

From: Terence Groeper <terence.groeper@gmail.com>

Date: July 17, 2017

To: DHVA Board of Directors and Members

Re: How can we openly and fairly get informed member support for the Clubhouse changes?

Hello All,

Hope everyone's well and enjoying this rare balmy weather.

I'm writing for your advice, as a DVHA homeowner and on behalf of all the homeowners I've asked about the Clubhouse Project, now pending Board funding, but still without completely open due diligence of it's major changes and expenses.

How would each of you suggest that we all better understand what those changes will be, why we all need them, their benefits, and the estimated costs of each? We mean by the whole community.

These are obviously not urgent emergency repairs and, after a 45 year wait, there is yet time to better explain it to the many members who are still completely unaware of what's to be refurbished, what's to be removed, what's to replace it, what are the benefits, and what each change will cost. How can we do that *before funding it*, so that we all can fully support what you've planned?

How can we get their "buy-in" for this very necessary project and its optional changes? Perhaps, a better survey, this one with several detailed options, *each* with a written description/rendering, pro/con, and cost estimate? Aren't those the same key decisions that the Board should be voting?

Don't you think that it will be an easier decision, once you request and share the following 6 itemized cost estimates (rather than just one) from the architectural firm for:

- 1) A basic Clubhouse cosmetic-only remodel of existing spaces; no functional changes.
- 2) Added cost (or saving) of removing entire kitchen and adding only a small wet bar.
- 3) Added cost to remove gym wall and "expand" the gym area throughout the lower floor (including the cost of new equipment and it's added maintenance cost from our gym vendor).
- 4) Added cost to remove the firepit and its chimney; then repair those areas.
- 5) Added cost to convert the Billiards Room into the "Lounge" shown in the "Final Plan."
- 6) Added itemized cost(s) for anything not mentioned above, but in the "Final Plan."

Of course, each of those estimates will likely be in a wide range, depending on how luxurious our high-end designer/architect is allowed to go. Should the Membership agree, what fiscal restraint will the board apply?

Aren't those among the long-standing questions that urgently need to be answered and published, well before any other designer expense, board action or member survey? At least that's what everyone I've asked tells me...they are eager to have *a fully-informed say on each item* in this mostly optional, but total re-make of their Clubhouse. I'm certain that this can be done openly and easily ...and offer you my time, energy and cooperation to make it so.

Please discuss this during the Board's open meetings and advise us all on how you plan to do it. Heartfelt thanks for that. I also invite each of you to call me anytime to discuss honest ways to gain support and advance this project. After all, to do it right, takes an entire Village; let's make it happen!

Yours for a better Association...the best,

Terence Groeper (415) 970-0900 Landline

The clear choice for honesty, openness, good governance and fiscal responsibility.