

10/12/7

Dear Board Member,

In light of current events, it would seem reasonable that you might want to entertain other options for funding any improvements to the Clubhouse area. Here are some examples we would like to share:

A) A Graduated Membership Plan of an AWCC funded building:

Full AWCC members who own a certificate, pay a full assessment for the building and enjoy golfing, use of the restaurant and discounted ticket prices for events held in the Hall.

Social AWCC members could buy a certificate for a nominal amount and pay a 2/3 assessment for the building and enjoy use of the restaurant and discounted prices for events in the Hall, but no golf.

Non AWCC members are not members and pay no assessment and cannot use the golf course, restaurant, pay full price for events at the Hall and would pay a fee to hold meetings and events in Apache Hall. The AWHO might also pay a fee to hold their monthly meetings in the Hall.

B) Minimum restaurant usage per member per season;
to help insure adequate patronage and revenue.

Ex: Full Members might be required to spend \$500/season/certificate,
Social Members might be required to spend \$300/season/certificate
Of course NON Members have no access to the restaurant unless as a guest of a member.

C) Splitting the property in question.

AWHO buying only enough property from the AWCC to build a new Apache Hall with a warming kitchen for catered events and maybe to enlarge the gym.

AWCC rebuilds or renovates the pro shop and whatever size restaurant (café) that can be fiscally solvent.

D) Pledge Drive – Naming Buildings after large donors.

E) Go Public – i.e. lease out restaurant to a franchise

You are a member of the AWCC or AWHO Boards, whose job it is to represent all members. So please remember that we all have a real interest in the outcome.

But to vote in favor of any new building, plan or acquisition which we have responsibility for as a member of the AWHO *or* AWCC, these items would have to be addressed:

- 1) Initially, there should be full disclosure of all accounts, budgets, annually and monthly; and fiscal reports of expenditures past and future to all members.
- 2) There should be *legitimate* estimates of the new monthly expenses for the utilities incurred by the acquisition and/or construction of any new project. These should come from the various utility companies (they may even do this for free).
- 3) More importantly, you should announce from where you expect to get the money to cover these new bills.
- 4) There should be a *legitimate* marketing and/or financial analysis for the feasibility of success in East Mesa for a restaurant of whatever size proposed.
- 5) There should be several *legitimate* written bids for any proposal or proposals put to the community. These should be randomly solicited. There may be fees, but these are necessary for credibility.

These documents should be made available to all members in a convenient and timely manner and in their original forms with the names of those vendors submitting them.

There are certainly other suggestions you receive from your constituents. Please consider these and all the others. We do not want to be regarded as members of any particular group besides HO who happen to play golf AND who want to help this community heal.

In an effort to reach as many people as possible, a copy of this is being sent to several members of both Boards, The Roundup, and the SAW and AWARE web sites.

Respectfully,
Liz & Jerry Mangini
#1541