



Like a bad penny...it's baaaaaaack.

Clubhouse Expansion Push Again Resurrected

This Time Starting With a \$100 Special Assessment For All



Despite multiple clear expressions of overwhelming disapproval over the last several years, in polls taken by KPOA and by this publication, the tiny member minority pitching enlargement of the clubhouse, to be paid for by all members, is at it

again. This time the KPOA board is advancing what amounts to a member referendum that, if passed, would result in at least \$66,000 (from current budget and special assessment) being spent for architectural design and construction of modest kitchen improvements and seating storage. **Be sure to vote!**

Given board inaccuracy history on such estimating of projected costs for capital improvements, one would have to estimate the actual eventual cost at twice this disclosed amount for what would likely be but a first step, since it does so little to address the longstanding larger agenda. Successive boards have, for years, tried to substantially expand the facility despite it's proven adequacy for all but a handful of "food centric" events annually with large crowds; a rare need easily met by renting any one of several nearby large group venues with full facilities, or purchase of a mobile serving solution (see example to right).



Atlas Brand Combo Hot/Cold Mobile About \$5K refurbished.

At least this time the current board resisted the special interest push to simply proceed with the expansion agenda without any member vote, as has been the special interest driven strategy in the past, by formally balloting the issue and promising (this time—and for how long?) to abide by member sentiment. It was just over four years ago this month that Board Member Bill Lindeman, long a supporter of various clubhouse expansion schemes, advocated expansion without

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any member vote, stating “It has not been our practice to seek member approval...if we let them vote they will just vote it down, and we have tried four times in thirty years to get this done.” See article in this publications May 2010 issue www.ttpnewsletter.com/Newsletters/10-May.pdf.

If the main agenda is truly to support hot/cold food events the board should carefully look into mobile food service products such as that pictured on the front page, widely used by other HOAs. Such units provide both cold and hot service modules and can be simply rolled into position and plugged into a 240 outlet. No architect is required; no general building permit is needed, and the cost, including electrical, would be a small fraction of that proposed. A use fee could be charged to amortize the investment. **As for the second main reason** given... “safety issues with moving chairs up and down stairs”; there are many wheeled handcart solutions designed for precisely this purpose.

KPOA survey of all members in 2012 found all but 16% of 236 respondents describing the clubhouse size as Average (27%) to Good/Excellent (57%), thus solidly rejecting the concept of clubhouse expansion

Member sentiment has been very clearly expressed. A KPOA survey of all members in 2012 found all but 16% of 236 respondents describing the clubhouse size as Average (27%) to Good/Excellent (57%), thus solidly rejecting the concept of clubhouse expansion. A survey by this publication in July 2010, with results forwarded to The Board Secretary, noted 72 units opposed to expansion, with only 5 in favor.

clubhouse modifications - town hall meeting



During July’s annual meeting we will be voting to initiate architectural plans to make major modifications to the clubhouse. The board scheduled a brief 30 minute town hall meeting June 11th. The following summarizes the meeting which roughly 30 members attended.

Board President and CFO Comments:

BOARD PRESIDENT:

Purpose of Town Hall Meeting, the community, not the Board, will be deciding whether to proceed with modifying the clubhouse.

Reason for Clubhouse Modifications: Generally there are 2-3 events from the outside per year, such as memorial services. However last year there were 10-12 events that involved food. Buffet tables are staged in Fireplace Room. People were spilling food. Why not have buffet line in kitchen and have larger kitchen appliances.

Some members want more space as a dance floor, aerobic and public meeting. Current maximum occupancy, per fire department rating, is 143. We’ve had 85 people at the largest food event. Also there is no storage for tables and chairs on the first floor. We need to walk up 6-7 steps to get these items. We had one incident where someone carried a larger, heavy table fell down and needed to take a few days off from work. Thus currently maintenance personnel setup and

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deconstruct tables and chairs for all events including meetings.

The Board didn't talk to many people, looked at expanding floor space. Since they didn't have authority, the Board was criticized. The Board considered adding a 9 foot by 13 foot storage room/utility room. Estimated costs were \$5,000, then grew to \$10,000, then to \$12,000.

The Board is not promoting, but is neutral on whether or not to modify the clubhouse.

Resolution Process: Will have resolution vote during July's annual meeting. Estimated cost of clubhouse modifications is \$60,000, could be more, doubt it will be less. This spending has to be a capital assessment (voted by the membership). July's vote will be whether to hire an architect to develop plans. December 2013's vote would be whether to expand the clubhouse. If it doesn't pass, a simple majority, then it is a dead issue. If approved we'd begin in the spring to have 2014 fall completion.

