

March 30, 2021

Greetings Fairway Villas residents,

The results of the 2021 Capital Projects and Capital Equipment survey have been tabulated, and are attached for your information. We will also post the tabulated results on the CAC website. Any questions on the survey results can be taken during the next community Zoom meeting scheduled for Saturday April 10th.

130 people responded to the Capital Projects section of the survey, and 120 responded to the questions on capital equipment. Thanks to everyone who took the time to respond.

A brief summary for the Capital Projects questions, ranked by the Weighted Priority Average scores follows: (see the tabulation results pages for the definition of the term)

- 1) Devote \$10,000 to the separate, long term Capital Reserve account
- 2) Replace the existing overhead pool doors with a new sliding entrance door system.
- 3) Undertake a Cost / Benefit study to Install Solar Panels on the Clubhouse and Lodge Buildings
- 4) Concrete Sidewalk Extension (Located on the East Side of Clubhouse Parking Lot)
- 5) Remove the existing overhead pool doors and replace with new aluminum storefront glass system (this will go away based upon the ranking of the other pool door project)
- 6) Fencing, with gated security access control, to totally enclose the back-patio area at the Lodge
- 7) Improving acoustics in the Clubhouse Great Room
- 8) Furnishings and Fixtures in the Clubhouse. This list would include refurbishing kitchen cabinets and built-in casework in the Clubhouse, and purchase of 8 new chairs to match the existing style chairs for the new tables in the Clubhouse:

The Capital Projects budget is \$40,000. After satisfying moving \$10,000 of the budget line to Long Term Capital Reserves, that will leave \$30,000 for the remaining items.

The next item on the list is the pool door replacement with a sliding door system. Our tentative budget for this line item was \$26,000-\$28,000. This budget was assembled based upon some pricing the CAC had sought at the end of 2019, and increased by a factor to allow for inflation, plus include scope of work items that will need to take place following the door installation, such as interior drywall patching and painting.

The next item down the list is a solar study for the Clubhouse and Lodge buildings. We had shown a budget of \$2,000 in the survey. However, we don't really think this money will need to be spent. The CAC will take ownership of this study by contacting vendors and getting evaluations from them. We do not want Timberline involved with this effort, as their costs for time will needlessly take away funds that can be used on the other capital projects. Once we have completed this step, our intent is to use this information as a basis for a capital project in future years, if the community favors moving forward

once the costs and benefits are known. We will communicate the results of this effort when it is completed.

Our hope is that we can see some savings compared to the budgeted amounts for the pool door system, and if no money is needed for the solar study, to have enough left over to complete the sidewalk extension. Likewise, if the costs for the pool doors go beyond the budgeted amount, the amount of money remaining in the line item hopefully will act as a contingency amount to take care of the entire cost of the pool doors. If we run into issues with the budget, we will not move forward with the project, and come back to the community.

The results of the Capital Equipment survey ranked the Ab/Back machine first, and the Stair Master second. The differences in priority score were pretty small. In discussing the results, the CAC has decided to not recommend the purchase of one machine over another at this time. Rather, taking into account the number of comments where people had an opinion about additional types of equipment, we think that it is more prudent to study what we have before committing to a purchase. Our reasoning is further outlined in the review of the comments document.

There were many comments included by the survey participants. 28 added comments in the Capital Projects section, and 25 provided comments in the capital equipment section of the survey. The CAC has decided to provide a review of many of the comments, and provide additional information in a global way. Our review is attached, as are all the comments received on the survey form. Not every comment is addressed, but looking at the comments in their totality, we felt this was a reasonable way to follow up on the subjects raised.

Once again, a huge thank you to everyone who participated.

