

NOTE: The “Section B: Community Property Space Plan” DISPLAYED BELOW is the first portion of “THE MASTER PLAN” completed by the Planning & Development (P&D) Committee. It was completed on March 31, 2010 and provided to the Board of Directors.

Section B: Community Property Space Plan

The Planning and Development Committee has been researching space use and needs for the past two seasons. Specifically, the Planning and Development Committee, at the direction of the G.V. Board of Directors, has gathered facts, opinions and ideas from many residents and renters for the past two seasons, (Laundry Use, Activities Available, Activity Participation, Facility Room Use, Cost of new building.) In addition, the Planning and Development Committee has embarked upon the process of surveying, measuring and mapping all community buildings Under Roof and Outside Community Park Owned space.

One major set of facts which became apparent from the owner/renter surveys, from interviews and from analyzing room use, is that there needs to be more under-roof space made available. Utilizing the facts, the Board of Directors voted, at the March 16, 2010 meeting, to close the Main Laundry and to make this space available.

I. New Building:

New space is needed. The average price per square foot is now more than \$150 per Sq Ft., under roof. The Resort, does not, at this time, have the dedicated funds to build. The Board of Directors may, in the future, decide to collect funds to be dedicated toward a new building effort

II. Re-orienting Current Space now Under Roof:

Among the many suggestions made, the following recommendations are transmitted by the Planning and Development Committee as of this date. The Committee has formulated these recommendations for Board action and funding.

1. **Activities Office space:** The Golden West Real Estate Office contract will expire in the summer. They have indicated that they will relinquish this space, and the new realtor will develop their office in what is now the ARC space. There is opportunity to move the Activity Office into that former realty space in the main Business area. To satisfy additional space needs for the Activity office, divide the Hopi Room (which is to the west of the new Activity Office) into two spaces, adding the rear part of the space to the Activity Office space. The front part will become a new ARC office as discussed with management. The Hopi Room activities would then move to the former Activity Office space.
2. **Craft Shop:** Move the Craft Shop from their present location to the space now occupied by the Exercise Room for more visibility. The Craft Shop is empty of sales items in the summer, only shelves would have to be moved, and the room rehabilitated. (paint, etc.) Other functions could be added to enhance the Craft Shop sales at this location. It is imperative that refurbishing of the interior features be approved at the first meeting in November to accommodate the move of the Exercise Room and opening of the Craft Shop by December 1, 2010.

3. **Square off the west and east of Building D:** (Front of Craft Shop and former Maintenance office) Funds have been appropriated for this purpose.
4. **Convert former enlarged Craft Shop space and former maintenance space to the Exercise Room.** . Funds have been appropriated to make minimal changes. However, for connection of the new spaces, and rehabilitation of the former maintenance office, (which includes refurbishing the ceiling, floors, walls and electrical) additional funds must be appropriated.
5. **Convert the central laundry room into general purpose space.** (The Board voted to close the Main Laundry facility on March 16, 2010.) Funds have been voted to decommission the laundry space.
 - A. The Manager has been asked by Planning and Development to pursue costs for moveable partitions. There could be any combination of the following configurations: a) (one 1800 +/- Sq Ft room, b) one 1200 and one 600 Sq Ft room c) three 600 sq ft rooms. All of this space would be convertible at any time, as scheduled. c)A sink and counter space could be included to accommodate “dirty” crafts. (There is a laundry tub currently plumbed.)
6. Issues not addressed above, ARE under consideration, but as of this date, are not yet finalized or funded.

Larry Martin, current resort manager, reports that this above activity could be completed during the summer, 2010, and probably before November 1, 2010. The one factor to be considered is additional funds for refurbishing available space to accommodate the Exercise Room move.