

Wide-Ranging Community Outreach Reveals Strong Support for Charbonneau Facilities Expansion

Year-Long Process Validates Earlier Research, Confirms Board Decision to Expand Facilities

The Charbonneau Country Club (CCC) Board of Directors has continuously evaluated residents' views about needed CCC facilities since 1982. In 2005, the Board of Directors undertook a comprehensive strategic planning process that resulted in the development of a Charbonneau vision, core values and goals for 2020 that guide the focus of the Board today.

The Charbonneau vision is *“a community that maintains and protects its core values while planning wisely to accommodate the social, demographic and economic changes appearing on the near and far horizons.”*

The values that underpin the vision include *“a strong community identity, friendly and welcoming spirit, park-like beauty, personal safety, neighborliness, enhance amenities and activities, financial strength, enhancement of value, effective governance, and sustainable use of resources.”*

Among nine goals approved by the Board to help ensure achievement of the vision, two relate specifically to today's issues: *1) reinvent the village center and its services, including enhanced facilities and amenities to serve the needs of current and future residents; and 2) preserve the golf course as a principal amenity of the community.*

Over a period of almost 40 years successive CCC Boards have worked to expand and refurbish the current clubhouse, hosted community surveys and community outreach to develop a vision and goals for CCC, established a capital improvement fund, and explored various options for creating additional space for activities. Time after time over the course of several years and multiple venues of engagement, residents have consistently expressed a strong desire for facilities improvements and expansion to accommodate evolving expectations.

Based on these many years of prior research and resident input, and the last several months of intensive investigation, the Board, at its July 30, 2019 Board of Directors special meeting reaffirmed its September 11, 2018 decision to demolish the Annex and construct a new facility to help fulfill the CCC vision, and achieve the 2005-approved goal to enhance facilities and amenities to serve the needs of current and future residents. The Board determined that it is in the collective interest of Charbonneau residents to move ahead with construction of a new building to address the ideas and concerns offered by those who participated in recent community outreach activities; continue to develop Charbonneau as a highly-attractive place to live, socialize and play; and demonstrate that Charbonneau is continually upgrading its facilities to be useful and attractive to both present and future residents.

How Did the Board Arrive at This Important Decision?

The CCC Board, after months of discussion in open meetings and recommendations by building consultants and architects, on September 11, 2018 voted 8 to 1 to demolish the old restaurant building that had housed a succession of failed restaurants and construct a new facility with approximately the same square footage as the current building. After much discussion, the Board further decided, with encouragement from some Board members, to delay demolishing the structure in order to again provide ample opportunities for residents to voice their opinions about facility needs and opportunities, share any concerns they may have, and express other viewpoints to the Board to ensure the Board has current and relevant intelligence to move forward confidently in its decisions about facilities development for the common good of all Charbonneau residents.

Community Engagement Was Carried Out in Many Ways Over Several Months

A Community Engagement Task Force (the Task Force) comprised of nine Charbonneau residents and two Board members who served as liaisons to the Task Force, was appointed by the Board to oversee a wide-ranging community outreach effort undertaken with the assistance of a community engagement consultant. The consultant, working with the Task Force and the CCC General Manager, developed various communication materials and a community survey to help the Board understand how residents currently use CCC facilities, and to garner feedback about what to do with the old restaurant building (the Annex). The survey responses, coupled with other outreach activities, were used to provide the Board with a clear and current understanding of resident positive and negative views on construction of a new building, and the various ways in which they would like to see a new facility strengthen Charbonneau's capacity to offer valuable amenities to both current and future residents.

The resident outreach process was carried out in several ways:

- Numerous stories appeared in the monthly *Charbonneau Villager*, mailed to all Charbonneau residents, that consistently kept residents up-to-date on the Board's activities regarding the Annex;
- A four-page "fact sheet" was mailed to all residences in Charbonneau. It described the Board's purchase of the Annex, and its desire for community feedback on decisions about the building's future. Frequently asked questions and answers were included, and recipients were encouraged to complete a resident survey, attend an open house event, and learn through the CCC web site about the project and opportunities to be involved in helping to inform Board decisions. Questions posed in the fact sheet, with answers, included: Why should this project matter to me? Why does the Country Club need more space? What is the plan for the Annex? What will it cost? Who would pay for improvements? Why would residents who don't use the clubhouse contribute to funding? How will decisions be made? What is happening with the golf club?
- Two copies of a printed survey were mailed along with a postage-paid return envelope to all Charbonneau residences. In addition, the survey was posted on the CCC web site,

advertised on Nextdoor and an invitation to complete the survey was emailed to CCC's entire email list of over 1,100 residents. Surveys were also available in the Clubhouse lobby and at many community events.

