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Adult pool is a must...expand hours to swim very early/late - no lifeguard necessary

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I would think an enlarged covered pool would be an asset to the community. One item missing from the survey is doing nothing cost. It would seem to me we would have fill in the pools and take down the pool buildings if we chose not to keep them open.

To invest in either of the pools is foolish if there is no new lease agreement. The past 2 years with closed pools has not affected a large majority of shelter bay residents. And raising costs to members that don't use either of the pools is unfair. Especially with the lease uncertainty and cost of living in shelter bay already.

We should explore borrowing the capital.

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I love that an indoor solution was brought to the table and hope it's considered. Being in the PNW with constant rain and unable to enjoy the amenities to their fullest is a downfall, so having the option available year round that is within walking distance of my home would definitely be a huge perk, considering we have been willing and able to travel 30 mins to Riverside just to accommodate. It would be really nice to also consider making it a salt pool, my only desire for that is my family has skin issues (hence Riverside) as well as many family/friends have spoken of having sensitivities as well (which seems to be on the rise)? Anyways I'm beyond excited for any outcome. We love the water and wished we were able to enjoy it more often :)

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Essential systems (Water and sewer) first, get a clearer picture of the lease extension, then consider amenities.

My reasons are for all the above. Also, what is the time frame? Will we be paying the extra for months and months with no pool? The upkeep of SB is extremely important to us, but we wonder why pool maintenance was neglected and there are no reserves for anticipated upgrades.

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groups. A committee to oversee the building and distribution of funds would have to be formed as it would mean dealing with a large amount of money.

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We moved here in 2018. There was a budget vote by the community to NOT spend any money on repairing or replacing the upper pool. I believe that was in the spring of 2019, but I haven't been able to find the records of that meeting on the Shelter Bay website. Later, action was apparently taken by the Board that improperly reversed the decision of the Members about this pool. There should be no discussion of improving or replacing the upper pool.

The question asking us to rank 4 options was not asked appropriately. I never would have picked only one answer per column; therefore my choices do not accurately reflect what I would have chosen. I equally feel that 1) I do not want us to do nothing; 2) I do not want the upper pool repaired (close and demolish); and 3) I do not want to pay for a covered pool. The only option I would have voted for is to bring the lower pool up to code.

be decisive...we must invest in our community to preserve value regardless of lease situation We have more and more young families moving to Shelter Bay, the pool is such a vital part to summer. The kids enjoy the recreation and it's one of the primary reasons we moved here. I have a teenage son who would gladly work there as soon as it's operational. It's true, the pool is getting old and needs updating. We may as well do it right and get something everyone would like and use! I realize many retired people don't want to "spend money" and have a fixed income making upgrades or additional costs challenging for them. It's not ideal timing before the master lease is renegotiated, I get it. But the kids need the pool this summer!! Covid has been hard enough on them. They need a place to play and enjoy this community too!!

the pool is a necessary amenity to the community

Having a year-round usable pool is the most practical.

Your estimate to make the upper pool functional is fucking ridiculous. Just put a new heater in the upper pool and open it.

We have more essential needs to bring community utilities up to speed. We have other amenities here and don't need either pool. I'd also like to see EV charging stations and solar panels on our community buildings.

I believe a wise responsible management of the pool is to have a comprehensive approach. Meaning allow the lower pool to be used this summer. Start upgrade of pool in the fall through the winter. It doesn't seem we have explored our options. Create a bid for the project that encompasses the request of the community. I assume we are at least getting 3 bids. I'm also unclear where the monthly cost came from since we haven't seen a bid. Please provide where your monthly cost choices came from.

Wait to spend until we know about the lease!

Thank you for this survey. It helps us define priorities. I found that lack of good pool supervision (ie. lifeguard) deteriorated prior to closing due to covid. My concern is if building a combined pool is that you staff it adequately.

I think the year round pool would help everyone. And it would bring the community together more. It would be worth the investment for our home values too.

