

The Refuge Community Association Inc.
Special Board Meeting Agenda
June 1, 2022 at 4:00 P.M.
Location: Via Zoom

I. CALL MEETING TO ORDER – Meeting Called to order at 4:02 pm.

II. ROLL CALL

A. Board Members: Fran Delach, Gary Roundy, Dianna Soltesz, John Crombach, Steve Ticknor

B. Management: Amy Telnes

C. Members/Guests:

III. Sale of Liquor License

- F Delach provided a brief updated on the options regarding the sale of the liquor license as well as the proposed rates for the Iron Wolf Golf Club (IWGC) for the golf and social memberships.
- The membership fees presented are proposed and not confirmed to date. There is potential waiver of the initiation fee if the POA enters into an agreement to assist with irrigation and landscape maintenance costs at an agreed upon amount.
- As a reminder, the restaurant and bar will be open to the public and no membership is required.
- D Soltesz reviewed summary slides that explained the four options that board considered regarding the sale of the liquor license to the IWGC.
- Below are the options that were presented and considered by the board. The assumptions that the options were based on are:
 - IWGC golf course will be private. Open to residents that become members. Opens Q1 2023.
 - The IWGC restaurant will open to the public. Opens July 2022.
 - IWGC needs to decide quickly on purchasing of POA Liquor License so that they can market their grand opening appropriately as fully public
 - The restaurant and amenities (e.g., pool, spa, masseuse) will be available to residents with no fees.
 - Social and golf memberships will be discounted for residents.
 - The restaurant will have two options: Reflections for fine dining and Bogeys and Stogeys for casual dining /sports bar.

#	Option	Pros	Cons	Financial Impact
1	<ul style="list-style-type: none"> Do not sell the license to the IWGC. Sell to another party at full cost Agree to IWGC use of road on a pay per use basis 	<ul style="list-style-type: none"> Full cost of liquor license is recovered Ability to focus additional funds to eliminate lawsuit debt earlier than remaining 3 years & potential dues reduction 	<ul style="list-style-type: none"> Doesn't support building a collaborative relationship with the IWGC plan to rejuvenate the course and restaurant / bar that will likely increase our home values in a significant way Risk that IWGC doesn't proceed with full renovations as planned Risk that IWGC restaurant and golf could go exclusively private without ongoing \$ commitment 	No cost impact to POA. Full cost of license (\$180K) is recovered. No ongoing commitment
2	<ul style="list-style-type: none"> Sell liquor license to IWGC at half the cost Agree to IWGC use of road on pay per use basis 	<ul style="list-style-type: none"> Demonstrates good initial \$ commitment from the Refuge POA to the success of IWGC Ability to focus additional funds to eliminate lawsuit debt earlier than remaining 3 years & potential dues reduction 	<ul style="list-style-type: none"> Doesn't support building a collaborative relationship with the IWGC plan to rejuvenate the course and restaurant / bar that will likely increase our home values in a significant way Risk that IWGC doesn't proceed with full renovations as planned Risk that IWGC restaurant and golf could go exclusively private without ongoing \$ commitment 	Cost of \$90K to POA. No ongoing contribution

#	Option	Pros	Cons	Financial Impact
3	<ul style="list-style-type: none"> • Transfer liquor license to IWGC at no cost • Agree to IWGC use of road on pay per use basis 	<ul style="list-style-type: none"> • Demonstrates strong initial \$ commitment from the Refuge POA to the success of IWGC 	<ul style="list-style-type: none"> • Making large commitment prior to residents seeing golf course and restaurant/bar renovated • Risk that IWGC restaurant and golf could go exclusively private without ongoing \$ commitment • More challenging to focus additional funds to eliminate lawsuit debt earlier than remaining 3 years & potential dues reduction 	Cost of \$180K to POA. No ongoing contribution

#	Option	Pros	Cons	Financial Impact
4	<ul style="list-style-type: none"> • Sell liquor license via a Promissory note payable over 4 years to IWGC • Consider waiving the remaining payments after two years if Golf Course/Club is restored as planned • Contribute to IWGC irrigation at a rate of \$60,000 per year out of POA existing dues • Agree to IWGC use of road on a pay per use basis 	<ul style="list-style-type: none"> • Provides opportunity for community to see progress of golf course over time before making larger commitment • Ongoing POA financial contribution shows commitment and appreciation for IWGC investment. Builds collaborative partnership • Provides opportunity for us to directly contribute to protecting/growing home values • Potential to protect against restaurant / bar becoming exclusively private • Potential for further reduced IWGC membership cost to homeowners 	<ul style="list-style-type: none"> • If irrigation contribution started now, making large commitment prior to residents seeing golf course and restaurant/bar renovated • If delayed irrigation contribution i.e. 2023 then could increase lawsuit loan payments and wait till course is restored • Could delay potential for dues reduction 	<ul style="list-style-type: none"> • Cost of liquor license to POA of \$90K after \$90K Y1/Y2 IWGC payments. • \$60K per year for water irrigation ongoing

- After the slides were reviewed, the floor was opened to questions from the community.
- Post the question-and-answer period, the Board voted to move forward with Option 4 regarding the liquor license with an unanimous vote: 5- 0.

Questions and Answers:

Q: If the golf course ownership declined to purchase the POA's liquor license, how will they get one? We were told we got one of the last one's available.

A: IWGC purchased the previous owner's license which has limitations that the Series 6 license that the POA owns.

Q: Mr. Stone gave last year indicated that he had the resources to finance this restoration. If this is correct, why are we being asked to help finance this venture?

A: We are not being asked to help finance this project. We are floating ideas about how to be good neighbors and protect our property values.

Q: Is the sig membership unlimited golf?

A: Signature Membership is unlimited golf.

Q: Is the golf course going to be fully or semi private? Are there enough golfers in town to support the course year round as a fully private course?

A: The course will be private and to play, a golf membership is required. David Stone is also working on securing corporate sponsorships to support the golf course.

Q: Will you offer non-residents a membership?

A: Non residents are able to purchase a golf membership.

Q: How do the CC&R's sections 6.2, 1.42 and 1.11 allow any of these proposals to occur? Has the BOD had a legal review of the proposals?

A: Legal counsel has approved the concept of funds being used to benefit the Refuge community as a whole via golf course enhancement.

The meeting was adjourned at 5:03 pm.