

## 2010 MVGC Member Input Survey

Purpose: The Board of Directors would like to gain insight directly from the membership to determine desire and willingness to pay for selective proposals. The costs as developed by the Future Planning committee are preliminary, detailed costs will be determined by quotes from contractors and other sources if there is much interest in any of these proposals. Ultimately, approval for such proposals would require a vote by the full membership. The Board of Directors has not taken any official position on any of these initiatives.

There is space provided for direct commentary and additional input. **All survey forms must be signed by the responding member to be included in the final tally.** Assuming timely response, the results of the survey will be reviewed at the Annual Members' meeting on October 26. **Please return your survey to the Pro Shop by September 1.**

Context for Future Planning: We have recently completed several major projects on the golf course mainly directed at tee leveling and drainage improvements. Other enhancements during the past ten years include the new practice facility, the front entryway, deck expansion, cart path additions, tree removal, etc. Recently the long awaited sewer line was completed. All of these projects were completed with the utilization of capital improvement funds (from initiation fees) and the generosity of the Kirchner estate.

Timing: Many of the prospective changes are largely discretionary and not time driven. However, some projects will be driven by external influences. For example, someday there will likely be some Govt. mandate that gas-driven golf carts be converted to battery. To retrofit our entire fleet and equip the cart barn for electric charging facilities will require a substantial investment. We do not anticipate the economics for battery-driven technology to be advantageous for several years. Similarly, wind and solar energy driven technologies will take more time for MV to consider as feasible.

Funding: We have ~ \$50,000 left in the Kirchner Account and ~\$20,000 in the Capital fund. To do any future projects of significant magnitude, funding will largely need to come in the form of debt financing, dues increase, and/or assessments. Every \$100 assessment per member prospectively will yield \$35,000 in funding. To provide further perspective, some of the projects listed in the questions are illustrated using different forms of funding. **Therefore, we need the input from this survey to help us determine the expectations of the membership for some changes (if any at all).** It is noted that well over half of our membership has tenure of less than ten years with MVGC. As prompted by our President Russ Ferneding, let's celebrate our first 50 years and ask yourself, what is your vision for MVGC in the next 50 years?

- 1) Should we develop on-course restrooms? A fully equipped facility with all utilities and lighting will likely cost ~ \$60,000/unit dependent upon location. Placement of two units would cost ~\$350 in one-time assessment.

Highly Desirable\_\_\_\_\_ Favorable\_\_\_\_\_ Not in Favor\_\_\_\_\_

As an option, limited facility restrooms (flush toilet with holding tank, non-potable water, etc.) could be placed in service for a cost of ~ \$25,000/unit. This option would cost ~\$150/member in one-time assessment for two units..

Highly Desirable\_\_\_\_\_ Favorable\_\_\_\_\_ Not in Favor\_\_\_\_\_

- 2) Should we develop an additional outdoor seating area and/or make some incremental improvements to the clubhouse with a permanent roof over an expanded area including the existing deck and an expanded size of Pro Shop?

Uncovered deck expansion for capacity of 24 additional seats ~ \$28,000:

Highly Desirable\_\_\_\_\_ Favorable\_\_\_\_\_ Not in Favor\_\_\_\_\_

Permanent Roof over expanded deck and enlarged Pro Shop ~ \$125,000 (~\$360 one-time assessment):

Highly Desirable\_\_\_\_\_ Favorable\_\_\_\_\_ Not in Favor\_\_\_\_\_

- 3) Should we consider building an entirely new clubhouse? To service the debt (30 yr. loan for a new \$2M structure) and cover the increased operational costs would require each member to pay ~\$600 in additional dues/ year for the next 30 yrs..

Highly Desirable\_\_\_\_\_ Favorable\_\_\_\_\_ Not in Favor\_\_\_\_\_

As an option, a substantial addition to the existing clubhouse (enlarged kitchen capacity, additional seating, larger restrooms, etc) could be accomplished for a lesser amount. To consider such options, would you be willing to pay the following increase in dues/year?

\$200\_\_\_\_\_ \$300\_\_\_\_\_ \$400\_\_\_\_\_ Not in Favor\_\_\_\_\_

- 4) Should we develop a new short-game practice facility using the ~ 2 acres of property when the Bowman's vacate their house (left of driveway and behind the teeing area of Kirchner Practice facility)? Estimated cost for large chipping and putting areas with sand traps would likely cost ~\$150,000 resulting in an assessment of ~\$430/member.

Highly Desirable\_\_\_\_\_ Favorable\_\_\_\_\_ Not in Favor\_\_\_\_\_

- 5) In the interim before battery-driven carts are mandated, should we expand the cart barn and increase the size of our gas driven cart fleet by another 10-15 carts? Preliminary cost estimate for the cart barn project is \$50,000 plus the cost of additional carts at ~ \$5000 per unit.

Highly Desirable\_\_\_\_\_ Favorable\_\_\_\_\_ Not in Favor\_\_\_\_\_

- 6) What changes to the golf course should be considered? Keep in mind that each renovated/new constructed tee costs ~\$19,000, each new sand trap cost is ~\$8000 and each new green would cost ~\$60,000. (use separate sheet if necessary)

- 7) What additional changes throughout the facility should be considered?

- 8) How would you describe your current overall experience at Miami View as compared with the past 5-10 years?

Much more favorable\_\_\_\_\_ Somewhat more favorable\_\_\_\_\_ About the same\_\_\_\_\_  
Less favorable\_\_\_\_\_ Much less favorable\_\_\_\_\_

Member Signature\_\_\_\_\_