

**Club Agreement Review Committee
Meeting 1/12/16**

Minutes

- **Call to Order-** Bob Johnson called the meeting to order at 6:10 pm.

Now that the agreement has been reviewed we need to identify the concerns/questions and the proposed revisions to the agreement.

Agreed upon Concerns:

- Legal Representation & Conflict of interest
- Feeling of agreement one sided as a benefit to the Club, bias & weighted
- Other comparable community structure-membership/ transfer fee/ dues level
- Subsidizing for profit public restaurant
- IPOA feels not adequate return on investment
- Phase 3 membership is free for 2 years, competes with existing homes
- No cap on dues increase
- Maintenance & Capital investments to maintain amenities
- If BHP sells -survivorship clause-future sale/ transfer to new owner
- No controls over the quantity of people using amenities
- Club providing more attractive membership deals to the public

Goals for New Agreement:

- Removal of the \$5000 transfer fee (amend sec 2 D)
- Tiered membership with multiple levels
- Keeping structure with competitive/ comparable communities
- New agreement with more balance, equally weighted w/o bias
- Limit to cap on dues/ increase to annual assessments
- Limit to public membership
- Possible guest fees for pool use
- Limit outside membership to golf only
- Private events scheduling and quantity

Proposed Next Steps

The committee agreed to pursue option 1.

- **Option 1 - chairman - set up a meeting with Blue Heron with the spirit of disclosure of our requests.** The committee appointed Lisa Price, Tim Walker & Sheila Poulson, along with Bob Johnson & Doretta Reuss to the subcommittee .

Process

- Together draft language for a revised agreement
 - Bring it back to the committee
 - Have BHP draw up a revised agreement
 - Submit an agreement to the committee, Board and possibly attorney
 - Post the new agreement
- **Option 2 – notice of cancellation of agreement**
 - **Adjourn 7:30 pm**