Fairway Villas CAC

	Priority Number and Responses per Priority Number					130 Total Responses										Comments
	1	2	3	4	5	Total Responses per question	Total Priority Points Score	Survey Weighted Priority Average								
Capital Expenditure Priorities: For 2021, the approved Budget for Subdistricts 1 and 4 have a line item for Capital Projects of \$40,000. This survey is to assess the community's sentiments for prioritization of how to spend that money. The projects listed below were compiled from items included in the CAC survey done in 2020, and include additional items suggested by the CAC board, subcommittees, and input during the December Community Zoom meeting. When completed, the results of the survey will be tabulated and ranked, be shared with the community, and given to Timberline District Consulting to begin the process of implementing the highest ranked priority projects as money will allow. Please rank the following options in your order of preference, with 5 being your highest priority and 1 being lowest priority. You may only choose your top 5 of the 8 options below. The 5 options you choose as most important must be ranked 1-5.																Highest dollar amount in range stated in the Capital Project description is used in the monetary tabulations. If project actually costs less, then leftover monies will flow down to the next highest ranked project.
1. Devote \$10,000 to the separate, long term Capital Reserve account for replacing existing capital items consistent with capital projects as identified in the TCMD Reserve study, when it finally becomes public and adopted. (Examples would include appliance replacements, pool refurbishment or equipment replacement, HVAC equipment, etc.) This would be in addition to the \$25,000 already earmarked for the 2020 and 2021 budget years.	16	6	9	14	41	86	316	3.67	66.15%	19.04%	15.66%	\$10,000.00	\$30,000.00			
4. Replacing the existing overhead pool doors with a new door system. This is envisioned as a sliding entrance door system similar to those found at entrances to large supermarkets, medical building entrances, etc. The sliding door panels would be manually operated: - \$26-\$28k	9	7	12	15	9	52	164	3.15	40.00%	9.88%	9.47%	\$28,000.00	\$2,000.00			
7. Undertake a Cost / Benefit study to Install Solar Panels on the Clubhouse and Lodge Buildings to offset the large monthly electricity bills.	12	13	27	23	12	87	271	3.115	66.92%	16.33%	15.85%	\$2,000.00	\$0.00			
6. Concrete Sidewalk Extension < \$3K (Located on the East Side of Clubhouse Parking Lot to connect the walking path to the sidewalk at the street.)	8	16	22	20	10	76	236	3.105	58.46%	14.22%	13.84%	\$3,000.00	(\$3,000.00)			
5. Remove the existing overhead doors and replace with new aluminum storefront glass system, with a single swinging door at each opening. The intent is a window wall of fixed glass storefront that would fill the entire existing overhead doorway opening - \$17K-\$21K	6	12	14	12	4	48	140	2.92	36.92%	8.43%	8.74%	\$0.00	(\$3,000.00)			This line item has been zero'd out due to similar project in the same building location placing higher in ranking
8. Fencing, with gated security access control, to totally enclose the back-patio area at the Lodge. - \$11K - 14K	18	18	12	11	13	72	199	2.76	55.38%	11.99%	13.11%	\$14,000.00	(\$17,000.00)			
2. Improving acoustics in the Clubhouse Great Room (with the kitchen) as outlined in the acoustics study Timberline completed in 2019. This project would install acoustic panels on the ceiling of the space: - \$8-\$10k	18	12	9	9	11	59	160	2.71	45.38%	9.64%	10.75%	\$10,000.00	(\$27,000.00)			
3. Furnishings and Fixtures in the Clubhouse. This list would include refurbishing kitchen cabinets and built-in casework in the clubhouse (\$5K- \$10K), purchase of 8 new chairs to match the existing style chairs for the new tables in the clubhouse: (\$4k), Total suggested budgeted amount to be \$15K - \$20K.	21	19	9	12	8	69	174	2.52	53.08%	10.48%	12.57%	\$20,000.00	(\$47,000.00)			
TOTALS						549	1660			100.00%	100.00%					

Table is sorted by "Survey Weighted Priority Average" from highest to lowest

Priority Points score is sum of priority number multiplied by number of responses per priority; i.e for first question = (1*16)+(2*6)+(3*9)+(4*14)+(5*41)=316

