



Motion to implement an infrastructure improvement program

Due to aging infrastructure and growing membership, the Board of Directors (Board) moves to implement an infrastructure improvement program starting in the fall of 2016. This phased program will include replacing the existing pool, adding additional tennis courts and constructing an enclosed clubhouse. This motion authorizes the Board to spend up to two million dollars which will be paid for by incrementally increasing membership and/or member dues at the beginning of the 2017-2018 club year.

Intent

The Board's intent is to update and enhance our current Club facilities to meet the growing demand of our members while maintaining the same family feel we have today and to accomplish this in a cost effective manner in order to minimize the financial impact on our membership.

Background

- Our existing pool infrastructure is at the end of its useful life. Corrosion and clogging of the 40 year-old pipes are leading to poor water circulation and water quality. The Club routinely spends \$8000 annually for stop-gap fixes to the pool infrastructure. Since construction is required to continue normal operation of the pool, this is the time to look at potential enhancements to Club facilities.
- The Raleigh long range plan includes widening Leesville Road. This project is included in the City's 2017 transportation bond. This will cause the Club to lose 40-60 feet of property along Leesville Road thus reducing existing parking and the size of our field.
- The Club has grown into a year round club with volleyball and tennis being played year around, but we do not have any year around facilities.
- The Club membership waiting list has averaged 150 for the last three years.
- Growth of the swim team program has led to meets lasting up to four hours. The lack of lanes also limits practice quality time for our swimmers and prevents free swim for non-swim team members during swim team practice time.
- Use of our volleyball courts has grown substantially as has Growler participation.
- The Club has exceeded capacity of the existing six tennis courts. SARC teams are routinely sent to play at Millbrook Exchange Park due to lack of space on our courts for league matches and practice times.

Funding

Cost estimates are aggregated at the high end of the spectrum. Actual costs may be lower. As such, we will incrementally increase our membership and/or dues as needed to cover actual costs of the improvement plan. This motion authorizes the Board to increase dues and/or membership as needed to meet the required debt service while maintaining the motion's initial intent of maintaining the Club's family feel with minimal impact on our existing membership.

Maximum projected increases

Starting with the 2017-2018 Club year, the Board may implement a combination of dues and membership increases to meet debt service. Possible combinations are shown in the tables below.

Pool Replacement Only

Memberships	Max Family	Max Individual
368	\$ 800	\$ 480
400	\$ 750	\$ 450
425	\$ 700	\$ 420
450	\$ 650	\$ 390
500	\$ 575	\$ 345

Entire Project

Memberships	Max Family	Max Individual
368	\$ 1,050	\$ 630
400	\$ 950	\$ 570
425	\$ 900	\$ 540
450	\$ 850	\$ 510
500	\$ 750	\$ 450

Timeline

If approved, the Board will convene a building committee to finalize and implement construction efforts.

Pool construction will start at the end of the 2016 pool season and will be completed before the start of the 2017 pool season.

Clubhouse, tennis court and volleyball projects will be phased in after the completion of the pool construction.