

PLANNING AND DEVELOPMENT COMMITTEE
2010 ANNUAL REPORT

2010 saw the culmination of nine (9) years of discussion and hair pulling over how we could add useable space within our very limited space resource. Basically Golden Vista R.V. Resort is confined to a 65+-acre parcel of ground with only 4.5 acres available for use by activities and organized clubs. This Committee was established in 2004/2005 to look into their crystal ball and solve this space issue and develop alternatives. It was agreed by the Board and the Committee members that a Long Range Master Plan was needed. In addition The Homeowners needed a Reserve Study to define our financial future. The Reserve Study was the first leg of this two-step effort and was completed and presented to the Resort four (4) years ago. This year has seen the "near" completion of the Long Range Master Plan.

A common thread of the Resort has and will continue to be space needs.

In 2009 the first step in "growing space" was the move of our maintenance shop to the "dumpster area" and opening up a 1,200+ square foot area for other activities if the Craft Shoppe could be incorporated in another area. This potential extra footage was combined with a discussion on combining in park laundry facilities thus opening up another area for activities. @2010 has seen that "growth" occur by updating the North and South Laundries and converting the old central area into a 1,800+ square foot area called the Apache Room.


As part of this reorganization of our existing space the Activities Office, the Hopi Room, the ARC office, and the Real Estate Office have been relocated. The Craft Shoppe has been relocated to the area of the old exercise room and the space created by the Maintenance Office move and the former craft area is now called the Fitness Center.

2010 has been a year of change and it has been the goal of our committee to continue investigating how we can best prepare Golden Vista R.V. Resort for our current and future homeowners in 2011. As part of this report the new Planning and Development Committee Chairman, Jane Niebergal would like to share our committee's vision of the future with the Homeowners at this time.

We on the committee would like to thank the Board of Directors and you the Homeowners for your trust and patience in getting to where we are today and to share this vision in 2011 and in the future. Change is always a challenge for us, as we grow older together.

I would like to thank committee members Phil Parsons, Bob DeCorte, Dave Walker, our Board Liaison Lance Harvey and Jane Niebergal for their hard work and commitment to the future of Golden Vista.

Leroy Gibson, Chairman



Be ready to share your vision and dreams with us, not all of those ideas will come into existence but they deserve discussion and sharing.

Golden Vista RV Park
Planning and Development Committee
Annual Report to the Board of Directors

PART II

Thank you Leroy. You know, one thing I like about this man - He has seen the vision of this committee, and given it to us. Over the last years I have worked with him, he has moved us to put together - Where we are and Where we are going.

So, Part I of the Master Plan is the history of the park - Where we were on June 30, 2010, and now, Part II moves forward with short term needs, one year projects and out 10+ years to 20+ years, with long-term needs. We now focus on the "guts" of the Planning and Development matter.

Our main goal this year is to investigate opportunities for potential future space. Current projects reflect this goal, both long term and short term. New activities have been identified. Some needs and wants came from the last lengthy resident survey that we took. (The orange surveys from all of you) We do value your answers to our questions, and we continue to utilize the information residents have given us. Keep thinking for the future. We'll ask again one of these days.

We have identified 11 projects to research. This list will grow, There will continue be more new projects to add and work. Some of these are structural, and mechanical, as well as activities that you have asked the park to accommodate. A list of these current projects accompanies this report to the Board.

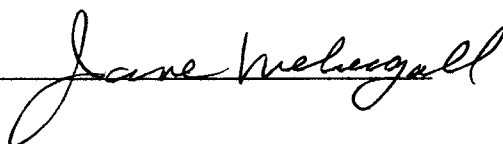
From our current priority list, Two projects have been filed - completed. Two have been moved forward to the budget committee for immediate consideration, and two are being researched and will move to the Budget Committee before March 15, 2011. Others remain on the long term list and interim reports will be given to the Board. We continue to receive requests from park groups.

We have begun involving other committees in our project research. There is a lot of talent here in the park. Our plan is to find, and ask for research assistance from residents who come with experience and information in a variety of fields. We are meeting with our brother and sister committees to bring their expertise together with projects that we have have identified. In some cases, it is the same project, with a different approach. Together, with the Conservation Committee we talked about water conservation projects. We are also looking at care of the park, and are working with the Facilities Committee and our Manager to plan for building upkeep and future needs. We are planning to expand that approach with committees and are forming a family approach. Together, we can all add to our information, to solve some of our concerns for the benefit of the park.

We will continue to update the "Opportunities in the Park" lists each year, updating times and meeting places, and who is in charge, of various opportunities for residents. This list is available to each resident.

Thank you, each member of the Planning and Development team; Bob DeCorte, Phil Parsons, Leroy Gibson, Dave Walker, Alan Davis, Advisory Member, Don Perlich, and our Board Liaison, Lance Harvey for many hours as we meet each week.

Thank You . Jane Niebergall, Incoming Chairman



GOLDEN VISTA RV RESORT ASSOCIATION, INC.

Planning & Development Committee

ANNUAL REPORT TO THE BOARD OF DIRECTORS

PROJECTS IDENTIFIED FOR STUDY: Not prioritized at this time:

- ☐ Survey of Useable space - A continuing discussion, Now being prioritized
- ☐ Library expansion - Put on hold until further substantiating information from Library Committee
- ☐ Ballroom floor and roof renovation - Alternatives being investigated, No Report not yet
- ☐ Storage Facilities - A continuing investigation, Report due by March 15
- ☐ Parking- Continuing, in cooperation with Streets Committee, report due by March 15
- ☐ Security/Safety - Security Report made - Safety Report in process
- ☐ Basket ball facility - Proposal moved to Budget Committee
- ☐ Vertical Platform Lift - Being researched
- ☐ Water Tanks in Retention Area - Determined not cost effective
- ☐ Landscape Committee - Guard Shack South Entrance - Consulted with Manager, and Landscape Committee. A summer project - Recommended
- ☐ Reallocation of space Building E: Partially complete - Report due by March 15
 - ☐ Sewing Room
 - ☐ Computer Room
 - ☐ Woodshop
 - ☐ Library?
 - ☐ Silversmith
 - ☐ Lapidary