The Survey Weighted Priority Average for each question = Total Priority Points Score / Total Responses per question; i.e for first question = (316/86)=3.67

Fairway Villas CAC Capital Equipment Survey - March 2021

Results sorted to show highest Survey Weighted Priority Average, Highest to Lowest
March 13, 2021

Capital Equipment Items: the 2021 Budget includes a line item for Capital Equipment expenditures of \$5,000. Please rank the following options in your order of preference, with 4 being your highest priority and 1 being lowest priority. Fitness and Social equipment:	Priority Number and Responses per Priority Number					120 total responses							
	1	2	3	4	5	Total Responses per question	Total Priority Points Score	Survey Weighted Priority Average	% of Total Responses to question	Question Priority %	Response % to total responses for question	Budget amount in project item	Amount left in budget after this Project
1. Fitness Ab/Back Machine - \$3K	17	10	27	32	11	97	301	3.10	80.83%	27.97%	25.46%	\$3,000.00	\$2,000.00
4. StairMaster / Stair Stepper - \$3.5K	17	19	20	25	15	96	290	3.02	80.00%	26.95%	25.20%	\$3,500.00	(\$1,500.00)
3. Mini Golfing Man Game - for an Indoor Golf League. Cost and number TBD	25	22	21	18	8	94	244	2.60	78.33%	22.68%	24.67%	\$500.00	(\$2,000.00)
2. Dart Machines - for a Darts League. Cost and number TBD	24	29	17	12	12	94	241	2.56	78.33%	22.40%	24.67%	\$500.00	(\$2,500.00)
TOTALS						381	1076			100.00%	100.00%		

Table is sorted by "Survey Weighted Priority Average" from highest to lowest

Priority Points score is sum of priority number multiplied by number of responses per priority; i.e for first question = (1*17)+(2*13)+(3*27)+(4*32)+(5*11)=301

The Survey Weighted Priority Average for each question = Total Priority Points Score / Total Responses per question; i.e for first question = (301/97)=3.10

CAC Review of the Comments Made with the 2021 Capital Projects Survey

Gated Community:

This subject has been mentioned at prior community meetings. Since none of the current CAC board members personally heard a representation from any sales person as they were purchasing their homes that the Fairway Villas development would be a private gated community, it is difficult for us to verify. Nevertheless, it didn't happen, and to contemplate such an undertaking would face serious obstacles. We think that everyone should be aware of the things that would need to happen, and the resulting effects.

- 1) All current roadway access points to the community would need to have gate structures designed and constructed. This would entail not only physical gate posts and gates, but access control devices, which would require an extensive electrical installation at each street entrance, and a system developed to control gate opening and closing. Registration of fobs, or windshield stickers, and the labor needed to maintain the access control system would be expensive.
- 2) Each one of the pedestrian access points into the development would need to be fenced, and access control gates would need to be installed.
 - a. For Phase 1 this would include security fencing at all the sidewalk access points along Dunkirk, Maxwell Place, and along the walking path on the south side of the development along the golf course. Especially problematic would be the path connections at the Clubhouse, since it is a public path, and preventing access to the Clubhouse grounds effectively would negate public access continuity for this path.
 - b. For Phase 2 this would require securely gating off all pedestrian connections from the interior walking paths to the Highline Canal Trail. Each of the sidewalk connections to Maxwell Place somewhere beyond the Jebel Street intersection would need security access control gates to avoid conflicts with the golf course cart paths crossing Jebel Street.
- 3) All the existing road rights-of-way would need to be abandoned by the City of Denver and deeded over to, presumably, TCMD. This would mean that all streets, curb and gutters, and sidewalks along the streets become private property. That process might be a tall order, and it would entail some significant expense for all the legal fees associated with the endeavor. As is the case with Denver, usually you get to pay their legal bills for all the time they spend working on the agreements and paperwork, in addition to your own legal expenses.
 - a. Easements for utility lines - water, sewer, and electrical, and natural gas would need to be negotiated with their respective infrastructure owners.
 - b. Access to the mailboxes that are interior to the developments would have to be worked out with the Post Office. This would not be a sure thing.
 - c. The Park on 54th Place is currently a public park area. To include it into the gated community would presumably mean that there might be negotiations needed relative to removal of public access property from the remainder of the Ebert Metro District. This could entail purchase expenses.

