

Long Range Planning Committee 4/1/14

Special Meeting Minutes

Meeting was called to order at 10:01 AM.

In attendance were attorney Scott Rudacille, Chairman Doug Campbell, Al Rybicki, Bob Giordano, Dennis Knaub, Jim Wiley, Judith Lackland, and Keith Reester. Ted McDermott came late. There was also a full house of resident attendees estimated to be 60 or more.

The minutes from the March 13th meeting were approved by the committee.

The rules that had been suggested and adopted at our March 6th special meeting were reviewed. Additional rules were discussed. It was confirmed that the annual dues would be \$350.00, and a special event fee of \$100.00 would be charged. After a lively discussion it was determined that a \$100.00 one-time processing fee would be charged to all members once the purchase was completed.

Doug reported that that there had been 92 new “transition member signups and how close we might be to our suggested cap of 300 members. He also advised the residents in attendance that much of the due diligence had already been completed including a structural analysis, environmental survey, revue of financial documents, estimated cost for ADA repairs required by the property, attorney revue of purchase agreement, a real estate appraisal (\$685,000.00), performed, and a financial Performa created by Al Rybicki of the due diligence committee. Al gave brief summary of his analysis.

Other rules were discussed such as guest policy, parking issues, definition of “family” membership, and other potential issues.

The meeting was then opened up for resident questions which generated a lively discussion with comments from no less than 18 residents. Comments varied from issues such as initiation fee, guest policy, parking, penalties for violations, membership limit, processing fee, maintenance issues, the fairness of the process, suggesting that all the community have a chance to join, thanking the committee for its work, and many others. After all residents with questions were heard, a motion was made to adjourn at 12:05 PM.