



August 31, 2022

Dear SCPOA Members:

One member has communicated that they would like to know more regarding the planned community building, so we prepared the information in this letter to provide that member with additional information. While the Board of Directors has discussed this at length at several open Board meetings, we know not all members have the opportunity or ability to attend those meetings. We are distributing this information to all members.

The community building that is being planned will be located in SCPOA common area at Dyer Lake. The building will be 30' x 40' x 9' (1,200 square feet). Multiple bids were received for the project. The Board also considered a smaller, 960 square-foot building, but ultimately determined the larger building was a better fit for SCPOA. The building will have four windows, two man doors, and a cut out for double doors with panic hardware.

The Board authorized an initial \$50,000 for the project and current costs and estimates will put the project very close to that number. The funds will come from excess funds in SCPOA's operating account. The cost for the building and double door cut out is \$23,273.25. That price also includes delivery and installation of the building, windows and doors and tax. The project costs will also include the following estimated amounts: \$2,192.48 for engineered drawings and design for the building; \$3,400 for engineering to prepare electrical drawings and design with a site review; \$2,640.00 for design, calculations, and drawings for inside sprinkler system; and a current estimate of \$1,850 for sprinkler materials and equipment. The Board anticipates additional costs in the range of \$5,000-\$10,000 for the foundation concrete, rebar, footings and framing materials; \$1,800 for ductless air conditioning/heating; \$2,000-\$3,500 for permit fees, and additional costs for insulation, sheet rock and lighting.

SCPOA has some highly qualified individuals in the community who have generously offered their services free of charge as well including: a Certified Electrician who has volunteered his time to install and run all electrical; a Union Pipefitter/Designer who has offered his services to install all equipment and systems; an engineer who has offered to prepare site drawing and calculations to scale; a licensed architect who has offered to review all engineered drawings and designs for accuracy and approvals for submittal to the County for permits; a member who is a concrete finisher and has offered his time to perform the concrete finishing; installation of the ductless air conditioning/heating by a volunteer member; and a member who donated the use of a lift to remove two trees from the site. The two trees were removed and the area was cleaned up by the Maintenance team and two community member volunteers. The Board is very appreciative that so many members have stepped up to help make this project happen and ensure its success.

Some have expressed interest in having bathroom and kitchen facilities in the community building. While the Board agrees that those would be great, they are not included in the phase of the building project. The focus now is to get the building installed and finishing work on the inside completed. Future boards can determine whether additional facilities would be useful and can determine whether SCPOA's future year budgets will allow for such additional improvement projects.

The Board initially looked into modifying the existing maintenance building into a community use building; however, meetings with the County resulted in the determination that it would not be cost effective to do so given the level of work that would need to be done in order to permit the building for community use.

Specifically, it was indicated by the County that to re-permit the existing maintenance building would require the foundation to be inspected and likely redone, new electrical design, sprinkler system installed and a number of other obstacles that could create additional complexity and expense in the process and significantly exceed the amount the Board determined was prudent for this project.

The purpose of the community building is to provide a separate structure for use by SCPOA members and residents. The Board intends to conduct board and membership meetings at the community building, hold other SCPOA functions there, and make the building available for use by members and residents for their own private events, meetings and functions. Following construction of the community building, it will be included in SCPOA's next reserve study so the current board and future boards can reasonably anticipate and account for future maintenance and repair of the building and its components so it is properly maintained for the many years of use it is anticipated to provide to SCPOA.

If you have additional questions regarding the community building project, you can always attend a Board meeting and ask questions during the open forum session or get in touch with SCPOA's Community Manager, Kelly Kozicki, by emailing her at Kelly.kozicki@managementtrust.com or calling (916) 985-3633 x 5127. Thank you for your continuing support.

Sincerely,
Board of Directors
SCPOA