



September 4, 2019

Dear Gainey Ranch Homeowner:

We want to take this opportunity to provide you with an update on the Estate Club proposed expansion/renovation project. We appreciate the feedback we've received as we seek to modernize and expand the Estate Club, with the goal of providing services to meet the changing lifestyle needs of our homeowners.

The following significant steps are underway, and as we've communicated in the past, all homeowners will have the opportunity to vote on the **Estate Club project** and **separately the enhancement fee** once the details of the proposed improvements are provided.

- ❖ Meeting with professionals/developers updating the size and scope of an expansion to the Estate Club whether new build or remodel that includes increased parking capacity.
- ❖ Meeting with professionals/developers pricing Estate Club remodel to determine the most cost-effective approach to update and meet member needs.
- ❖ Updating the operating costs that would be a result of an Estate Club expansion.

Your GRCA Board remains passionate about presenting important improvements to the Estate Club that addresses lifestyle changes of current and future homeowners;

Why should GRCA improve the Estate Club?

- ❖ The expansion of the Estate Club will enhance the lifestyle and attractiveness of the Gainey Ranch community, and increase the property values of our homeowners.
- ❖ An updated Clubhouse will assist GRCA in maintaining Gainey Ranch's competitive edge as other existing and new communities continue to invest in member facilities and services. Investment of funds in the current facility to patch and maintain does not address growth or quality issues, and limits the ability to provide services to our homeowners.
- ❖ An updated Clubhouse is necessary to meet the growing needs and expectations of homeowners for comfortable, high-quality facilities and services.

It is our goal to present to you a detailed and compelling proposal for the expansion of the Estate Club, after which you'll have the opportunity to evaluate and vote on the plan. We welcome any additional questions or comments you may have at the following email address: EstateClubProject@gaineyranchca.com

For those of you who may have missed any of our communications, **all GRCA communications to homeowners on this project, GRCA Board minutes and upcoming GRCA Board meeting dates** are posted on the GRCA website for review: www.gaineyranchca.com/about-grca

Sincerely,

GRCA Board of Directors

Karen Epstein, Eugene Kaulius, Doug Phares, Earlene Nelson, Shannon Vaughan

Executive Director Jim Funk