

IPVA Annual Meeting

Welcome

IPVA – Contact Information

- ▶ IPVA has NEW Phone Numbers
 - Office Phone number 208 558 0271
 - Golf Phone number 208 558 0176
- ▶ Our Web site – ISLANDPARKVILLAGERESORT.COM
 - Keep your contact information current @ OWNERS CORNER
- ▶ IPVA office will be in the Clubhouse
- ▶ Contact you Board Members if you have questions – see WEB for contact information
- ▶ Don't go the old office as they can't help you

IPVA & Timbers Separation Status

- ▶ IPVA Membership voted to separate in Aug.
- ▶ IPVA and Timbers are still one organization until all items in the MOU are complete
 - Surveying and land title work is process
 - Titles to vehicles and land to be transferred upon completion of all items
 - \$150,000 to be paid to IPVA on Nov 1, 2014
- ▶ Once separation is complete we will be a LOT OWNERS **only** Association

IPVA – 2015 Budget

- 165 Lots fund the Budget
- Operations Budget - \$312,409
- Water Budget - \$32,744
- Reserve and Replacement - \$25,400
- 2015 Annual Assessment
 - \$625 Operations and Reserve Replacement
 - \$125 Water
 - \$750 Total 2015 Assessment

**Island Park Village Association, Inc. (IPVA)
Operating, Replacement, Land Acquisition Budgets
w/o Clubhouse**

FY 2014-2015

	Lot Owners	Common Operation	Golf Course	Clubhous	Other	Budget Total
REVENUE						
Operating Assessment	107,745					107,745
Reserve/Replacement					25,400	25,400
Green Fees/Driving Range			170,400			170,400
Activity Income/User Fees						-
Clubhouse Sales				7,300		7,300
Rentals						
Snow Removal	10,500					10,500
Other	500	4,000				4,500
Less Cost of Sale			(8,800)			(8,800)
Less Discount	(4,636)					(4,636)
Total Revenue	114,109	4,000	161,600	7,300	25,400	312,409
EXPENSE						
Salaries & Wages		22,400	98,800			121,200
Salaries & Wages Snow Removal	9,244	10,000				19,244
Employee Insurance & Taxes		3,000	7,800			10,800
Fuel		4,000	3,500			7,500
Gen & Admin	750	35,900				36,650
Supplies & Repairs/Maintenance		9,000	34,500			43,500
Utilities		2,600	4,000	1,365		7,965
Taxes & Insurance		17,650	4,500	4,000		26,150
Miscellaneous		1,500	8,500	4,000		14,000
Reserve & Replacement					25,400	25,400
Subtotal	9,994	106,050	161,600	9,365	25,400	312,409
Transfers						-
Total Expense	9,994	106,050	161,600	9,365	25,400	312,409

IPVA – 2015 Staffing

- Two full time employees for snowplowing and domestic water – Dan and Craig
- One part time staff for Administrative needs
- Clubhouse/Golf Manager – May to Sept
- Golf Course maintenance will be staffed with 2 full time and seasonal staff
 - Reducing staff from 5 to 3 with less area being maintained
- Clubhouse will be staffed with seasonal staff

IPVA – Current Clubhouse

- Budget assumes Clubhouse Closes on Oct 1, 2014
- Limited Operation considered, but not feasible due to
- - Full time staffing and Overhead required
 - Safety and health issues/concerns – filters and pumps
 - Costs of insurance, heat, power, taxes, etc
 - Immediate Major maintenance needs - \$50,000
 - \$400,000 of Major repairs needed
 - Very few users other than holiday weekends (4)

IPVA – 2015 Facilities

- Clubhouse house plans from 1979 are being reviewed by Professional Engineer to determine if building can be remodeled for our future needs– Clubhouse, Storage, and Shop TBD
- **SEE NEXT FOIL**
- Plans for a ~1500 sq. ft. Activity building with underground storage were developed in 2012
- We need to replace current 1600 sq. ft. shop for next years needs – will be paying Timbers utilities for use of current shop
- **BIG JOB AHEAD OF US !** -Have a committee of 5 and we could use more committee members

IPVA – Clubhouse Report

▶ **Description Existing Evaluation**

- ▶ West Deck Joist DF 2x12 @ 16" o.c. Fails by 30% in bending
- ▶ West Deck Joist Carrier (2) DF 2x12 Fails by 35% in bending
- ▶ North Interior Pool Deck Joist DF 2x10 @ 16" o.c. Meets Code
- ▶ North Interior Pool Deck Carrier 5.125x12 GLB Meets Code
- ▶ South Interior Pool Deck Joist DF 2x12 @ 16" o.c. Fails by 10% in bending
- ▶ Second Floor Joist DF 2x12 @ 16" o.c. Fails by 20% in bending
- ▶ Handicapped Accessibility Not accessible – See below
- ▶ Roof Beam over Pool 8.75x28.5 GLB Fails by 41% in bending
- ▶ Roof Beam East side of Pool 5.125x12 GLB Fails by 30% in bending
- ▶ TJI in Roof 14" TJI @ 16" o.c. Fails by over 100% in bending
- ▶ TJI between Pool Rafters 14" TJI @ 24" o.c. Fails by over 100%
- ▶ North Roof Rafter DF 2x10 16" o.c. Fails by 40% in bending
- ▶ North Roof Rafter Carrier 5.125x12 GLB Fails by 30% in bending
- ▶ East Exterior Foot at Racket Ball 30x30x12 Cont. Ftg Meets Code
- ▶ Exterior Deck Footing West Side 24X24X12 Pad Ftg Fails by 30% in Soil Bearing
- ▶ Interior Footing Carrying Beams over Pool 30X30X12 Cont. Ftg Fails by 75% in Soil Bearing

IPVA – Clubhouse Vision

- Clubhouse and staff will support all summer activities – Golf, Tennis, Driving range, Pickle ball, Bikes, etc.
- Non IPVA members will be charged for use of Tennis Courts and pay higher fees for Golf
- Snack Bar with drinks
- Indoor seating
- Beer and Wine to be offered - TBD

Lot 17 for Sale

Lot 17 is now owned by IPVA after Sheriff Sale last year

We are offering this Lot 17 to the highest bid over \$30,000 to any Lot owner

Bidding will be closed to Lot Owners on Oct. 15, 2014

Lot 17 will be listed on MLS if not sold by Oct 15

- Thank you and please support the 2015 Budget