The survey was designed in collaboration with the Charbonneau Country Club Board of Directors, staff and the Facilities Improvement Project Community Engagement Task Force (Task Force). The survey secured information in a variety of areas, including resident demographics; use of current facilities; frequency of facilities usage; reasons residents may not participate in services and activities; ways in which residents learn about CCC activities and services; additional activities or services residents would like to have available; ratings of CCC facilities and amenities; overall satisfaction with activities and services available; ways in which CCC's facilities can improve; ratings of agreement with various statements about CCC facilities; top considerations for the Board in making decisions about the Annex; and other thoughts about the facilities improvement project.

- Information about the community engagement process and an opportunity for feedback at the CCC Annual Meeting held on May 15, 2019;
- A postcard mailed to all residences inviting residents to attend two community open houses held at the CCC clubhouse on May 29 and June 2;
- Multiple emails sent to over 1,100 residents encouraging them to participate in the community outreach effort; and
- Invitations initiated in August 2018 to encourage visitors to the CCC clubhouse to complete a comment card requesting residents to share with the Board the activities and programs they would like to see in the Clubhouse Annex Building.

How Was Resident Input Evaluated, and Conclusions Developed?

The results of 445 surveys submitted by Charbonneau residents, along with 1) 335 individual comments or ideas submitted by attendees at the two community outreach open houses; 2) 376 separate submissions of ideas for activities and programs to be included in a new facility provided to CCC staff over a one-year period; and 3) an analysis of clubhouse usage over a six-month period were variously analyzed by three experienced researchers, and conclusions about community viewpoints and recommended next steps were developed.

What Was Learned from Community Outreach

A great deal of valuable knowledge about residents' ideas and opinions were gleaned from the community-wide survey, two community open houses, hundreds of comments submitted to CCC staff, and an in-depth analysis of clubhouse use.

It was learned that approximately one-third of survey respondents likely did not live in Charbonneau when prior community outreach efforts took place and are likely unaware of the results of those efforts. Slightly over 30% of current residents have lived in Charbonneau for less

than five years, and just over 50% have lived in the community for less than ten years. These residents may not be fully aware of the many previous community engagement efforts that have taken place focusing on facilities development, and the strong support for improvement expressed in these engagement efforts.

In late 2019, a newly formed Annex Task Force was created. The total community input will be used by this Task Force as it continues to engage with residents in space planning for the new building. Below are some of the highlights that emerged from a combination of all community outreach. *Copies of reports of findings from all outreach research is available in the attached appendices.*

A Sizeable Number of Charbonneau Residents Make Regular Use of CCC Facilities and Amenities

Survey respondents are active and make good use of Charbonneau amenities.

Approximately 50% of respondents are members of the Charbonneau Fitness Center; approximately 12% are members of the Charbonneau Tennis Club. About 40% are members of the Charbonneau Golf Club, and over three-quarters play golf at the Charbonneau Golf Course. In addition, over half of survey respondents attend CCC dinners, holiday, community and/or special events.

Over three-quarters of Charbonneau residents are retired, and likely look to Charbonneau for activities to support an active retirement lifestyle. 77% of respondents are retired, while 23% report working full-time, part-time, or are self-employed.

Approximately four in ten survey respondents participate in CCC activities and services monthly, weekly or daily. Slightly over one-third are involved “a few times a year,” while one in five survey respondents rarely or never participate in CCC services and activities. These respondents report several diverse reasons for their lack of participation, including such factors as their age and health, work schedules, second homes, a preference for activities outside Charbonneau, and lack of interest, among others.

CCC’s current facilities are heavily utilized. According to a six-month review of CCC clubhouse usage, it was determined that over 40 organized Charbonneau based clubs and non-profit organizations use the clubhouse. In addition, the clubhouse and other assets are fully utilized (e.g. almost 16,000 attendees were at clubhouse events from April through September of 2019, so, the projected attendance at clubhouse events are over 30,000 people for April 2019 through March 2020). Finally, demand is determined to be higher than current capacity.

In summary, based on the analysis of current usage of the CCC clubhouse, expansion of facilities to meet the demands of an active Charbonneau community is favorable among community and group responses.

Residents Want Improved Facilities, with a Careful Eye on Costs

Charbonneau residents appreciate what Charbonneau has to offer and its connection to the value of their property. Almost eight in ten survey respondents agree that the Charbonneau clubhouse is a valuable asset; three-quarters of respondents believe that Charbonneau needs to be attractive to all age groups; in addition 73% believe that the value of their property is linked to the community and amenities offered, and 77% believe the value of their property is linked to Charbonneau having a golf course. Fewer than 5% of respondents agree that Charbonneau is good just the way it is and shouldn't change.