- 4) The expense to maintain the roadway properties, once they are abandoned by Denver, would fall to the owners of the property, namely TCMD. Just such a situation currently exists with the Oakwood Enclave development, which is also TCMD Subdistrict #3. Effectively, this would mean that the property taxes for Subdistricts 1 and 4 would need to go up, in order to provide the funds needed to maintain these improvements. Not only is consideration for patching worn out asphalt or repairing broken gutters expensive, if everyone wanted streets plowed when it snows, there would be costs to bear for those services as well. Your taxes paid to the City of Denver that would otherwise be partially used for roadway maintenance would not go down. Thus, Denver would be eating your cake at your expense. And, you would have to pay for your own cake on top of that.....

In summary, our position is to never say never, but the realistic position is that such an endeavor would be hugely expensive, and probably difficult to get everyone in the community in agreement to foot the bill to make it happen. If anyone feels strongly enough that they need to live in a gated secure community, Fairway Villas is probably not the place to make that happen. Finding another place to live that provides that type of amenity you are looking for is the more reasonable approach.

Hot Tubs, an additional swimming pool at the Lodge, and/or enlarge the existing outdoor pool at the Clubhouse:

Pools are expensive propositions. To expand the existing pool at the Clubhouse either would require demolition of all or a portion of the existing pool, and cannibalizing surface area devoted to other activities to incorporate into additional pool surface area. Pool equipment would need to be enlarged, and utility costs would increase. In short, it would be a MAJOR capital project.

The same can be said for adding a pool at the Lodge. While there might seem to be ample land area to do so, simply adding a pool isn't the end of the requirements. Bathrooms with showers would need to be added and space constructed to house pool equipment would be necessary. In short, it would be a MAJOR capital project.

Adding hot tubs(s) to the exterior in either building location begs the question of sizing, and in the case of the Lodge, the need for infrastructure upgrades and places to house the needed equipment to comply with Health Department regulations. Our buildings are more complicated and regulated than a private residence, making the addition of a hot tub more difficult. Public Health Department rules come into play that need to be acknowledged as part of the process.

A MAJOR capital project also implies a major amount of money needed to implement the project. Our view is that coming up with the significant funds that would be required would entail a property tax increase, and should get approval from a majority of the households in the community. The tax increase could take on a couple of approaches. One would be to float bonds, the other to simply raise the amount of money necessary over a period of years prior to construction beginning. The entire process, if initiated, would be a multi-year effort. Community appetite for such a project, and then the process of planning, design, and construction will take some time. Plus, the funds would need to be in place for our governmental entity to legally invite proposals for all the work needed.

Add a lighted tennis court by the Pickleball courts:

The land the Pickleball and Bocce ball courts sit upon belongs to TCMD and technically is Golf Course usage property. To add additional facilities would require consent of the Golf Course, which might be difficult to obtain. In addition, this would also be a MAJOR capital project. Land grading, construction of the courts, getting power to the courts, and dealing with overall drainage plans that haven't envisioned such a facility become complicated. As above, there is also the money side of a MAJOR capital project that would need to be satisfied prior to any work beginning.

The Lodge Furniture, Fixtures and Equipment ("FF&E") Amenities:

There were several suggestions for amenity and furniture items at the Lodge. We believe that there are many items that are needed for this building. We purposely did not include any of these items in the capital project survey, believing that their provision is ultimately the responsibility of Oakwood Homes to provide the community facilities that were promised to buyers in the community.

