

## **DHBA CAPITAL IMPROVEMENTS 2013-2014**

It has come to our attention that in order to cover our basic annual operating costs we need to increase our monthly dues.

-\$215 per month leaves us with a shortfall from November 2013 to August 2014

-\$250 per month would allow us to adequately cover our expenses and start the 2014-2015 fiscal year with \$32,000. It is a 16% increase over current dues.

-\$300 per month would allow us to set aside funds for very real future needs:

- Roofing for the 20 year old roofs on cabins 1, 2, 4, 5, 6, and 8, and roof on the storage garage at the tennis court

- Eventual resurfacing of the tennis courts

- Monies to enable all cabins to be upgraded and remodeled as needed within the next 6 years.

This is a 40% increase over our current dues.

The board feels very strongly that a dues increase is very much needed. Last dues increase was \$15 in 2009-2010.

**If the option agreed on by the membership is difficult for any of the shareholders to pay in the short term, payments can be made over a longer period of time.**

### **\$215 monthly dues**

Unable to cover basic operating costs, leaving us with a shortfall from November 2013 to August 2014

### **Option #1**

### **\$250 monthly dues with \$1000 special assessment**

<b>Project</b>	<b>Cost</b>
Cabin 1—Bathroom remodel (water damage).....	\$2500
Cabin 2—Replace stairs (safety).....	\$1620
Replace slider (very difficult to open).....	\$1415
Cabin 3—Replace fridge (leaking) and stove (safety, needs venting system).....	\$1000
Remove slider in main bedroom, replace with window—and sheetrock.....	\$1760
Blinds for slider.....	\$400
Cabin 7—Replace roof (water damage)	
Cedar Shakes 1-1/2” treated.....	\$16,250
Aluminum Rustic Shingle.....	\$15,535
Aluminum Standing Seam.....	\$19,200
Grand Sequoia Composition.....	\$11,050
Replace association dinghy.....	\$1400

Cabin 6—Bathroom remodel (water damage, hole in bathtub).....	\$3200
Cabin 8—New toilet (badly cracked), bathroom floor, sink and vanity.....	\$2250
Tennis Court—Repair crack and dip on east side of court (safety).....	\$1110
Water pipe replacement, repair when Alpalco replaces the electric line.....	\$3000
Lagoon dredging permit renewal—if we are grandfathered in, the permit should be only a few hundred dollars. Original permit cost \$27,000.....	TBD

### **Option #2**

#### **\$250 monthly dues with \$1500 special assessment**

Includes all projects listed in Option #1 plus the ones listed below

Cabin 1—Outside windows.....	\$4060
Replace carpeting and kitchen floor with wooden flooring (deferred maintenance x 3 years).....	\$3125
Cabin 2—Refrigerator.....	\$250
Replace wood stove and new piping (safety).....	\$3160
Cabin 3—Drywall and blinds for small bedroom.....	\$1100
Cabin 5—Replace slider, 2 west window in kitchen, replace north window with venilated window (deferred maintenance 2012).....	\$2545
Replace siding front and south side (deferred maintenance 2012).....	\$2275

### **Option #3**

#### **\$300 monthly dues with \$1000 special assessment**

Includes all projects listed in Options #1 and #2

#### **Non-Capital Improvements that need to be done this year**

Cabin 1—New blinds for sliders (broken) New BBQ	
Cabin 2—Bathroom tub issue (possibly from previous leaking faucet)	
Cabin 4—New screen lower bedroom Second bench for kitchen table	
Cabin 5—Replace current hot water heater piping with appropriate piping	
Shed—Replace boards on ramp to locker room	