



From the President's desk...#13

March 15th, 2019

Dear Homeowners,

For those of us who live here at the resort full-time, I'm happy to report that we all survived the winter snow storm of 2019! We received two feet of snow in less that twenty-four hours. A shout-out to our general manager, Phil Philips and his staff for the great job of plowing the streets and having the resort up and running again only hours after the snow stopped. And as beautiful as the snow was, it was all melted one week later.



In this letter I want to address the workings of two of the Board committees. First, the **Strategic Planning Committee** and secondly, the **Buildings, Grounds and Maintenance Committee** and on how these two committees work together.

The Strategic Planning Committee:

The Mission of the Strategic Planning Committee is to develop a long-term Strategic Plan for the Juniper Ridge Homeowner's Association in cooperation with and under the direction of the Juniper Ridge Board of Directors. Their emphasis is on maintaining our environment, including our common facilities and services, as well as our long-term financial well-being, the maintenance and improvement of property values within Juniper Ridge Resort, and the future enjoyment and benefit of all members of the association.

The Strategic Planning Committee Members are:

John Naughton, Chairman, retired US Navy Commander, public relations specialist.

Arnie Frederiksen, retired executive for large international construction firm.

Don Dougherty, (Board Liaison Member), Owner of Dougherty and Associates. A consulting firm in the areas of real estate development and marketing operations. Former City Manager of two separate communities and a retired Army Reserve Officer.

Outside contracted professional consultants (as needed).

The Strategic Planning Committee guides the Board, management and homeowners through common goals and objectives. Tandem with strategic planning is a **Reserve Study** (the financial component) over-seen by the general manager and the Board of Directors.

What is a **Reserve Study**? A reserve study is a financial (cost of) snapshot at a point in time of the long-range plan for the maintenance, repair, or replacement of association common areas, buildings, equipment and furnishings. These are capital expenditures that do not fit within the annual operating budget. The Reserve Study does not determine the maintenance plan; rather, it reflects the plan and cost. The resort is currently in the middle of an outside agency performing a reserve study.

Goal of the Long-term action Plan.

The Resort's strategic plan focuses primarily on the next 3- 5 years with evolution of potentials for a 5 to 10-year plan and a 10 to 20-year plan that will be updated annually by the Committee with public hearings following completion of each study.

The Strategic Planning Committee is currently:

- evaluating the current and long-term land use including the relocation of certain golf holes and the development of the 40 acres.
- assessing the Grand Lodge and other building repairs

- assessing the feasibility of air conditioning/heating the Grand Lodge
- determining the location for the installation of two new pickle-ball courts
- evaluating the need and location for a new maintenance building
- evaluating the expansion of the Wood Shop
- evaluating the need and location for a dog park
- assessing drainage issues
- assessing long-term street repairs
- assessing the need and location of walking, hiking and biking trails throughout the 40 acres.

These are just some of the areas that the Strategic Planning Committee is currently involved with.

Now, before you get too excited and grab your heart medicine, the Strategic Planning Committee **does not make** decisions. The role of the Strategic Planning Committee is to look at the big picture long term, do research, gather information and **make recommendations** to the Board. The Board will then schedule open meetings to share with the homeowners the different recommendations, proposals and options. The Board will seek homeowner input *in an orderly manner* during these meetings. Concerning larger projects over \$25,000.00, after information has been gathered, homeowner input has been

heard, a motion will come before the Board to take the project to all the homeowners for a vote. Concerning smaller projects (under \$25,000.00), after information has been gathered, a motion has been made, discussed by the Board and homeowner input has been heard *in an orderly manner* during a Board meeting, the Board will vote and decide on behalf of the homeowners.

The Strategic Planning Committee is scheduled to make their presentation at the May 24th Board Meeting. Public meetings will then be scheduled.

The Buildings, Grounds and Maintenance Committee:

(formally the Buildings, Grounds and Landscape Committee)

The Mission of the Buildings, Grounds and Maintenance Committee (BG&M Committee) is to identify, investigate and provide cost figures for repairs, modifications and improvements to the buildings, grounds and on-going maintenance. It will manage projects requested by the general manager. The time frame for these projects fall within a three-year window from date identified. The Buildings, Grounds and Maintenance Committee reports to and is at the service of the general manager.

The **Building, Grounds & Maintenance Committee** members are:

Art Schuh, Chairman, Brian Couvillion (Board Liaison Member) Doug Shellard, Dennis O'Brien, Vern Beloat, Ken Marks, Mike Coache and Alex Shaffer.

From the Strategic Planning Committee items move to the Board of Directors for a motion, discussion and approval and if required (over \$25,000.00), a homeowner's vote. Once approved the item moves to the Building, Grounds and Maintenance Committee. Again, these are projects to be addresses in the next three years or less. Currently then BG&M Committee is addressing the following issues or items:

- Street improvements
- Pickle ball court (currently waiting on the Strategic Planning Committee to identify the location of the new court)
- Grand Lodge air conditioning and heating (proposal to go to homeowner's vote)
- on-going maintenance issues
- drainage issues
- handicap ramps
- over-head door on the back of the stage
- dry-rot issues

These are just some of the issues that the Buildings, Grounds and Maintenance Committee is currently involved with.

Once an item from the Buildings, Grounds and Maintenance Committee has been approved by the Board of Directors, it

then becomes the general manager's responsibility to move forward with his staff and outside agents to complete the project in a timely manner. The President of the Board is responsible in over-seeing the general manager in making sure that the project is completed on schedule and on budget.

Hopefully in taking a few minutes to explain the functions of these two committees and how they work together with different purposes helps all homeowners have a better understanding of one of the business aspects of running your resort. Behind the scenes of all are social and recreational activities, fun and games is a seriously run business. We all should be thankful for the members of the Strategic Planning and the Buildings, Grounds and Maintenance Committees and all the members of our different committees who generously volunteer their time and expertise. So, the next time you see a member of one of the many committees here in the resort, take a minute to thank them for helping to make Juniper Ridge Resort, your resort, one of the best places on the mountain to live.

As homeowners, I want to remind you of the importance of your opinion (and vote) concerning the present and future facilities of your resort. It's important that when meetings are scheduled, seeking homeowner input, that you show up and officially share your comments and be part of the conversation. This will help the Board as it gathers information and votes, to

make the best decisions in the interest of all the homeowners
for the entire resort.

Carpe Diem,

Larry Weidner, President

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