When the Lodge was "completed" by Oakwood Homes, a punch list was created by some members of the community that included many items that fall within this classification of FF&E. Oakwood, in an attempt to not take any direct responsibility for selecting these items, instead determined that they would provide a monetary "allowance" to be used to purchase the needed FF&E items. The monetary allowance amount is felt, by virtually all who have looked at the situation, to not be nearly enough to purchase what is needed. Examples of the items that are on the punch list include:

- Lounge or comfortable seating furniture for the Great Room
- Outdoor firepits (the original plans indicated a permanent firepit was to be installed; during construction Oakwood decided that 2 portable firepits would be more flexible)
- Outdoor Grill
- Folding tables and chairs for usage inside and outside on the patio for events
- Sound system equipment
- A/V display equipment for large groups
- Benches at shade structures for Pickleball and Bocce Ball courts
- Coat Racks

In addition, it quickly became apparent the Great Room has a severe acoustic problem. When just a few people are in the room talking, it is extremely difficult to hear anything with clarity. The reverberation characteristics of the room are terrible. Oakwood did commission an acoustical study that recommended a significant amount of acoustical absorptive material needed to be applied to the ceiling surfaces, and some wall surfaces. The District Manager has obtained a quotation from an acoustical contractor. The dollar amount represented by that proposal virtually takes up the entire amount of the monetary allowance for FF&E items Oakwood has transmitted to TCMD.

The original plans also indicated that trash and recycling were to be handled by the same type of residential bins that Denver uses for its trash and recycling program, and that Denver would provide the trash service. That turned out to not have worked, and now there is a dumpster located in the parking lot that is not in an enclosure. It violates covenants and the City of Denver requirements that would

have been imposed had such a dumpster been shown during the planning approval stages of the project. The issue had been communicated by CAC representatives to Oakwood before construction began. During construction they gave lip service to finding a solution in case the City of Denver trash bin solution didn't pan out. So far not much has happened for that alternate solution of an enclosure and home for a commercially serviced dumpster. Meanwhile, the dumpster still sits in the parking lot.....

Following the "punch list walk-thru" by Oakwood, representatives from TCMD, Timberline (District Manager), and representatives from Fairway Villas, a punch list was prepared that listed quite a few building items that were incomplete or not working, the need for acoustical treatment for the Great Room, as well as the need for FF&E items. Following the completion of the punch list, at the August TCMD board meeting where the acceptance of the amenities by Town Center from Oakwood was up for consideration, the CAC made recommendations to place conditions upon the acceptance that prescribed what was to be completed, by when, and that TCMD should secure commitments that Oakwood would pay for the necessary elements needed to fully complete the building to fulfill its intended usage, all prior to accepting the amenities. The acceptance of the building was deferred, supposedly to allow for the punch list to be completed. At the November TCMD board meeting it was announced that TCMD had accepted the amenities. We believe that the commitment for a "completed" project was never obtained from Oakwood as we had requested, and further, the representations during the board meeting that all the punch list items had been completed were not correct, in our view. We provided TCMD with our version of the punch list status following that board meeting.

The CAC is still working to get satisfactory resolution to the funding dilemma for the FF&E items. We are reluctant to recommend expenditure of monies to purchase the needed items without assurance that they will not be paid for out of property tax revenues. For certain items, we have asked Timberline to obtain proposals so that we can gauge how significant the monetary shortfall is.

Capital Equipment Items:

The suggestions contained a lot of ideas for additional fitness equipment. Based upon this feedback, we believe that the prudent step to take at this time is for there to be a more comprehensive look at all the fitness equipment that we have, located in both buildings, and do a community-wide assessment of the need for additional equipment. Included in that assessment would be consideration for physical space to accommodate what is "needed". Usually, "need" and "desire" have different definitions depending upon who you talk to. This community-wide effort would attempt to reconcile those two words.

