

## 2009-2010 Season Summary

**During our regularly scheduled Committee Meetings throughout this season, our focus has remained on the creation of our original charge, which is to prepare a Five Year Master Plan for the homeowners of Golden Vista R.V. Resort and its Board of Directors. During our meetings many issues facing Golden Vista have been brought to the Committee's attention by individuals, clubs and staff. The following Summary is presented as a Progress Report to the Board.**

Our facilities as they exist are utilized by our homeowners at a very high rate of occupancy. It is this very much appreciated acceptance of programs and activities that have been our underlying problem. During the next few years many of our original homeowners will be looking to remain in their hometowns with families. New owners will come into the park. This transition will bring a different homeowner profile to the Resort and we are now looking at their retirement goals. To satisfy the lifestyle that is being projected for these "Baby Boomers," the Committee has felt the need to expand our already strained facilities.

Information has been gathered from actual homeowner surveys and many discussions with homeowners and P. and D. Committee members. Though there have been conflicts in utilization, the committee has identified many new opportunities and solutions that are available to the Board and to homeowners.

The most obvious and most costly solution to our limited space issues is to construct a new structure to accommodate all of our future requirements. However, such an endeavor will be a major expense for our residents. This alternative is available to the Board but is only a *future* concept and will require the use of significant resources (dollars). Recently the Committee was told that new construction is currently in the \$150 a square foot range. The creation of such a project has not been seriously considered by the Committee.

The Committee has focused on utilizing all of the under roof square footage available and has discussed many variations of moving or adjusting our current facilities. We have received numerous requests for expansion of operations or storage, by such organizations as:

- 1) The Activities Office
- 2) Shuffleboard Club

- 3) Vista Voices/Chapel Choir/ Comedy Club/ Talent Show/ Rattlers Band/ varieties of musical groups etc.
- 4) Sewing Club
- 5) Computer Club (meetings)
- 6) Wood Shop
- 7) Billiards
- 8) Exercise facilities
- 9) Sound and Stage Improvements
- 10) Additional Card and Game areas

The first steps in the process of accomplishing the Master Plan goals of the Board and the Planning and Development Committee have been accomplished: (1) Relocation of the Maintenance Office and shop and several storage sheds; (2) closure of the main laundry; (3) bids out for refurbishing the South and North laundries to meet handicap standards. These steps have been taken to make more “under roof” space available for relocation of activities needing more room. Activities such as anniversary parties, birthday celebrations, memorials, state meetings and groups to meet for a single purpose. Current facilities are booked close to capacity.

Next season the final draft of the Master Plan will be presented to the Board for review and comments. After those comments have been addressed by the Committee, the first installment of information about the present and our vision of the future will be presented to the Board of Directors for adoption.

**The Master Plan will be a living document and will require regular updating and renewing as the vision for Golden Vista R.V. Resort grows and changes.**

This summary and update of the 2009-2010 season is respectfully submitted by the members of the Planning and Development Committee: Leroy Gibson, Chair, Jane Niebergall, Bob DeCorte, Ginger Scobie\* Lance Harvey,\* Phil Parsons,\*\*

- \* Members who are now on the Board of Directors
- \*\* New member