

DRAFT FIVE-YEAR STRATEGIC PLAN COMMUNITY INPUT MEETING

SEPTEMBER 7TH
RIORDAN HALL

PURPOSE

The Five-Year Strategic Plan formulates a general strategy, which will help lead the POA over the next five years. This Plan will commence at the beginning of 2023 and conclude at the end of 2027. This Plan will focus on key elements, including Assessments, Reserves, and Key Projects.

BACKGROUND



MEMBER SURVEY & FOCUS GROUPS

The Five-Year Strategic Plan was developed using information from the Member Survey & Focus Groups. The Survey included over 12,000 responses from members, combined with detail driven Focus Groups. The findings from the Member Survey & Focus Groups should be used as a companion document to this Five-Year Strategic Plan. A report on the Member Survey & Focus Groups can be found on the POA's website (Reports, Budgets and Financials » Bella Vista Property Owners Association (bellavistapoa.com)).

ASSESSMENTS

2023

Current proposal to vote for a \$3 assessment increase on improved properties, which would commence on March 1, 2023. If this effort were to fail, the next effort would potentially take place in 2024.

2026

Plans for another modest increase, which would commence on March 1, 2026, and would include an increase for improved and unimproved properties.

RESERVES

Unlike a municipality, there are no clear guidelines with regards to how much the POA should maintain in reserves.

In analyzing the issue, Management is recommending a long-term target of \$3.0 million for the POA and \$1.0 million for Water.

These targets are based upon risk and our insurance coverage, more specifically what is not covered by insurance. These targets can be achieved through sustainable contributions made over time. For the POA, it could take several years to reach this target.

RIORDAN HALL RENOVATION & NEW MEMBERS RESOURCE FACILITY

In February of this year, the Board of Directors approved the renovation of Riordan Hall and the construction of a new centrally located Member Services facility. While these projects were approved prior to the Five-Year Strategic Plan, they are significant projects which will enhance the lives of our members. Both projects are forecasted to be completed towards the end of 2023, thus impacting the cash resources of the POA in the first year of the Five-Year Strategic Plan.

KEY PROJECTS

Key projects are characterized as those that will have the greatest impact on enhancing the lives of our members. The following is not a comprehensive list of every project which will be undertaken, just the key projects. This list excludes projects of lesser prominence, such as the purchase of trucks for our lake rangers, resurfacing of parking lots, range ball dispensers, and other similar projects. The Five-Year Strategic Plan does not take the place of the annual budget but is a companion document to the annual budget.

COST RATING SYSTEM

Attempting to forecast the cost of projects over a five-year period is challenging, especially in this time of high inflation and supply chain issues. However, it is still important to provide our community with a general estimate of the cost of each project. To provide the community with some level of information regarding the cost of the projects, we will use a one-to-six dollar sign rating system.

\$	Small sized project, less than \$100,000 in cost
\$\$	Between \$100,000 and \$250,000 in cost
\$\$\$	Between \$250,000 and \$500,000 in cost
\$\$\$\$	Between \$500,000 and \$1,000,000 in cost
\$\$\$\$\$	Between \$1,000,000 and \$2,000,000 in cost
\$\$\$\$\$\$	Over \$2,000,000 in cost

GOLF OPERATIONS

2023

Tanyard Creek Practice Center Renovation \$\$\$\$\$

This would be a significant renovation of the Practice Center building. We will need to determine if it is more cost effective to build a completely new facility or renovate the old one. This would include the development of a teaching academy and a short game practice area.

2024

Kingsdale Pro Shop Renovation \$

This renovation would focus on carpeting, countertops, merchandise displays, paint, etc. and would be paired with the renovation of the restaurant.

2025

Metfield Pro Shop Renovation \$\$

This renovation will include some reconfiguration of the Pro Shop, plus carpeting, countertops, merchandise displays, paint, etc. and would be paired with the development of the Metfield Bar. Similar in many respects to the Highlands Pub and Patio, this location would focus on bar service, combined with limited food catered from one of our other restaurant locations.

GOLF MAINTENANCE

2024

Golf and Heavy Equipment Storage Facility and Expansion of our Metfield Golf Maintenance Facility \$\$

This is a combined project at the same location. Currently we have a large golf and heavy equipment storage facility that we rent at ArkMo. In addition to the storage facility, the Metfield Golf Maintenance Facility is in poor shape and needs to be renovated.

2025

Country Club Golf Course Master Plan \$\$\$\$\$

This would be a complete renovation of the golf course and irrigation system in accordance with the Golf Course Master Plan, which was developed several years ago. The Golf Course Master Plan incorporates course improvements to minimize damage caused by future flooding. The Valley Flood Study of 2017 was relied upon extensively in the development of the Golf Course Master Plan.

RECREATION

2023

Tiny Cabins \$

Add two additional tiny cabins to Blowing Springs, bringing the total number of rentable cabins to six. The tiny cabins have proven to be popular and financially successful.