It also occurs to us that members of the community may not really know what the various fitness equipment items are capable of providing. We believe what we have is very high quality, and to some extent the full range of exercises that can be accommodated by the multi-station pieces of equipment may not be fully understood. To that end, we have asked Alex to assist with setting up a focus group of interested individuals - an ad-hoc temporary committee. This committee would look into the fitness equipment "needs", "desires", and current assets, in an attempt to come up with an overall plan to determine if there are adjustments that need to be made to the current inventory, and how to accommodate it. This effort should include an educational component for how to use the equipment.

CAC 2021 Capital Projects and Capital Equipment Survey text box suggestions

If there is an additional capital project you would like to be considered, tell us what it is here.

Answered: 28

Skipped: 102

1. Fireplace in Lodge
2. I would much rather see our Fairway Community gated than the back patio area. We were promised and it was promoted that this community would be a gated community which turned out to be a COMPLETE LIE!! IT WAS EVEN ADVERTISED IN THE NEWSPAPER THAT IT WOULD BE GATED.
3. Consider automatic low maintenance pool system.
4. My entry here requires a few words of explanation and I apologize for that. I selected three items above that appeal to me with item 7 (solar system cost benefit study) being my favorite. But after some consideration I realized that item 7 is a real winner as there are any number of solar installation companies that will provide a cost/benefit study for FREE. So therefore I would like to add a 9th selection: 9. Install a rooftop mounted solar photovoltaic PV system sized to generate enough electricity to reduce the annual electricity bill to near zero. Now here again this is a winner as the PV system hardware and installation cost is paid for by the money saved each month by having an average near net zero usage of electricity. Obviously the question is how can the initial system cost be paid? I myself had worked in the solar installation business from 2005-2011. There are 2 basic ways to finance the initial cost: the best approach is for the owner to pay out of pocket which will result in the monthly electric bill going to near zero very shortly after the system is turned on. Also since the owner paid out of pocket the payback time will be further shortened since any tax credits or other community discounts go straight to the owner. The second method for funding the PV system cost is to obtain a loan from a finance source (bank, CU, or sometimes by the solar installation company). This will work but the results are not immediately noticeable as the owner would still see a monthly bill to cover the loan finance charge, and monthly principle amount. When I moved to Fairway Village 5 years ago I immediately had a large PV system installed by Namaste Solar on my rooftop. For no charge they designed the system and calculated the payback period which presently will be completed in 4 more years and the PV panels are warranted for 25 years. After the payback period is over the system will continue keeping my electricity bill low for as long as the panels keep operating. This is definitely something that should be pursued. Most of the other items on the list cost us money, installing a solar system is the only one that actually generates revenue for the residents at Fairway Villas.
5. Update pool and hot tub. Add outdoor hot tub.
6. A TV with iPad compatibility at the clubhouse for fitness classes or other classes such as currently available at the Lodge.
7. I could only select one item above not the five you asked us to do. The survey would only take one answer!?
8. Please install a concrete path from the street to the mailboxes located by the Community Garden. A path has been made across the grass and it looks very unsightly.
9. Get a hot tub for the Lodge instead of throwing money away replacing the overhead doors at the pool area. They are not broken and are the only manner to access the indoor pool, so replacing it at such high cost appears unnecessary.