Thank you for this work. I strongly think that we should consider an indoor pool within a multi-use building that would include a small work out area and small gym (half court basketball, racquetball, pickleball). Outside of the PT office in La Conner there is no exercise facility within 20 minutes and access to this sort of facility would greatly benefit the health of our community. I think whether it is an indoor pool by itself or in a multi-use building, it would be reasonable to charge a single and/or monthly use fee to supplement the cost of the construction and build it in such a way that requires little to no regular staffing. I am not sure what the community would think or what would be allowed, but I also think we could have the building open to La Conner community members and charge a single or month fee to also help supplement the cost (see cost structure of Fidalgo pool in Anacortes). There is a terrific example of a multi-use building in an HOA at Kalher Glen next to lake Wenatchee. <https://www.kahlerglenathleticclub.com/about>. It is pretty much exactly what I would suggest we consider. They charge close to \$100 a month for a family, which is fairly reasonable when you consider gas and travel cost to go to Mt. Vernon or Anacortes. This facility generates revenue both through monthly fees and through rentals (it has a great patio space as well). If we need to build new office and clubhouse, I think it is worth exploring the potential added savings of including those things as part of a this 1 multi-use building. A huge selling point opportunity for the homes in Shelter Bay and for the Marina. I understand the upfront cost and I think it is worth exploring this even if it meant 1 year off from the pool or maybe we could ask the tribe, if we plan to build in the next 2-3 years, can we keep the current pool open vs the next 1-2 years, which would give the community a longer time to plan and consider and not have to take the hit of the rental increase and capital increase at the same time. I understand completely folks are on limited budgets, but if you look at the HOA fees of most other planned communities in resort like areas, they are still double what ours are and everything in general in Western WA is getting more expensive and unfortunately will price people out and they will have to make different choices for their lives. Kahler Glen as an example is \$660 a month in HOAs and that does not include use of the pool facility. I think it is short sided for those that say dont do anything until there is a new lease because we cant not address our amenities for 22 years. All of our home values will continue to go down the more the pool grows algae. But certainly being mindful and planful of how we come up with costs over the next few years will be important. Maybe it is the pool/offices in the next 2-3, greenspaces in 3-4, water system 5-9, etc. I think it worth taking the time to collect some capital now, but not increase it so much until we see where lease negotiations progress in the next 12-16 months and come up with a tentative plan to replace pool and see if that allows us to use current pool. But build in enough flexibility that we could increase the scope of the pool into a multi use building if there is lease progress. I appreciate the dollar amounts included in this survey, but I do think that there could be some bias based on the fact that only 1 time or 1-2 time periods were included in the monthly calculations. I think we should be looking at the time periods for the loans needed to build a facility to align with the monthly cost (so more like 5-10 years). The way the questions are

structured, makes it seem like it is a high costly monthly amount for a pool but would be much more palatable if spread out over time. I hope that survey results will be analyzed with this perspective in mind. Thanks again for all the work on this.

I do not wish to pay anything for a new or refurbished pool

With so many critical infrastructure expenses looming, plus the recent and sizable lease increase and the upcoming increase in our current monthly capital assessment, all set against the backdrop of no long-term lease agreement/extension, well...it's pretty hard to get excited about spending more money every month for the next 2 years on swimming pools. The pools, marina, golf course, and other amenities do add value to the community and to our property values, but they are not as important as an up-to-date water system, solving shoreline erosion (a huge issue for some lots), a new sewage treatment plant, doing road improvements, and so many other critical maintenance issues. So it's not just about the lease for us - it's all of it. Spending money on new pools feels a little like rearranging deck chairs on the Titanic. For now, we could see taking out both pools and using those areas to create usable community gathering space, maybe a fire pit with chairs, more playground space, lawn bowling and Bocce ball, more paddle ball courts, a place for outdoor yoga or exercise classes, and/or more picnic tables with BBQs? This option would be far less expensive than building new pool(s) yet it would be a positive interim approach that would support the goal of having a vibrant community with a variety of amenities for residents of all ages.

Willing to pay more, ie a membership, perhaps others would like that too.

You need to identify what is required for "compliance". The costs shared are extremely high and I come from an Aquatic management background. The numbers don't seem to tell the real story.

First, thank you for reaching out. I believe a covered/year-round pool would be a fantastic amenity that would increase the value of all our homes, provide a place to socialize and exercise, and give the community something positive to look forward to; we would realize a tangible return for our assessments and dues. In the past, the community sold recreational tags each season for the use of our pools and golf course. We could collect user-based income for its on-going maintenance and operational costs. Note:

I am torn while filling out this survey...my household hasn't used the pools in years (since the kids were young)and likely won't in the future. However I do feel it is a popular amenity for other families. Sale of homes is currently difficult with 15 year mortgages being about the max you can get. With no pools included in those monthly dues it is even harder.