2024

Tanyard Park Parking Lot \$\$

There is a need to expand the parking lot at Tanyard Park to accommodate the high usage of this amenity. Too often walkers/hikers are parking in the street or taking up driving range parking spots. The current thought is to expand into the grassy areas next to the parking lot.

Metfield Fitness \$\$

The renovation of Riordan Hall should be completed towards the end of 2023. Once this renovation is complete, the Metfield fitness area will be expanded into the vacated Member Services office space. This expansion will increase the Metfield fitness area by approximately 40%.

Tennis \$\$

Complete renovation of two tennis courts at the Kingsdale Tennis facility. Two courts were completed in 2018 and two more courts are scheduled to be completed by the end of 2022.

RECREATION

2025

Pickleball \$

Addition of four more courts at Metfield Park, which will bring the community to 14 outdoor courts and two indoor courts.

Riordan Playground \$\$

While the other playground equipment in the community has been renovated, this large amenity still requires an upgrade.

2026

Tennis \$\$

Complete renovation of the final two tennis courts at the Kingsdale Tennis facility. Once completed, all eight tennis courts will have been fully rebuilt.

Splash Pad \$\$\$

Build a splash pad close to the pool at Metfield Park.

2027

Centrally Located Indoor Pool Complex \$\$\$\$\$

This Olympic length pool will include slides and other play equipment for family and youth programming. This facility will be located close to Riordan Hall, in the center of the community. This will be a significant financial undertaking, well in excess of \$2 million.

FOOD & BEVERAGE

2024

Kingsdale Restaurant \$\$\$

Open a POA -managed restaurant at Kingsdale. A BBQ restaurant is currently contemplated for this site. This project will be paired with the renovation of the Kingsdale Pro Shop.

2025

Metfield Bar \$\$

Similar in many respects to the success of Highlands Pub and Patio, this location would focus on bar service, combined with limited food catered from one of our other restaurant locations. This renovation would not include the construction of a full kitchen, since there is insufficient space in the current footprint of the building to accommodate a kitchen.

2026

Lakepoint Lakeside Dock Bar \$\$\$

Development of a dock bar that is right on the water. In addition to the restaurant, wine bar, and banquet facility, this dock bar will give the POA a fourth concept at the same location.

LAKES & RV STORAGE

2023

Lake Ann Spillway \$\$\$

Portions of the spillway have been compromised, as demonstrated by the sinkhole. The total cost of the work is not yet known, but it is anticipated to be costly.

Aquaculture Ponds at Loch Lomond Park \$

Two aquaculture ponds are scheduled to be completed by the end of 2022 and would add three additional aquaculture ponds, significantly boosting our fish hatchery capabilities.

2024

Loch Lomond Spillway \$\$

While not as extensive and costly as the Lake Ann spillway project, the Loch Lomond spillway also needs to be renovated.

Lake Windsor Dam Paving \$\$

The paved access road at the dam has degraded and needs to be replaced.

LAKES & RV STORAGE

2025

Lake Ann Dam Paving \$

The paved access road at the dam needs to be replaced.

