

# **BEMA Board of Directors Survey**

## **Introduction to Survey Questions on Tennis/Pickleball Court(s)**

Below please find an update on the BEM tennis Courts. The board with the help of the Long-Term Planning Committee (LTPC) have paused the previously communicated plan to resurface one court as the result of two significant developments described below. Please review this and provide your feedback which will guide the Board forward on this issue.

1. Our declarations and protective covenants require a vote of the membership, if we are to take out one court.

It's important the we recall and respect the original and primary justification for having the courts. They are an investment that have added value to our properties while encouraging outdoor recreation for our families and guests. However, the Board needs to weigh the cost vs desire of our current members to fund a second court. In the spring 2021 LTPC survey, only 31% of the members that responded wanted to keep a second court, due to the extra cost and lack of usage for two courts.

2. We are not moving forward with resurfacing and fencing the west court at this time. The reasons are as follows:

- We were getting ready to have the west court resurfaced and we had the company contracted to do the work to do a final review. They found that the west tennis court has deteriorated a lot since last December. The Asphalt is getting older but there seems to be more moisture wicking up underneath it which is destroying the surface from below. Once this process starts, it will only continue to escalate and will show up in new places over time even with a new surface on it.
- Given this new information, it was decided by the Board to stop the process and get more feedback from the Membership on other options that may be more cost effective over time, get preferences on how to pay for it or other uses for the second court footprint.
- The previous thought process was to remove the east court as there was not enough usage or money for a second court. The first step of the process was to remove the asphalt surface so we could possibly reuse the material on our roads. Once the asphalt was removed, an older concrete surface underneath was exposed that was an earlier narrow court. Given this, before BEM removes the concrete, we wanted to gauge interest in alternative uses for this surface.

- There is a chance that if members vote for only one working tennis court, that we may decide to put that court on the east court and remove the west court. The reason being the fencing is better on the east court and the concrete base may be in better condition to resurface over. As a result, this may be less expensive. We are doing some more research on this with outside professionals and will communicate the results when this is finished.
- **We would like to thank the 41 Members that donated \$19K to Friends of BEM!** When we update the court, we will put up a plaque with those Member names. That money is sitting in a separate Friends of BEM fund and will only be used for the Tennis Courts. In addition to the donations, the Board authorized \$19K from reserves, so we have \$38K to pay for revitalizing one tennis court.

**The results of this survey will be taken into consideration by the Board when making a decision regarding the next steps in maintaining this community amenity.**

## **Court Preference Overview:**

A Post Tension Concrete Court should not crack for over 60 years or beyond. Asphalt courts will start cracking sooner perhaps after just one or two years and typically the asphalt will have to be replaced in 20 to 30 years as the asphalt deteriorates. Either type of court needs to have a new acrylic surface and needs to be coated and lined for tennis and pickleball every 8-10 years. A 30-year lifecycle cost analysis was performed showing the cost the Asphalt Court will cost BEM around \$167K and the Post Tension Concrete Court \$130K. Over 80% of all new or courts that were previously asphalt are being converted to post tension concrete due to the economics above.

### **1. One Court Preference Question:**

**Should we install a post tension concrete court at an extra cost of around \$73K over the \$38K that is currently budgeted? The post tension concrete court should last over 60 years or longer vs. an asphalt court at an extra cost of around \$17K that may last possibly 30 years. (In this option we would have one court lined for tennis with two pickleball courts.)**

Post Tension Concrete

Asphalt

## One Court Funding Question:

We have three obvious options to fund the first court, a one-time special assessment, an increase in annual dues or use money from capital reserves. (Numbers below assume no additional donations or money from additional sources. If you have another thought or options, please put this in question 7 below.)

- Special Assessment (\$437 per member for Concrete \$102 per member for asphalt.)
- Annual Dues Increase (Take out 10-year loan, Concrete \$14 per member per year, Asphalt \$58 per member per year.)
- Use money from capital reserves

## 2. Two Courts Yes or No Question:

In this option we would revitalize the second court. Do you want to fund a second court?

- Yes (If Yes, Answer questions 4 and 5 below.)
- No (If No, skip to question 6 below.)

## 3. Two Court Preference Question:

If yes, would you prefer a 2<sup>nd</sup> post tension concrete court at an extra cost of around \$110K?  
Or an asphalt court at an extra cost of around \$55K.

- Post Tension Concrete
- Asphalt

## 4. Two Court Funding Question:

If you voted for a second court which of the two funding options, would you vote for? (Note numbers below are totals for both courts.)

- Special Assessment (\$1,104 per member for Concrete \$433 per member for asphalt.)
- Annual Dues Increase (Take out 10-year loan, Concrete \$147 per member per year, Asphalt \$58 per member per year.)
- Use money from capital reserves

## 5. Other Potential Uses for the Second Court Location

### Question:

Realizing we currently don't have any funds for any of the options below, please check the preferred potential reuse of the court concrete pad, if we don't revitalize a second court.

\_\_\_\_\_ Repurpose space for other things like a community garden which typically would have fencing on all sides, water and boxes for garden.

\_\_\_\_\_ Repurpose space for multisport use like roller hockey, basketball, ice rink, bocci Ball

\_\_\_\_\_ Put a Pavilion over it (Issue is odd location to other amenities.)

\_\_\_\_\_ Remove concrete and fencing and return to meadow.

\_\_\_\_\_ Other, list your comments below in response to question 7.

## 6. Any other proposed uses, costs or comments on the tennis court(s):

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### Court Funding Loan Option:

If we don't receive any additional donations or money from selling equipment at auction the amounts above are the estimated maximum amounts each member will pay. We would like to see, if any member would like to make a 10-year loan to BEM for one or two courts. The 10-year loan numbers above assume a 6% interest rate. It is possible we could get a loan for a lower interest rate which would lower the annual payments.

**If you would like to make a loan to BEM for up to \$105K or 68K (The amounts are for each court if we do one or two courts.) please send a sealed letter to the BEM Secretary in the amount(s) that you are interested in and at what interest rate you would be willing to make the loan. The BEM Board will entertain the lowest rate first. If we have more than one Member at the lowest rate, we will put those Members in a hat and at a future Board meeting, one member will be pulled from the hat and offered the loan first. This will only be done, if it decided to take out a loan.**