I have never used the pool because we moved here in Aug 2020 during COVID shutdowns. I'm not sure how big a deal the pool is when considering moving here. I am not willing to pay an additional monthly fee for this amenity. It should be covered by our HOA fees. Also it was impossible to rank #1 thru #4 when I don't like any of the options.

The estimates are crazy. If you want real opinions give us real situations with real numbers, facts and back up. Your proposals are irresponsible!

A pool is nice to have but clearly we need to focus on the Must Have items like water, sewers and essentials.

We feel that is important to maintain the assets that we have in order to maintain the perceived value of our community. We believe to not maintain assets would be more expensive in the effect it would have to our home values.

We are actually new to Shelter Bay, (August 2021), so I answered thinking ahead, not looking back. I think the indoor pool is the best idea—year round would be great, and everything would be modern and up to code. Yes, it's more money, but a longer lasting investment.

At least one pool is an important amenity. It would be even better if it was year-round.

We purchased our home because there was a pool

I do not use the community pools and probably never will. Money can be better spent elsewhere.

Seems to me that to have the pool or pools at the same location would be more cost effective.

There could be schedules for Adults and Children as well as exercise sessions. A pool is necessary for a mixed age community.

We just moved into Shelter Bay in the fall so have had the opportunity to use the pools as of yet

The Pool is very important to our family. It would be devastating if we didn't have one!

With so many needs in our community it doesn't seem prudent to try and have two pools running or have a major capitol expenditure for an indoor, heated pool. We do need to have the lower pool upgraded to meet code and safety requirement.

I didn't use the pools before covid because I am a new resident.

Even though I did not use pools it is an asset to our property and community.

1. Please avoid any investments before a new Master Lease is signed. 2. Thank you so much for asking these questions. I truly appreciate it. 3. Good luck to us all as we go forward.

My main concern is to avoid capital improvements until the lease situation is resolved. That is a huge problem. I don't even want to improve my home while knowing I will eventually lose it and every cent I put into it. I'm actually considering renting my home here and moving to a place where I will see a return on my investment. I didn't know there are two pools. I have never used the one I know exists. Is that the lower pool? If so, where is the upper pool? I probably would not use either of them. The only reason I might would be if water exercises for seniors were offered. Otherwise, I'm too old (and too ashamed of my body) for swimming. I would rather see other, less costly ways to improve life in Shelter Bay. I would love to have a coffee shop, snack bar or restaurant at the community center. A game room would be nice. While we're having this conversation, I also have no need for a golf course. That land could be put to better use in a manner that is easier to maintain. I suggest a park perhaps, maybe with picnic areas, for example. I don't recall ever having seen anyone golfing there. Really folks! There surely are less costly ways to provide fun things to do that inspire community. Playground equipment maybe. I saw an article a few years ago about outside exercise equipment for adults and seniors. I understand these are becoming popular in Europe. Thank you for providing this survey. we've never used the pools and probably never will so we'd be against any funds going to the pools .

I would love to have both pools in good condition, each has a particular function. The problem is that I'm about to be priced out of Shelter Bay.

there is no need for 2 pools if the lower one is improved.

Repair lower pool, demo upper pool and sell lot to offset lower pool costs.

As a Community a Pool is one of the recognized amenities expected to be available to all members. Without a pool the value of the Community is lowered and the value of our homes is likewise lowered. The same is for the Marina (being upgraded), Tennis Courts (upgraded), RV Lot

(upgraded), Parks (being upgraded). I also, believe that as a community pool we should talk to the Tribe about them sharing in the cost and use of the pool.

The upper pool has only been open once since we have been here. We pay for these things that are either closed or not in a condition to be used. Frustrating.

Quality pools at Shelter Bay are a much needed feature for multiple reasons.

Lower pool indispensable amenity for our family. However we didn't use it in the winter.

We need an operable pool, it is a very important amenity for our community and increases the value of SB

Community amenities i.e. pool and golf course are one of the reasons we bought in Shelter Bay.

If you get rid of these you not only devalue our properties you devalue our quality of life.

Based on my observation, the pool has only been used by children and exercise class attendees.

I don't believe that increase in monthly cost per lot or the cost of upgrading it is worth it when there are other facilities around.

