



Improvement Assessment

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Fellow Members of the Rupert Country Club,

Over the past 5 years, the previous and current board has been working hard to assess and address the most pressing infrastructure needs of our golf course. The number one goal has been the playability of the golf course, and working on continued improvement of course conditions with an emphasis on the long-term outlook. Over much thought and hours of discussions during the past several years, there were 3 critical areas of golf course infrastructure that needs to be addressed.

- Aging mowing and maintenance equipment.
- Aging and overgrown trees with sprawling root systems
- Deteriorating and outdated irrigation systems

We've made some good improvements with yearly updates in efforts to update our old and high upkeep mowing and turf care equipment. This has started to pay big dividends with reductions of maintenance costs and improvements in green and turf conditions. Another big stride has been the continued tree and root removals on the front nine, including some areas on the back nine, and many areas around the greens. If you've played some golf recently, we're sure you've been thankful that some of those nuisances are gone.

Lastly, after much discussion, deliberation, and planning over the past few years, we have initiated the process of replacing our irrigation system on the front nine. We understand this is a large expense and there may be many questions, which we hope to address with this letter, as well as discussions as necessary at the annual meeting next week.

Why?

Basically, our irrigation system has been unreliable for several years. In fact, at various times throughout recent years, there have been times when controls and parts of the system have been completely down, conveniently happening in late July. Our golf course crew literally has been required to do late night manual operations and spot treatment just to hope to keep the turf from burning up completely. In a sense, we've been lucky these past couple of years were not as hot as anticipated. We have incurred significant expenses for necessary pump motors, broken heads, wiring and control repairs with labor and capital repairs in the tens of thousands to keep the system functional.

Beyond the expenditure of money, and arguably a most important reason for the upgrade, is the tremendous drag on productivity. Virtually all of the grounds crew time, beyond the necessary daily care duties, is dedicated to repairing and "babysitting" the irrigation system.

Do we need a complete overhaul?

The main component needed for a quality irrigation system is reliability and control. In order to get reliable control, especially on an old course with mature trees, we need more heads and they need to

be in the right locations. We need valving and controls to run them efficiently to deliver the right amount of water to the right areas without over/under watering other areas.

We've had discussions with Jim Ruelle of GPS Golf As-Built Design and Spencer Mendenhall about their past experiences of system repairs and overhauls. Based on our current problems, increased expenditures of maintaining the current system, and the risk of significant turf loss in the event of failure. It has been determined the best course of action for the future success and longevity of our golf course is to proceed with the recommendation to replace the current irrigation system. We believe the replacement needs to be completed as soon as possible. All members should be aware that a catastrophic failure of the current system is quite possible.

We reached out to Jim Ruelle, who has recently been part of the huge pond and irrigation project at Jackpot GC as well as Eagle Mountain in Utah, to provide further analysis of our system. He has helped gather multiple bids from contractors. Fortunately, the low bidder was also the more recommended company.

The costs came in a little above where we were hoping, due to continued increases in current material prices. However, we were able to shave some costs by eliminating some luxury features such as satellite control access (which can be added later). We also have some promising options to reduce the costs involved in digging out the new and expanded pond.

We understand the biggest concern is how this will impact all of us financially. With the impact of this assessment at the forefront, we've worked to prepare the enclosed 5-year outlook outlining our anticipated pricing, and some potential upgrades over the coming years. This is subject to change with future boards, but will serve as basic blueprint moving forward.

We're happy to announce we will have a monthly payment option in place for the sprinkler assessment, as well monthly payment options for annual dues and cart storage. The assessment will be attached to each membership, and carry with it until it is paid in full. There will be two options for payment of the sprinkler assessment and they are as follows:

- One time fee paid in full with 2021 Annual billing - \$2,580.00
- Monthly installments to be billed over 5 years (60 months) - \$48.50/month

Another change is coming to billing in 2021. You will notice that it will be split into two line items. The main dues will now be split into "Dues" and "Capital Improvements". This is only for internal billing purposes which will reduce sales tax dollars charged on our annual fees.

Enclosed is an ariel blueprint which shows some of the details of the new system as well as the layout of sprinkler heads for the project. Although this is an expense we would have liked to avoid, we're excited to work towards a better Rupert Country Club for tomorrow. There is comfort in knowing this will provide us the quality foundation for irrigation needs for the front 9 for many decades to come.

Thank You,

Rupert Country Club Board of Directors