areas are open to the general public ADA compliance would be required whereas a "members only" facility would not.) Then there are decisions and costs relating to the exterior, both appearance and required maintenance which including siding, trim, and roof repair/replacement. These costs could approach \$100,000 over the next 5 years.

The committee has sought ideas for how to utilize the approximate 4,000 square feet of space not required by the golf shop for golf and tennis activities. The problem is the extreme seasonal aspect of Island Park – May through mid-October, plus the lack of highway visibility for most retail enterprises.

Some of the possibilities:

- *Leasing the space to a 3rd party, perhaps a Last Chance realtor or a consignment mall operator.
- *Creating an event center environment for weddings, family reunions, meetings, etc.
- *Converting the space to temperature controlled indoor Storage
- *ATV/Snowmobile Rentals
- *Public golf cart storage
- *Members only yoga/exercise studio
- *Extend pro shop over the racquetball court
- *Recreation room in the old pool area
- *Restaurant/Bar (3rd party)
- *Booking office for horse rides, rodeos, raft trips, etc.

Obviously these possibilities would require renovation costs which would need to be determined. Another option is do nothing – continue to operate the golf/tennis shop during the season and mothball the building during the remaining 8 months. This would maintain the annual HOA fee of \$750 and essentially buy time until a higher use could be determined and found. A stated “status quo” time frame needs to be confirmed.

We have exact interior dimensions and professional photographs of all existing areas which are available to all interested members and interested parties to help evaluate potential uses and or ideas.

The last option is to demolish the current clubhouse and build a smaller building to accommodate the golf and tennis shop requirements. There is no turning back from this course because once the space is gone its gone forever.

The membership will have to decide what it would like to see happen.

We ask that ideas be forwarded as soon as possible and/or brought to the open forum at **Mack's Inn playhouse July 25 @ 1:00pm.**

It will be up to the membership to decide the future of the clubhouse by vote at the September 12th annual meeting. What the committee is asking for are any suggestions or contacts for year round or personal uses of the clubhouse. Please contact **Doug Button: dbutton13@gmail.com or 208-317-1362, Tom Duncan: tomduncantrucks@gmail.com or 512-757-6568 .**