



October 1, 2019, update communication on the Estate Club Project planning from your GRCA Board.

In the interest of keeping you updated on the development plans to expand the Estate Club; we are pleased to report significant progress during the last few weeks. As mentioned in the September communication, the GRCA Board created an Estate Club steering committee composed of Gainey Ranch homeowners with extensive club construction experience.

- ❖ The steering committee recommended GRCA management meet with Gcon a local design/build construction management company and review the current plan.
- ❖ During that review of the Estate Club plan, Gcon representatives recommended the following:
At no cost to GRCA, Gcon would provide the following services;
 - Gcon would invite four separate architects to evaluate the Estate Club and provide separate presentations for updating the facility.
 - The architectural presentations occurred on September 10th /11th.
 - 10 Gainey Ranch homeowners and the GRCA Board attended the presentations.
 - Gcon's recommendation was for GRCA representatives to choose one of the architects to work within the Gcon's design build concept.
 - Gcon's commitment is to provide a construction cost that is guaranteed to vary no more than 5%.
- ❖ GRCA Board and the majority of homeowners who attended selected Finn Architect to further develop the plan.
 - GRCA management is currently working with Finn Architects to combine the best aspects of all of the architectural presentations.
 - Periodically as the site/floor plans, rendering, and construction cost projections become available we will provide this information on the GRCA website for review by all members.
www.gaineyranchca.com/aboutGRCA
- ❖ The GRCA Board has scheduled an Estate Club Project presentation general meeting on November 12, 2019 at 7pm at the Gainey Ranch Golf Club. As more information becomes available, other smaller informal meeting will be scheduled to allow members to review and discuss the Estate Club project, dates to be determined.
- ❖ The GRCA is planning a member vote on the Estate Club improvements after the November 12, 2019 presentation.
- ❖ To ensure accurate voting results the GRCA will be engaging **Vote-Now.com** a third party voting service.
- ❖ After the Estate Club vote, the GRCA Board will meet to discuss the results of the vote, and financing options.

For those of you who may have missed any of our communications, all GRCA communications to homeowners on the Estate Club project, GRCA Board Minutes and upcoming GRCA Board meeting dates are posted on the GRCA website.

Why should GRCA Improve the Estate Club?

- ❖ **The expansion of the Estate Club will enhance the lifestyle changes and attractiveness of the Gainey Ranch community, and will likely increase property values.**
- ❖ **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 simply patch and maintain does not address growth or quality issues, and limits the ability to provide quality and engaging 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.**

Sincerely,

GRCA Board of Directors

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

Executive Director Jim Funk