Considering seasonal use: If a new outdoor pool can be used about 3 1/2 months of the year it will cost about \$166 a month. If an indoor pool can be used 12 months of the year it will cost about \$66 a month. It would cost 150% more to use the outdoor pool when considering seasonal availability. Considering daily use: If I was to look at the availability of an outdoor pool on a daily basis and reduce the number of days the pool can/will be used because of the weather, the number of days would probably be lowered by 1/3 to about 70 days, or \$8.33 per use. If it was used 3 days a week it would cost about \$19.50 per use. An indoor pool that could be used 365 days a year by someone that will swim everyday would cost that person \$2.17 per use. If the pool was used 3 times per week it would cost that user \$5.10 per use. It should also be noted that an indoor pool would expand the number of hours of availability per day. Exercise: An exercise routine can be implemented at an indoor pool whereas that would not be possible at an outdoor pool in the NW.

I think having a pool is vital to this community. Ideally a year round pool will be approved. It is a great form of exercise especially for older people with joint issues. It is also a great way to meet other people in the community, which has been otherwise difficult during the pandemic. It is a great bonding experience for families. Well worth the price to have an operable pool.

I would like the clubhouse pool to be fixed as cheaply as possible, not expanded, without a handicapped lift. I prefer the upper pool to be left as is for now, not demolished, and keep the option open for future repair for upper pool as finances improve.

On going maintenance of the upper pool has been a low priority for decades even regular cleaning was poorly done and now the cost is high for whatever the changes will be- where did the money go that was slated for maintenance all these years? What will be done with the upper pool property if demolished? Thanks for this opportunity to comment!

We are newish and the pool has not been open since we have become owners.

I view a community pool as a significant asset to Shelter Bay Community. Although I appreciated having two, I believe one will serve the community well. This being said, there would need to be adult only swim times -- hard to swim laps with kids jumping in all around you :)

Financially the best decision is one pool, although I did enjoy the relative peacefulness of the adult pool.

How is it that the lower pool was ok to use last year but not now. Why can't the big budget items be amortized over 20 years. My house is 50yrs old. Would you suggest I tear it down and replace it . No budget should be ratified until after the next Board of Directors election Where are the working cost estimates for these projects located and how can I see them.

I do not want to increase my payments, but I think we do need a good operating poo. for our community. I am not sure I like your second question form. I think I would not completely agree with any of them!!!

Limited income can't pay for the neglect that was allowed to take place. One reason I bought here was because of adult pool, haven't been able to use it because maintaining the pool was not a priority. A new pool should have designated adult hours that are reasonable.

Until we know IF the lease is going to be extended there is little incentive to replace either as it would only benefit the tribe when asked to relocate at the end of the current lease.

I think it is bad timing to expand and spend \$\$ on the pools. Let's get the lease done first!

Until the board goes after the \$80k fine (with something like a lien) it will be hard to convince people to pay more. Even if the \$80k is small compared to this.

Having two pools is a nice amenity It seems like a waste of money to demolish the upper pool.

The pools are a vital attraction for home buyers. We need a working pool. I would prefer a time for families and a time for adults or a separate part of the pool for adults only.

Important that the pools stay open.

We were not owners at the time the pools were closed. We do question why these issues were not addressed years ago. Also, is the estimated cost per household spread out over years, months, lump sum?

Yes, a Community Pool is important and we need to have one, as some point. But currently, with a large rent increase coming, the fact that the infrastructure is in poor condition and needs Capital attention/resources now, and little development to indicate a Master Lease revision is coming to help stabilize the future; desirable amenities (i.e. Pool) should not be decided and committed ahead of the immediate critical issues that will have a far more impact on the Community's future. Thanks, and we appreciate all your time and efforts to support and improve our great Community.

I vote for an indoor pool and hot tub but only if it's a full size with lap lanes. Other wise I and everyone else can get memberships to riverside health club or the YMCA for the same amount. As well as these other clubs also having a lot more amenities. We should either do it right or not do it. Every year I see the pool not even covered. The pool then turns green and looks full of algae.

There appears to be two primary subsets of Shelter Bay lot owners. One group are short term investors where the property is held for several years to increase in value with the ultimate goal of selling and moving on, effectively kicking the financial obligation "can" down the road. The other group are long term residents who hope to live out the bulk of their lives here at Shelter Bay. Financial strategies for each group are vastly different. The short term investor is all for "gold plated state of the art" financial alternatives because the bulk of the cost is passed down their lot's future owners and the existing long term residents, allowing the glamorous prose of a sales brochure to obscure the unsustainability of the Board's financial decisions. The long term resident may choose the less glamorous but more financially manageable alternative. Sound

financial decision making is dependent on the time period involved. For Shelter Bay, that ultimately falls to the Lease. Amortizing tens of millions of dollars of infrastructure investment is wildly different if looking at a 20 year life verses a 100 year life. We hope the board will not place short term property values ahead of the long term viability of Shelter Bay. Thank you to the board and Jim Barrett for this survey. I would like more of this type of communication in the future. My current spinal issue requires me to swim for physical therapy.

