

Dear Members,

I was camping last weekend and had a number of members asking for updates on a number of items. I thought because we are working on so many things it would be a good idea to bring everyone up to date. First off the water is on to all sites but not to the bath houses yet. They are working on those as we speak. The rental units are being dewatered and some are available now. The store will be open May 11th with limited hours but full hours by Memorial Day.

The number one question is how are the indoor pool repairs going. Well, if you remember this project kept growing from the start. At first we contacted contractors to just put the ceiling materials back up. They found that there was a structural problem and putting them back would not solve the problem. We then hired a structural engineer to see what the problem was and how to go about fixing it. Three trips later and three weeks later he determined that the south wall had settled and tilted out. This wall work would need to be done before any other carpentry work could be completed. We started calling foundation and wall lifting companies to get quotes on doing the work. Again, after weeks of interviews, we hired a company and scheduled the work to be done. They came out and raised the wall and put it back into place. With 30 foot piers set into the ground that wall is not going anywhere now. We also had contacted carpentry companies to give bids to complete the work. A company has been hired and will begin work next week. We are hoping that this work will be completed in a couple weeks and the pool can be opened.

Like a lot of projects, as we began looking at this building more closely, we found other issues. We had a mold problem in the attic and hallway by the office. This had to be eradicated and repaired before it caused more issues. It has been fixed. We had a problem with the roof leaking where the two buildings were put together. I didn't even know that this really is two buildings connected together under one roof. The shingles also need replacing. The east wall has to be repaired and as we looked at the rest of the building we found over 50 wall panels that were rotted and needed to be replaced as well as some supports on the south wing walls. The Board decided if we were going to be repairing the pool area we should just go ahead and make all the repairs needed to bring the Clubhouse back into good shape. This project is being done at a cost of \$50,000.00.

The Board did try to see if we could include the hot tub in this project and maybe save some money but it did not work out that way. The Board has been saying that the hot tub would be replaced when the Member Loan Program # 2 was completed. We are in the process of paying back those members and will have that project done by October of this year. We are still planning on doing the hot tub this winter.

Other capital expense projects this year. We just completed putting new carpet on the mini golf course. Maintenance will now be painting the obstacles and reinstalling them. We also purchased a new tread mill for the fitness area as our two old ones gave out. We have also ordered fifteen new aluminum picnic tables to replace old worn out wood ones. We are still doing our annual road improvements with the road in front of the chalets and up the hill to the B section to be redone this

spring. The maintenance department got a new wood chipper and has spent the last few weeks trimming and cleaning trees. The campground is starting to look good. Grass is growing and mowing has begun.

Winter camping has been increasing over the last few years. All of our winter sites for long term stays are taken for this coming winter and we have a waiting list if any open up. The Board has set aside three sites O-1, 2, 3 for short term off season camping 14 days or less for the normal \$10.54/night.

Seasonal sites are at a premium again. We had only seven sites open up this year. I guess this is good and bad. Good as members are wanting to keep their sites and bad if you are on the waiting list. The only way to bypass the list is if you purchase a park model and the site goes with it.

The new license plates for golf carts are in so be sure and pick one up in the office. These plates are easy to read and we expect members seeing violations to call security for enforcement.

I have been doing the full time Manager position now for over a month. It has been very busy with seasonal site calls, the pool and other projects. The Board has given me a number of tasks to get done in the next 12 months. All of you can help me with the first project which is a new five year and ten year plan. The five year plan is to include items that need attention as soon as possible. I need your ideas on what you would like to see repaired, upgraded, or replaced as well as new items for the campground. I will then get budget costs for doing each project then take that list to the Board for them to set priorities. The ten year plan is things like replacing the pools and maybe the store. These are projects that we need to begin thinking about and saving for in the future. I will be asking for your input at every meeting until this plan is submitted to the Board. I also am working on a new job description for the Manager position. The Board has already noted that this position needs a person with good financial background that can help the club stay on solid financial footing. We will be trying out different ideas and jobs for the Manager until the Board feels comfortable hiring and training a new Manager.

I will be trying to keep all the members up to date as to what's happening in the campground but mail is expensive when you are sending out over 1000 letters. We do and will try to use email as much as possible. If you are not on our email list just send an email to info@cutty.com ; subject: put me on the list and we will.

Sincerely,

Ron Haynes
President
Manager