CFO: Cost would be \$60,000 to \$100,000. This would be a one time capital assessment, about \$100 per unit (if cost \$60,000).

BOARD PRESIDENT: The Board considered constructing a beach cabana by the playground. Then the Board thought that if the community decides not to improve the clubhouse then let's not talk about a cabana. Let's wait for the clubhouse vote.

Member Question / Answer and Comment Session:

MEMBER: What are we telling the architect that we are looking for? We should question the members as to what we want architect to do.

BOARD: We will tell the architect we want chairs, tables, better food service. We will share the Fischbach Clubhouse Committee survey with the architect.

MEMBER (on Clubhouse survey committee): I was part of that survey. Most people said they didn't need that.

BOARD: We have a pretty clear indication that 50% of owners want that.

CFO: The \$60,000 clubhouse modification will not expand floor space. It is for kitchen remodel and table/chair storage.

MEMBER: Tonight the Board said it would add floor space.

BOARD: Yes a 9 x 13 foot pad by the piano. But not included is adding 20-30 feet overall addition which would significantly affect heating, wall and electrical.

MEMBER: Why not take out a mortgage?

BOARD: We don't own title so there is no ownership so we don't have collateral.

MEMBER: Was largest event attendance 89 people?

BOARD: Largest sit-down attendance was 72 plus 8-10 in the fireplace room.

MEMBER: As Social Plus co-chairman, our kitchen size is ridiculous. Can't make coffee while someone is opening the oven. I suggest the 9x13 foot addition be the kitchen with an entrance to the Fireplace Room and general activity room.

MEMBER: This vote is lacking information. How many people use the clubhouse? We don't have details to make an intelligent decision. There are 9 events that include food of which only 4-5 events include more than chip and dip. For the other 4-5 events why not do it somewhere else or hire a catering with a portable kitchen? We need more statistics as to how many times and the attendance during crowded times.

BOARD: New York City considered building a bridge to Long island. Once built the traffic greatly exceeded their expectations. We could get a lot more business, ourselves, outside caterers and vendors.

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MEMBER: How much is clubhouse used now?

MEMBER: Sometimes we take a reservation and turn people away.

MEMBER: How many times does that happen?

BOARD: In the past membership survey the question "I use the clubhouse..." which 231 members responded, 80% said they use the clubhouse somewhat or always. There are about 20-30 who are in the Monday/Wednesday/Friday aerobics class, 12-15 in the Tuesday/Thursday aerobics dance class and 20-30 in bridge. This is not just about food. We need storage such as members' aerobic equipment.

MEMBER: where do we get these statistics?

BOARD: There is a general clubhouse sign-in sheet and we also mark down for aerobics.

BOARD: Probably 50% of the time members don't sign in.

MEMBER: Fischbach should have this information as part of the Clubhouse Committee survey.

MEMBER: The clubhouse office space is inefficient. If we use that for the kitchen where would the staff go?

BOARD: Across the hall and/or the closet.

MEMBER: Does the Association receive any revenue for clubhouse use?

BOARD: A couple hundred dollars. I don't think the money aspect could drive this. It would take a long time to recover. We can't even use our clubhouse for our annual meeting. What a shame. There also would be a parking problem.

MEMBER: Tonight many said they want more floor space but the \$60,000 clubhouse modification doesn't cover that. What then is next? I'm concerned that there doesn't appear to be a stated overall plan. How much more will it cost for additional floor space? Doing this piecemeal may not be cost efficient.

BOARD: The first survey it seemed that floor space wasn't important. As we talked around the kitchen and storage came up.

MEMBER (on Clubhouse Survey Committee): People weren't interested in the floor space.

MEMBER: This is a vote (July resolution) to spend \$5,000 to \$10,000 (architect plan).

BOARD: We can beat floor space issue to death. I don't think anyone on the Board seriously wants to expand floor space in any significant manner.

MEMBER (former Board President): Fischbach Clubhouse Committee survey statistic detail is available of member and organization desires.

MEMBER: Proposing food services and storage at the sacrifice of space I don't think will work. We need to improve the footprint and a complete address of the problems. I think that will cost \$232.22 per unit (dollar amount given humorously).



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letters to the editor

Dear News & Views,

I'd like to make a few comments regarding the clubhouse resolution based upon the recent town hall meeting and past newsletters. First there seems to be several problems with wording of the resolution.

Per the resolution "The cost for architectural estimate would be roughly \$6,000..." This should have been worded as "cost not to exceed \$_____". Otherwise this is tantamount to signing a blank check.