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We moved here shortly before Covid, so we never got to enjoy either of the pools. The season here is quite short so I feel an enclosed pool would be the best all around option for all age groups. A committee to oversee the building and distribution of funds would have to be formed as it would mean dealing with a large amount of money.

I think the concept of communal pools and community put put golf courses is a 1960s 1970s rumpus room concept. I would love to see our community invest in a community retirement center and community health center that incorporates a pool and is also a financially + for the community. The marina has managed to adjust to larger slips and produce revenue to lessen the tax burden on landowners. I do not understand why the pool and golf course are allowed to drain funds and be under utilized I'm disappointed that no one thinks outside of the box. The vision needs to change the community needs to have new positive successes that facilitate the old owners in a modern setting.

We moved here in 2018. There was a budget vote by the community to NOT spend any money on repairing or replacing the upper pool. I believe that was in the spring of 2019, but I haven't been able to find the records of that meeting on the Shelter Bay website. Later, action was apparently taken by the Board that improperly reversed the decision of the Members about this pool. There should be no discussion of improving or replacing the upper pool.

The question asking us to rank 4 options was not asked appropriately. I never would have picked only one answer per column; therefore my choices do not accurately reflect what I would have chosen. I equally feel that 1) I do not want us to do nothing; 2) I do not want the upper pool repaired (close and demolish); and 3) I do not want to pay for a covered pool. The only option I would have voted for is to bring the lower pool up to code.

be decisive...we must invest in our community to preserve value regardless of lease situation We have more and more young families moving to Shelter Bay, the pool is such a vital part to summer. The kids enjoy the recreation and it's one of the primary reasons we moved here. I have a teenage son who would gladly work there as soon as it's operational. It's true, the pool is getting old and needs updating. We may as well do it right and get something everyone would like and use! I realize many retired people don't want to "spend money" and have a fixed income making upgrades or additional costs challenging for them. It's not ideal timing before the master lease is renegotiated, I get it. But the kids need the pool this summer!! Covid has been hard enough on them. They need a place to play and enjoy this community too!!

the pool is a necessary amenity to the community

Having a year-round usable pool is the most practical.

Your estimate to make the upper pool functional is fucking ridiculous. Just put a new heater in the upper pool and open it.

We have more essential needs to bring community utilities up to speed. We have other amenities here and don't need either pool. Id also like to see EV charging stations and solar panels on our community buildings.

I believe a wise responsible management of the pool is to have a comprehensive approach. Meaning allow the lower pool to be used this summer. Start upgrade of pool in the fall through the

winter. It doesn't seem we have explored our options. Create a bid for the project that encompasses the request of the community. I assume we are at least getting 3 bids. I'm also unclear where the monthly cost came from since we haven't seen a bid. Please provide where your monthly cost choices came from.

Wait to spend until we know about the lease!

Thank you for this survey. It helps us define priorities. I found that lack of good pool supervision (ie. lifeguard) deteriorated prior to closing due to covid. My concern is building a combined pool is that you staff it adequately.

I think the year round pool would help everyone. And it would bring the community together more. It would be worth the investment for our home values too.

