



## Improvement Assessment Addendum

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This is an addendum to the letter sent November 3, 2020 to all members of RCC to address issues of concern raised at the annual meeting November 11, 2020 and subsequent petition.

Due to new COVID-19 restrictions we are unable to hold another public meeting as requested in the petition, therefore the RCC Board of Directors is posting all documents on our website [www.RupertCC.com](http://www.RupertCC.com) of information inclusive of all bids on the proposed new irrigation system to allow for all members to review and to be as transparent as possible on their proceedings. A ballot is also included with this addendum for members to vote again YES or NO on the proposed new irrigation system. This ballot must be returned no later than December 4, 2020 for it to be valid. The majority of votes in favor or against the assessment will be the direction the board will go.

From the meeting and the petition we feel the two biggest concerns of the membership are

- 1. The need for a qualified professional greens superintendent***
- 2. The cost and need of a new irrigation system***

### ***Greens Superintendent***

The board is presently in the process of hiring a NEW individual to fill the position of Superintendent for RCC. We have received ten applications for the position and are in the process of review to find the best person for the job. Interviews begin November 30, 2020 and we hope to have the position filled by the first of the year. We are excited for the opportunity to have a fully qualified individual to have on board but remember we are hiring a Greens Superintendent not a magical wizard who will wave his wand and all our problems will go away. Which leads us to concern number two.

### ***New front nine sprinkler system***

We have all witnessed a decrease in the golf course conditions over the past

several years and the board is addressing those issues with equipment upgrades and improving personnel. Last year we spent over \$30,000 in sprinkler repairs not to mention the countless man hours lost that could have been directed elsewhere. However, we still have the white elephant in the room of an old antiquated sprinkler system that is not going away. The questions raised is can we get by with what we've got for a little while longer? It can't possibly be that bad? Why do we have to do it now? (See attached professional opinion).

The board has gone through a yearlong process of acquiring the information needed and receiving and reviewing bids on the project this is not a last minute decision. We have spent a lot of time and effort in developing a five year plan. Our main concern is delaying the project will cost more in the long run than if we bite the bullet and do it now. We have favorable interest rates on the proposed loan we can lock in material at today's costs and we have a small window of opportunity to have the project done with little disruption to play. If we delay will we be pulling our new superintendent away from course improvements? That is a question we need to ask ourselves.

The cost of this project is a substantial amount. Many have questioned the low bid amount and the bank's loan amount. The discrepancy in the low bid and the loan takes into account the required 10% to 12% unforeseen expenses required by the bank. We understand that this assessment cost may cause some to consider dropping their membership. The board is proposing a three tiered level of payment to help out.

**1. Payment in full of \$2,580**

**2. Monthly payments of \$48.50 for five years (60 payments)**

**3. Annual minimum payment of \$560 due at the beginning of each year for 5 years (5 payments)**

If this assessment passes, we would hope that our members do not make a hasty decision. We as a board would ask that all members on the edge consider paying the annual payment. If you leave at any time the remaining debt stays with that membership. We hope the membership recognizes this improvement at the RCC is not only for our current golf course enjoyment but for generations of golf members to come.