Per the resolution "...architectural estimate would be roughly \$6,000 spent from the current 2013 budget." Per prior newsletters any and all costs related to new or improved capital assets is to be funded by a Capital Improvement Assessment, not from general operating funds or reserves. This would include architectural fees. Thus even if this resolution was approved the Board would be in violation taking funds from 2013's budget rather than properly charging this to Capital Assessment.

Per the resolution "The Board of Directors is taking a neutral stance..." However during the town hall meeting several Board members repeatedly pleaded a case for remodeling the kitchen and adding storage such as the analogy of building a bridge and they will come.

For these reasons in good conscience I cannot vote in favor of this resolution.

Letter to the Editor,

I am glad that several members at the town hall meeting and in the newsletters have stated that they need more information before voting on this resolution. I share their thoughts. Very little hard data has been given such as what food related

events are we at capacity? How many people have been turned away and what are our other options such as holding an event outside Kala Point?

Wording of the resolution has not been shown to the membership until June. The brief town hall meeting was squeezed in a mere month before the vote. Seems too little too late.

As to the surveys, one of the recent surveys included only selective members, such as the bridge group. At the town hall meeting one of the Board's stated justifications for the \$60,000 clubhouse upgrade was that 80% of the membership said they used the clubhouse occasionally or often per the most recent membership survey. The problem is that this vaguely worded question was misused. For those who attend some clubhouse meetings, by marking the survey as "occasional", does this connote that they want a larger kitchen? Thus none of the recent surveys can be used to justify membership support of this proposed clubhouse upgrade.

I'd like to make a suggestion for this and all forthcoming Special Capital Assessments. Our governing documents already have a procedure to demonstrate membership support of an issue such as a Special Capital Assessment: a petition. Members would put together a petition, for example the kitchen remodeling, and have at least 5% of the membership sign the petition then submit it to the Board. This way anyone who wants an improvement or new amenity needs to do the initial research and legwork to demonstrate some membership support. This also would greatly reduce Kala Point manpower as well as Board member time during this initial phase. Then the Board with a neutral view can organize town hall meetings, other research and eventual vote.

hundreds more property taxes for kp owners?

County Municipal Park District Proposed

KPOA Board Refuses to Act: Member Group Will



With the PT city & county general funds declared by council and commissioners as unable to sustain financial support for operations and renovation of PT and county recreational amenities, like

stadiums, pools & parks, a "Steering Committee" has been formed, advocating a new taxing district, called a Municipal Parks District (MPD) to directly collect as much as seventy-five cents per thousand of property valuation for these public facilities from all county residents. A \$300,000 assessed value property at KP, for example, would see an added tax of \$225 a year at the MPD maximum taxing authority of 75-cents per thousand. This, of course, is on top of the ever-rising KPOA assessments, and other rising fire and EMS, library, and PUD taxes...it's another new taxing district; subject to taxpayer ballot approval.

The issue is moving rapidly to a public vote in a few months. Meanwhile at least one other HOA is taking steps to protect their owners from this double dip tax, but The KPOA board voted June 11th to take no position to protect owners, despite being the elected organization for that purpose. An ad-hoc group of KP property owners, however, is organizing to act directly by forming our own Kala Point MPD, limited to the KPOA owner properties (precinct 304), thus blocking the county MPD taxation; a step already underway by Port Ludlow owners. The County

MPD cannot collect tax from those who have voted their own MPD, as have Brinnon and Coyle/Thorndyke, in recent years; and as initiated by Port Ludlow owners.

Port Ludlow has already circulated the necessary petition there, which has now been certified by The County Auditor with 337 valid signatures (15% of registered voter approval required) virtually assuring a November vote for them. Watch your mail



in coming days for a petition you can sign to establish our own MPD (which will impose essentially zero tax) to block imposition of a county tax for non-KP parks and recreation, of as much as 75-cents per thousand.

Kala Point Owners, who already pay direct to the HOA for KP amenities including street, drainage, clubhouse, pool, beach/dock, tennis courts, etc. with none of those costs shared by PT or county residents, would, under the proposed county MPD, be taxed again specifically to fund facilities seldom utilized by KP owners. KP owners already pay BOTH county general fund taxes, AND our HOA fees, to maintain roads and infrastructure county-wide, with none of that funding applied to facilities within KP. Double taxation will again result in the establishment of yet another taxing district to harvest income from high value HOA properties to fund largely PT facilities. As other HOAs "opt-out" it leaves an increased burden on those remaining within the new county MPD.

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New County Tax Proposed For KP Owners: See Page 6

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