Thank you for this work. I strongly think that we should consider an indoor pool within a multi-use building that would include a small work out area and small gym (half court basketball, racquetball, pickleball). Outside of the PT office in La Conner there is no exercise facility within 20 minutes and access to this sort of facility would greatly benefit the health of our community. I think whether it is an indoor pool by itself or in a multi-use building, it would be reasonable to charge a single and/or monthly use fee to supplement the cost of the construction and build it in such a way that requires little to no regular staffing. I am not sure what the community would think or what would be allowed, but I also think we could have the building open to La Conner community members and charge a single or month fee to also help supplement the cost (see cost structure of Fidalgo pool in Anacortes). There is a terrific example of a multi-use building in an HOA at Kahler Glen next to lake Wenatchee. <https://www.kahlerglenathleticclub.com/about>. It is pretty much exactly what I would suggest we consider. They charge close to \$100 a month for a family, which is fairly reasonable when you consider gas and travel cost to go to Mt. Vernon or Anacortes. This facility generates revenue both through monthly fees and through rentals (it has a great patio space as well). If we need to build new office and clubhouse, I think it is worth exploring the potential added savings of including those things as part of a this 1 multi-use building. A huge selling point opportunity for the homes in Shelter Bay and for the Marina. I understand the upfront cost and I think it is worth exploring this even if it meant 1 year off from the pool or maybe we could ask the tribe, if we plan to build in the next 2-3 years, can we keep the current pool open vs the next 1-2 years, which would give the community a longer time to plan and consider and not have to take the hit of the rental increase and capital increase at the same time. I understand completely folks are on limited budgets, but if you look at the HOA fees of most other planned communities in resort like areas, they are still double what ours are and everything in general in Western WA is getting more expensive and unfortunately will price people out and they will have to make different choices for their lives. Kahler Glen as an example is \$660 a month in HOAs and that does not include use of the pool facility. I think it is short sided for those that say don't do anything until there is a new lease because we can't not address our amenities for 22 years. All of our home values will continue to go down the more the pool grows algae. But certainly being mindful and planful of how we come up with costs over the next few years will be important. Maybe it is the pool/offices in the next 2-3, greenspaces in 3-4, water system 5-9, etc. I think it worth taking the time to collect some capital now, but not increase it so much until we see where lease negotiations progress in the next 12-16 months and come up with a tentative plan to replace pool and see if that allows us to use current pool. But build in enough

flexibility that we could increase the scope of the pool into a multi use building if there is lease progress. I appreciate the dollar amounts included in this survey, but I do think that there could be some bias based on the fact that only 1 time or 1-2 time periods were included in the monthly calculations. I think we should be looking at the time periods for the loans needed to build a facility to align with the monthly cost (so more like 5-10 years). The way the questions are structured, makes it seem like it is a high costly monthly amount for a pool but would be much more palpable if spread out over time. I hope that survey results will be analyzed with this perspective in mind. Thanks again for all the work on this.

I do not wish to pay anything for a new or refurbished pool

With so many critical infrastructure expenses looming, plus the recent and sizable lease increase and the upcoming increase in our current monthly capital assessment, all set against the backdrop of no long-term lease agreement/extension, well...it's pretty hard to get excited about spending more money every month for the next 2 years on swimming pools. The pools, marina, golf course, and other amenities do add value to the community and to our property values, but they are not as important as an up-to-date water system, solving shoreline erosion (a huge issue for some lots), a new sewage treatment plant, doing road improvements, and so many other critical maintenance issues. So it's not just about the lease for us - it's all of it. Spending money on new pools feels a little like rearranging deck chairs on the Titanic. For now, we could see taking out both pools and using those areas to create usable community gathering space, maybe a fire pit with chairs, more playground space, lawn bowling and Bocce ball, more paddle ball courts, a place for outdoor yoga or exercise classes, and/or more picnic tables with BBQs? This option would be far less expensive than building new pool(s) yet it would be a positive interim approach that would support the goal of having a vibrant community with a variety of amenities for residents of all ages.

Willing to pay more, ie a membership, perhaps others would like that too.

You need to identify what is required for "compliance". The costs shared are extremely high and I come from an Aquatic management background. The numbers dont seem to tell the real story. First, thank you for reaching out. I believe a covered/year-round pool would be a fantastic amenity that would increase the value of all our homes, provide a place to socialize and exercise, and give the community something positive to look forward too; we would realize a tangible return for our assessments and dues. In the past, the community sold recreational tags each season for the use of our pools and golf course. We could collect user-based income for it's on-going maintenance and operational costs. Note:

I am torn while filling out this survey...my household hasn't used the pools in years (since the kids were young)and likely won't in the future. However I do feel it is a popular amenity for other families. Sale of homes is currently difficult with 15 year mortgages being about the max you can get. With no pools included in those monthly dues it is even harder.

I have never used the pool because we moved here in Aug 2020 during COVID shutdowns. I'm not sure how big a deal the pool is when considering moving here. I am not willing to pay an additional monthly fee for this amenity. It should be covered by our HOA fees. Also it was impossible to rank #1 thru #4 when I don't like any of the options.

The estimates are crazy. If you want real opinions give us real situations with real numbers, facts and back up. Your proposals are irresponsible!

A pool is nice to have but clearly we need to focus on the Must Have items like water, sewers and essentials.

