

Reserve and Capital Improvement Projects – as of April 2019

The following is a summary of projects discussed at the 2019 Board Workshop and April Finance Committee meetings. This summary list will updated after Board input in September. Note: these projects are currently funded with existing dues.

Nothing is final until each individual project is approved by the board.

2019

HOA – Replace irrigation valves, motors or pumps as needed; Rejuvenate plants and trees along roads as needed. Finish the rejuvenation of community roads. Continue with the Irrigation Preventive Maintenance project. Clean-out of selected storm sewer run outs.

Club – Assess the need to rejuvenate landscaping at North Spa; Replace Gym equipment, pool heaters as needed. Replace the North Spa roof. Complete the conversion of clubhouse ID badges and access control devices; Renovate main restrooms. Complete camera installation. Complete sports court shade project. Begin research on a canopy for the ballroom exterior entrance.

2020

HOA – Replace irrigation valves, motors or pumps as needed; Rejuvenate plants and trees along roads as needed

Club – Begin discussion on ‘possible’ renovation of the ballroom based on the need to replace the Hufcor wall system; Replace Gym equipment, pool heaters as needed; assess rejuvenation of sport courts; assess resurfacing the North Spa pools

2021

HOA – Replace irrigation valves, motors or pumps as needed; Rejuvenate plants and trees along roads as needed; assess replacement of the gatehouse roof,

Club - Replace Gym equipment, pool heaters as needed; if approved by the Board in 2020, renovate the ballroom, walls, tables and chairs;

2022

HOA – Replace irrigation valves, motors or pumps as needed; Rejuvenate plants and trees along roads as needed; assess replacement of any sidewalks and gutters;

Club - Replace Gym equipment, pool heaters as needed; begin research to refinance the mortgage in 2023; assess resurfacing the Clubhouse pool;

2023

HOA – Replace irrigation valves, motors or pumps as needed; Rejuvenate plants and trees along roads as needed

Club - Replace Gym equipment, pool heaters as needed; refinance the mortgage (balance \$6.2 million @ 9/27)

Update the Reserve Study