



2015 IPVA Annual Meeting

Welcome



2015 IPVA Annual Meeting

Agenda

- Board Introduction
- Approval of 2014 Minutes
- 2015 Accomplishments
- 2016 Projects
- Concerns for the Future
- Top Level Financial Review
- WEB site and Communications
- Clubhouse
- Audit 2014
- Presentation of 2016 Budget
- Election of Directors
- Q& A



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2015 Accomplishments

- Two full Time employees provided 24/7 365 day coverage as directed by Membership
- Completed separation from Timbers
- Backup Generator in place for Water
- New Shop completed
- Seal coated all Roads
- Bear Proof Garbage Dumpster
- Independent Audit completed



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2015 Accomplishments –Con'td.

- Reserve Studies completed for Ops. and Water
- Cost Savings Actions
 - Operating with no GM
 - Reduced Moving Labor
 - Reduced Watering area
 - Rental Golf Carts
 - Requested and received lower Property tax



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2016 Projects

- Update CC&R's
- Update IPVA Bylaws for 2016 Membership vote
- Implement Vendor Maintenance programs on Toolcat, Loader, and Mowing equipment with Bobcat, Caterpillar and Toro
- Safety – Speeding, speed bumps, Fireworks
- Clubhouse Options for 2016 Membership meeting
- Continue with Sprinkler upgrade of Golf Course



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Long Range Concerns

- Resurface roads in the future @ \$350,000 to \$400,000 as they are now 20 years old
- Major Water system repairs could be very costly – planning on \$25,000 every 3 years
- Future Clubhouse decision – minimum of \$200,000 could \$500,000



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Top Level Financial Review

- Impact of split – show 2014 Balances
- Forecast 2015 Performance to Budget
- Reserve Funding Percentages
- 2016 Budget – same as 2015



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IPVA Web Site - Communications

- Web site - www.islandparkvillageresort.com
- Used to update your contact information
- Used to post Newsletter, Meeting notes, etc.
- Governing Documents available on line
- Will use **US Mail** for **ALL** official notices and newsletter



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2016 Clubhouse Direction

- Membership voted in 2015 to close Clubhouse and have annual Assessments @ \$750
- Round Table meeting Aug 25th confirmed Status Quo for with no spending, thus \$750 for 2016
- Smaller building won't reduce Ops. Cost as we would loose the current rental Income
- No major repair spending with occur on Clubhouse for 2016
- Deck over Pools – TBD, Safety Issue



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Clubhouse – Option 1

- Research possible uses for current space
 - Membership use
 - Draft layout
 - Prepare Cost impact to Ops. and Reserves
 - Lease space to retail operations
 - Present to the Membership @ 2016 Annual Meeting



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Clubhouse – Option 2

- Construct a new, smaller building
 - Determine if we can use existing foundation
 - Draft new layout/design
 - Demo current clubhouse
 - Prepare Cost impact to Ops. and Reserves
 - Present to the Membership @ 2016 Annual Meeting



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Clubhouse – Option 3

- Wait until we understand Timber's Clubhouse plan
- Repair only as Necessary
- Continue renting Apartment to offset higher fixed costs of the larger building



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2014 Audit Results



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2016 Budget Review



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Election of Directors



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- Q&A