We feel that is important to maintain the assets that we have in order to maintain the perceived value of our community. We believe to not maintain assets would be more expensive in the effect it would have to our home values.

We are actually new to Shelter Bay, (August 2021), so I answered thinking ahead, not looking back. I think the indoor pool is the best idea—year round would be great, and everything would be modern and up to code. Yes, it's more money, but a longer lasting investment.

At least one pool is an important amenity. It would be even better if it was year-round.

We purchased our home because there was a pool

I do not use the community pools and probably never will. Money can be better spent elsewhere. Seems to me that to have the pool or pools at the same location would be more cost effective.

There could be schedules for Adults and Children as well as exercise sessions. A pool is necessary for a mixed age community.

We just moved into Shelter Bay in the fall so have had the opportunity to use the pools as of yet The Pool is very important to our family. It would be devastating if we didn't have one!

With so many needs in our community it doesn't seem prudent to try and have two pools running or have a major capitol expenditure for an indoor, heated pool. We do need to have the lower pool upgraded to meet code and safety requirement.

I didn't use the pools before covid because I am a new resident.

Even though I did not use pools it is an asset to our property and community.

1. Please avoid any investments before a new Master Lease is signed. 2. Thank you so much for asking these questions. I truly appreciate it. 3. Good luck to us all as we go forward.

My main concern is to avoid capital improvements until the lease situation is resolved. That is a huge problem. I don't even want to improve my home while knowing I will eventually lose it and every cent I put into it. I'm actually considering renting my home here and moving to a place where I will see a return on my investment. I didn't know there are two pools. I have never used the one I know exists. Is that the lower pool? If so, where is the upper pool? I probably would not use either of them. The only reason I might would be if water exercises for seniors were offered. Otherwise, I'm too old (and too ashamed of my body) for swimming. I would rather see other, less costly ways to improve life in Shelter Bay. I would love to have a coffee shop, snack bar or restaurant at the community center. A game room would be nice. While we're having this conversation, I also have no need for a golf course. That land could be put to better use in a manner that is easier to maintain. I suggest a park perhaps, maybe with picnic areas, for example. I don't recall ever having seen anyone golfing there. Really folks! There surely are less costly ways to provide fun things to do that inspire community. Playground equipment maybe. I saw an article a few years ago about outside exercise equipment for adults and seniors. I understand these are becoming popular in Europe. Thank you for providing this survey. we've never used the pools and probably never will so we'd be against any funds going to the pools .

I would love to have both pools in good condition, each has a particular function. The problem is that I'm about to be priced out of Shelter Bay.

there is no need for 2 pools if the lower one is improved.

Repair lower pool, demo upper pool and sell lot to offset lower pool costs.

As a Community a Pool is one of the recognized amenities expected to be available to all members. Without a pool the value of the Community is lowered and the value of our homes is likewise lowered. The same is for the Marina (being upgraded), Tennis Courts (upgraded), RV Lot (upgraded), Parks (being upgraded). I also, believe that as a community pool we should talk to the Tribe about them sharing in the cost and use of the pool.

The upper pool has only been open once since we have been here. We pay for these things that are either closed or not in a condition to be used. Frustrating.

Quality pools at Shelter Bay are a much needed feature for multiple reasons.

Lower pool indispensable amenity for our family. However we didn't use it in the winter.

We need an operable pool, it is a very important amenity for our community and increases the value of SB

Community amenities i.e. pool and golf course are one of the reasons we bought in Shelter Bay.

If you get rid of these you not only devalue our properties you devalue our quality of life.

Based on my observation, the pool has only been used by children and exercise class attendees.

I don't believe that increase in monthly cost per lot or the cost of upgrading it is worth it when there are other facilities around.

Considering seasonal use: If a new outdoor pool can be used about 3 1/2 months of the year it will cost about \$166 a month. If an indoor pool can be used 12 months of the year it will cost about \$66 a month. It would cost 150% more to use the outdoor pool when considering seasonal availability. Considering daily use: If I was to look at the availability of an outdoor pool on a daily basis and reduce the number of days the pool can/will be used because of the weather, the number of days would probably be lowered by 1/3 to about 70 days, or \$8.33 per use. If it was used 3 day a week it would cost about \$19.50 per use. An indoor pool that could be used 365 days a year by someone that will swim everyday would cost that person \$2.17 per use. If the pool was used 3 times per week it would cost that user \$5.10 per use. It should also be noted that an indoor pool would expand the number of hours of availability per day. Exercise: An exercise routine can be implemented at an indoor pool whereas that would not be possible at an outdoor pool in the NW.