2026

Lake Norwood Dam Paving \$

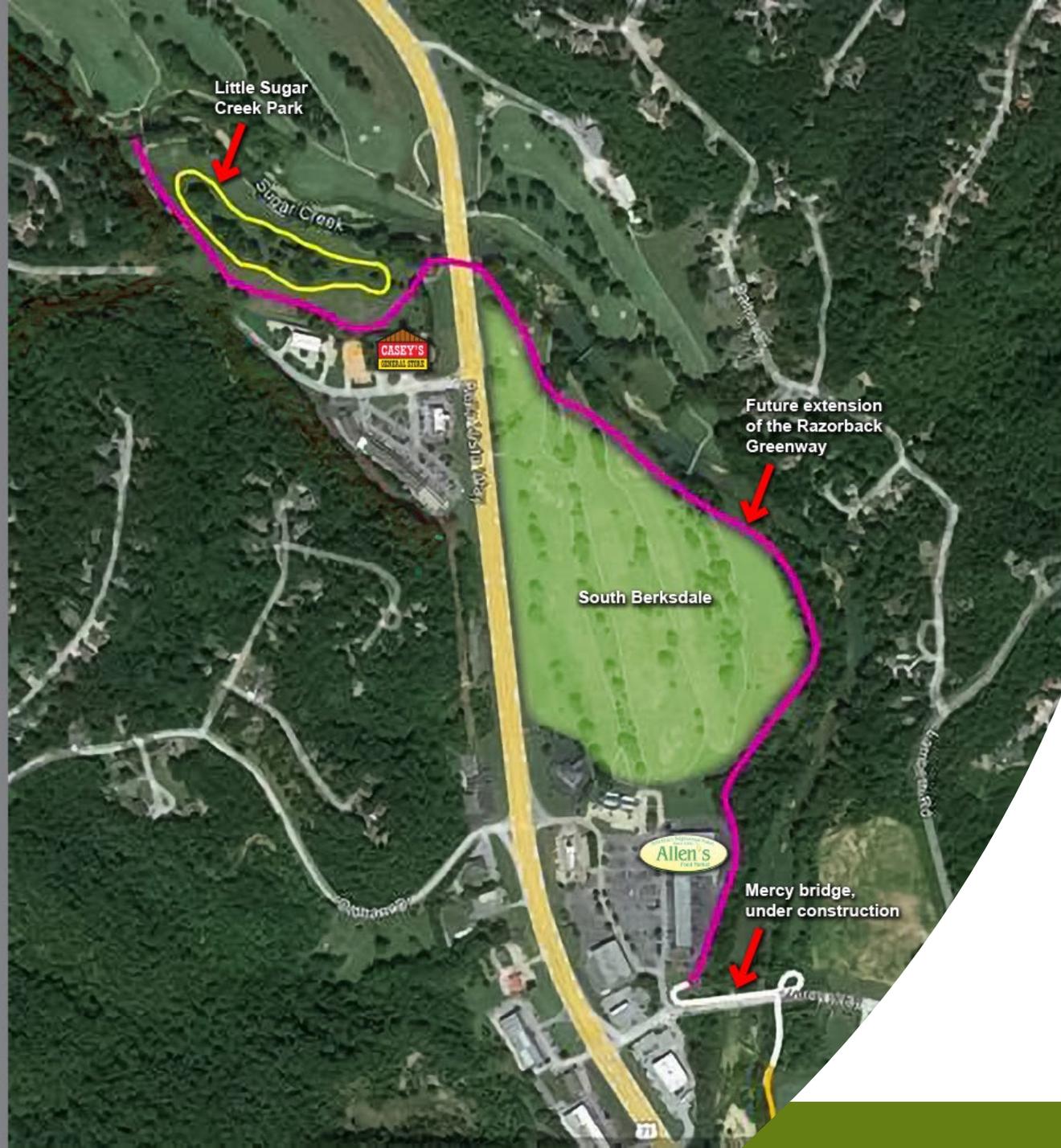
The paved access road needs to be replaced.

Repave RV Storage \$\$

The RV Storage area needs to be repaved.

Yearly Totals





BERKSDALE “SOUTH”

Make sure to fill out the survey when you receive it.

COMPARING THE FIVE-YEAR STRATEGIC PLAN WITH THE SURVEY RESULTS (COMMENTS SECTION)

Indoor Pool – Included (2026)

Additional Restaurants/Bars – Included (2024, 2025, 2026)

More Trails – Included (Berksdale South)

Metfield Mini Golf – Focus on Riordan course, centrally located

Playgrounds – Included (2025)

Extended Pool Hours – Staffing issues in 2022, will try again in 2023

Coffee Bar at Blowing Springs – Will continue with beer garden concept for now.

Disc Golf – Will continue with Branchwood for now.

24/7 Workout Access – Included (Riordan Renovation)

Splashpad – Included (2026)

Early or Late Fitness Classes – Included (Riordan Renovation, programming)

Indoor Gymnasium – Somewhat accomplished in the Riordan Renovation

Movies at Riordan – Included (Riordan Renovation, programming)

Golf Training/Practice Facility – Included (2023)

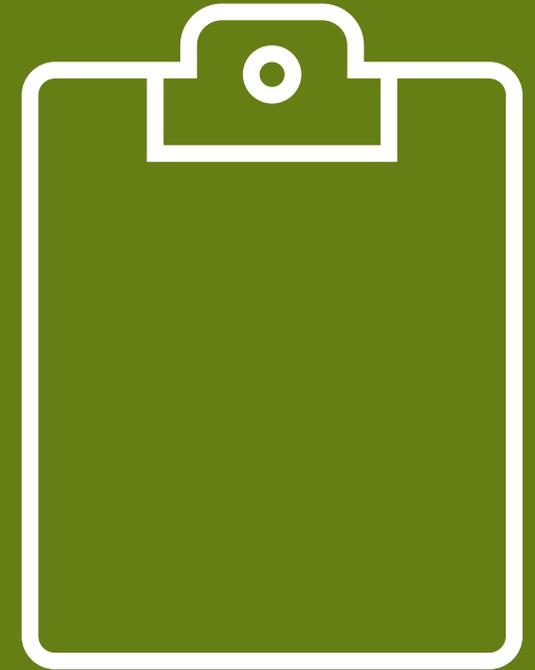
Archery – Challenge finding a good location

FEEDBACK

This is a draft version of the Five-Year Strategic Plan. The Board of Directors wants your input before the Plan is finalized. The POA will be sending out a survey.

Please take a few minutes to answer the two questions.

1. What do you like about the Five-Year Strategic Plan?
2. What did we miss and should consider adding to the Five-Year Strategic Plan?



QUESTIONS?