10. Wasn't this building just opened (somewhat) last summer and you want to replace doors and furnishings already? Most of these projects are nuts and/or should have been included in the original construction. Therefore, I can only see some benefit to the solar panel project.
11. landscaping work along the walking trail from Phase 1 to Phase 2 (Lodge) past pickleball courts. edging the walkway with rock, grasses, etc. to keep the weeds at bay.
12. I would like to see a redesign of the Lodge great room to include a fireplace and comfortable seating - there is nothing "lodge-y" about the Lodge. I also would like to see the firepits that were promised installed.
13. Stucco repair on clubhouse
14. LARGE OUTDOOR HOT TUB, POOL TABLE
15. Solar shades in the clubhouse. Sun glares when playing games.
16. Place key fob access at all doors in the clubhouse, and put limit switches on all doors to alarm when any door is left open. Should be highest priority.
17. Fire pit at the Lodge, with chairs surrounding it (like at the Clubhouse).
18. I would to have the option of a lighted tennis court, maybe near the pickleball courts
19. AED for outdoor courts and bocce areas. I've seen many people's lives saved by these devices. Making this a gated community!
20. Expand the current outdoor pool at the clubhouse or build a new outdoor pool at Lodge.
21. We want a bigger outdoor pool. Expand the current pool by breaking up all that concrete patio that no one ever uses or put another one by the lodge. Our pool is ridiculous, it's like a bathtub not a pool!
22. Gym equipment
23. How about some comfortable chairs in the LODGE.
24. The Lodge is new so not clear on what needs replaced yet. Door options are nice but it's new and should have been considered earlier. Hard to think of spending funds on changing. Maybe other options?
25. Make our community gated for safety. Close off the entrances and hammerheads from sidewalks. Not just around The Lodge.
26. darkening curtains at top of windows since the glare is awful when trying to play games.
27. 1.Landscaping phase two in open area connecting 51st place to Jebel? 2. Phase two- mail box area needed to be more accessible to those with walkers, wheelchairs- also suggest a pergola type covering such as the ones in Phase 1
28. Thank you Al and Alex for all the hard work you put into getting this survey together.

If there is an additional piece of fitness equipment or social item you would like to be considered, tell us what it is here.

Answered: 25

Skipped: 105

1. Fireplace in Lodge
2. Treadmills would be greatly appreciated. I think that you could allocate more funds towards Fitness equipment than \$5,000
3. Would like Fitness on Demand at the Clubhouse with a large screen TV in the multi-purpose room. This would allow residents to have a group exercise if people want to get together for a specific exercise as yoga, core or stretching. Currently, the Lodge has the is program.
4. Pool table, table shuffleboard, rowing machine
5. Robotic Pool Cleaner. Especially for Outdoor Pool to gobble up all the potato bugs that fall in and drown.
6. seated elliptical exercise machine
7. Card tables or gathering tables with plexiglass dividers
8. Step up benches, higher volume dumbbells (60 and 70lbs), barbells, rods and plates
9. It looks like your desperately trying to find a way to spend our money.
10. TRX/Squat wall-mounted unit for the Clubhouse similar to what is located in the Lodge.
11. Corn Hole Boards for Lodge and clubhouse
12. NU-Step machine for lodge \$3K
13. Would like to see at least one more elliptical machine in the lodge.
14. Shade sails for both pickleball and bocce areas. Virtually zero shade now. Benches for both areas.
15. Barbells and incline bench
16. <https://www.nustep.com/product/t4r/> \$3.5K No-impact (entry level) use for people with health restrictions, or for those recovering from health issue ie: joint replacement or cardiac.
17. Bench press machine. Also, provide fitness classes with on site instructor and for other than yoga classes.
18. Bench press machine at Lodge. Fitness classes with a real life teacher! You used to have a really good class until the teacher quit. Find a way to get more teachers here! I want classes other than yoga! Like cardio and pilates. Fitness on Demand is not fun!
19. Calf machine and more smith machines
20. Mirror workout system
21. fitness equipment appropriate for the 55+ to improve upper body strength. Ab/Back machines are worthless for any age group. OFFER MORE STRETCHING OR TAI CHI classes instead of buying a Dart machine.
22. Weight machines for shoulders, chest, etc. Ellipticals, Spin Bikes, Step/Climbers, and Treadmills.
<https://www.coloradohomefitness.com/products/strength-training/home-gyms/>
<https://www.repfitness.com/strength-equipment/commercial-equipment>
23. Pool Table
24. If it hasn't been done, fix the Clubhouse overhead speakers and audio controls so meetings can be conducted using a mic that uses the overhead speakers. I assume there are overhead speakers throughout since the exercise room is outfitted with them...I'd assume the multipurpose room and Great Room are similarly equipped. Thank you!
25. Could the money be used for food and entertainment for social events?