I think having a pool is vital to this community. Ideally a year round pool will be approved. It is a great form of exercise especially for older people with joint issues. It is also a great way to meet other people in the community, which has been otherwise difficult during the pandemic. It is a great bonding experience for families. Well worth the price to have an operable pool.

i would like the clubhouse pool to be fixed as cheaply as possible, not expanded, without a handicapped lift. I prefer the upper pool to be left as is for now, not demolished, and keep the option open for future repair for upper pool as finances improve.

On going maintenance of the upper pool has been a low priority for decades even regular cleaning was poorly done and now the cost is high for whatever the changes will be- where did the money go that was slated for maintenance all these years? What will be done with the upper pool property if demolished? Thanks for this opportunity to comment!

We are newish and the pool has not been open since we have become owners.

I view a community pool as a significant asset to Shelter Bay Community. Although I appreciated having two, I believe one will serve the community well. This being said, there would need to be adult only swim times -- hard to swim laps with kids jumping in all around you :)

Financially the best decision is one pool, although I did enjoy the relative peacefulness of the adult pool.

How is it that the lower pool was ok to use last year but not now. Why can't the big budget items be amortized over 20 years. My house is 50yrs old. Would you suggest I tear it down and replace it . No budget should be ratified until after the next Board of Directors election Where are the working cost estimates for these projects located and how can I see them.

I do not want to increase my payments, but I think we do need a good operating poo. for our community. I am not sure I like your second question form. I think I would not completely agree with any of them!!!

Limited income can't pay for the neglect that was allowed to take place. One reason I bought here was because of adult pool, haven't been able to use it because maintaining the pool was not a priority. A new pool should have designated adult hours that are reasonable.

Until we know IF the lease is going to be extended there is little incentive to replace either as it would only benefit the tribe when asked to relocate at the end of the current lease.

I think it is bad timing to expand and spend \$\$ on the pools. Let's get the lease done first!

Until the board goes after the \$80k fine (with something like a lien) it will be hard to convince people to pay more. Even if the \$80k is small compared to this.

Having two pools is a nice amenity It seems like a waste of money to demolish the upper pool. The pools are a vital attraction for home buyers. We need a working pool. I would prefer a time for families and a time for adults or a separate part of the pool for adults only.

Important that the pools stay open.

We were not owners at the time the pools were closed. We do question why these issues were not addressed years ago. Also, is the estimated cost per household spread out over years, months, lump sum?

Yes, a Community Pool is important and we need to have one, as some point. But currently, with a large rent increase coming, the fact that the infrastructure is in poor condition and needs Capital attention/resources now, and little development to indicate a Master Lease revision is coming to help stabilize the future; desirable amenities (i.e. Pool) should not be decided and committed ahead of the immediate critical issues that will have a far more impact on the Community's future. Thanks, and we appreciate all your time and efforts to support and improve our great Community.

I vote for an indoor pool and hot tub but only if it's a full size with lap lanes. Other wise I and everyone else can get memberships to riverside health club or the YMCA for the same amount. As well as these other clubs also having a lot more amenities. We should either do it right or not do it. Every year I see the pool not even covered. The pool then turns green and looks full of algae.

There appears to be two primary subsets of Shelter Bay lot owners. One group are short term investors where the property is held for several years to increase in value with the ultimate goal of selling and moving on, effectively kicking the financial obligation "can" down the road. The other group are long term residents who hope to live out the bulk of their lives here at Shelter

Bay. Financial strategies for each group are vastly different. The short term investor is all for “gold plated state of the art” financial alternatives because the bulk of the cost is passed down their lot’s future owners and the existing long term residents, allowing the glamorous prose of a sales brochure to obscure the unsustainability of the Board’s financial decisions. The long term resident may choose the less glamorous but more financially manageable alternative. Sound financial decision making is dependent on the time period involved. For Shelter Bay, that ultimately falls to the Lease. Amortizing tens of millions of dollars of infrastructure investment is wildly different if looking at a 20 year life verses a 100 year life. We hope the board will not place short term property values ahead of the long term viability of Shelter Bay. Thank you to the board and Jim Barrett for this survey. I would like more of this type of communication in the future. My current spinal issue requires me to swim for physical therapy.