



# Message from the Board

Capital Improvement Fund: Proposal for Area Between the New First Tee and 11<sup>th</sup> Green



Dear West Shore Members,

The West Shore Board of Directors held a special meeting with the Capital Membership on October 17<sup>th</sup>. The purpose of this meeting was to discuss the open land between the new back First Tee and the 11<sup>th</sup> green.

As everyone has seen with our previous message, our initial plan for this land was to create an Outdoor Warm Up Area with one large net and hitting bays, allowing members and their guests to have a on-site area to warm up. With all the soil pushed to the south, a building and trees removed, and a new tee created, we were left with more open area then we first planned in our initial mapping of the land. With recommendation from the Strategic Committee, it was to West Shore’s best interest to reevaluate this plan and see if this land could be used for more.

This led to the meeting that took place on October 17<sup>th</sup>. The 84 Capital Members of West Shore were invited to attend as any project that would take place in this area would exceed the club bylaw spending limit of \$100,000. The purpose of this meeting was to have an open discussion to see if there was interest from the membership to explore the possibility of building a permanent structure in this area. This structure would be multi-purpose and would include both Cart Storage and Indoor Warm Up/Winter Indoor Golf. If this could be completed, we would be able to add more value to each and everyone’s membership. The project would have a plethora of positives which will include: fixing our Cart Storage Issue, providing a new option that fixes our Warm Up Issue, and truly making West Shore a 12-month a year club.

With the feedback that we received from those attending, it has been decided to dig deeper into this possibility and gather the proper information needed to possibly complete this project. We want to make it clear that this is not official, and the possibility of the initial warm up plan is still there. This will take time to properly research and plan, but we wanted to make sure we have the best interest and future of West Shore in mind before any final decisions are made.

No matter what is done, there will obviously be a large cost associated. Discussed at the meeting was how to properly start funding a project this size. With no clear cost or timeline, the recommendation of a Capital Improvement Fund was brought up. This fund would be for the Board of Directors to use solely for this project (Warm Up Area or Structure). On top of that, a new Club Rule has been created protecting these funds for this project only. The goal this winter will be to raise \$100,000 - giving us a great start to continue moving forward and figuring out the best way to fund to completion. Below you will find a breakdown of a new “Capital Improvement Fund Fee”. This fee will be billed for 5 months and charged to all 2022 West Shore Members by their Member Type. Billing will begin on November 1<sup>st</sup> and will run five consecutive months to March 1<sup>st</sup> before the start our new West Shore season.

<b>Member Type</b>	<b>Monthly</b>	<b>Total</b>
Single / Young Pro Single	\$ 65	\$ 325
Couple / Young Pro Couple	\$ 75	\$ 375
Limited	\$ 35	\$ 175
Social Limited	\$ 25	\$ 125
<i>Billing will be for 5 Months - November 1, December 1, January 1, February 1, March 1</i>		

It is incredible to see this club have these opportunities, and we would like to thank everyone for their cooperation as the West Shore Board of Directors, Staff, and Committees continue to move forward on this project. We will continue to update the membership whenever information becomes available and look forward to the next steps of this process.