A significant number of survey respondents believe that CCC facilities and amenities could be improved. Two-thirds of respondents report being satisfied (54%) or very satisfied (10%) with CCC activities and services. Just over one-third of respondents report being only somewhat satisfied or not satisfied. Over one-quarter of survey respondents rated CCC facilities for providing these activities and services, for example meeting space, lighting and interior appearance as fair or poor. Noise level was rated as fair or poor by approximately 45% of respondents.

Respondents offered many suggestions for improvement in the facilities. The specific interests are too wide-ranging to briefly summarize, but include such activities as craft workshops, meeting rooms, meditation and social meeting spaces, space for family-friendly activities, fitness alternatives, multi-purpose recreational space, a restaurant, coffee bar, grocery store, indoor pool, educational classes, medical/pharmacy services, and live entertainment. Updated furnishings, more dedicated and appropriate spaces for particular activities, activities that reflect generational changes in the Charbonneau population, space for attendees at weddings, golf tournaments, business retreats, etc., and a good sound system were also highlighted.

There is strong support for moving forward with a new facility and the top concerns were about construction costs and impact on dues. Almost 70% of responses from attendees at one or both CCC open houses expressed support; almost 15% would like additional information before committing, among those some believe a vote may be necessary. Researchers reported finding the word "vote" 14 times in all responses to questions in the survey and in verbatim comments submitted by attendees at the two open houses. Just under 7% of responses generally oppose moving forward with a new facility, and/or increased expenses to residents. Approximately 12% of the most mentioned comments submitted by attendees at the open houses expressed a desire for clarity about costs, timeframes and logistics, and the impact on resident dues. Approximately 46% of the most mentioned comments were about ideas on facilities and amenities improvement. In addition, around 5% of the mentioned comments indicate a need for more information to be provided on a regular basis.

The Charbonneau Villager is viewed the primary source of resident information about CCC activities and services. Over nine in ten survey respondents identified the *Villager* as their primary information source, followed by email from CCC and "word of mouth." In addition, approximately nine in ten residents prefer to learn about progress on the facilities development project in the *Villager*, and roughly one-half prefer to receive

email updates. Other means of communication include attending public meetings and learning about developments on the CCC website.

Those who provided written comments at the community open houses most prominently highlighted their interest in developing a facility that would offer engaging activities that contribute to building a vibrant community, and offered suggestions such as a restaurant, coffee bar, flexible meeting rooms with movable walls, and generous exercise space. Creating space for renting/making space available for events, wedding, golf tournaments, etc. was also frequently mentioned. In addition, suggestions for programs and activities in a new facility submitted at the clubhouse over a one-year period support findings from both the resident survey and comments submitted by attendees at one or both community open houses. Over one-half of respondents cite “keeping dues low” and “construction costs” as their two greatest concerns.

In addition, among the 376 resident ideas submitted individually since August 2018 suggesting activities and programs they would most like to see in the Clubhouse Annex Building, the top ten suggestions in order, include a restaurant/sports bar, exercise rooms with wood floors/floating floors, a coffee shop, cart or kiosk, a fitness center, a music room, an arts and crafts classroom, a game room, a lounge/sitting/visiting area, a banquet room with movable walls, and both large and small meeting rooms.

What Residents Can Expect Moving Forward: More Information, More Opportunities to be Engaged in Decisions

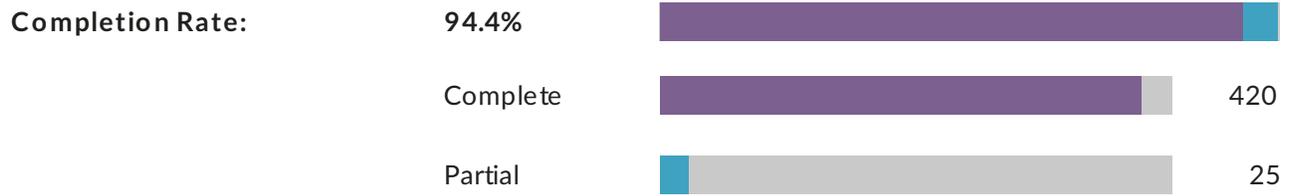
Your Charbonneau Board of Directors undertook a broad-ranging, multi-faceted effort to ensure that every person who lives in Charbonneau had multiple opportunities to share their viewpoints about the feasibility and desirability of a new facility on the site of the former restaurant building. The feedback from the community clearly supports the development of the old restaurant building, to include space for additional activities and amenities. The Board looks forward to even greater community involvement in decisions about how the new facility can best serve the collective interests of all of Charbonneau, both today and well into the future.

The Board’s Annex Task Force is presently developing plans for continuing to engage the community in decisions about uses for the building, final costs and choosing a final design option. As more detailed costs and plans are developed, the Board is committed to presenting two to three alternatives for resident review, comment and approval in future resident town hall meetings.

Appendix A

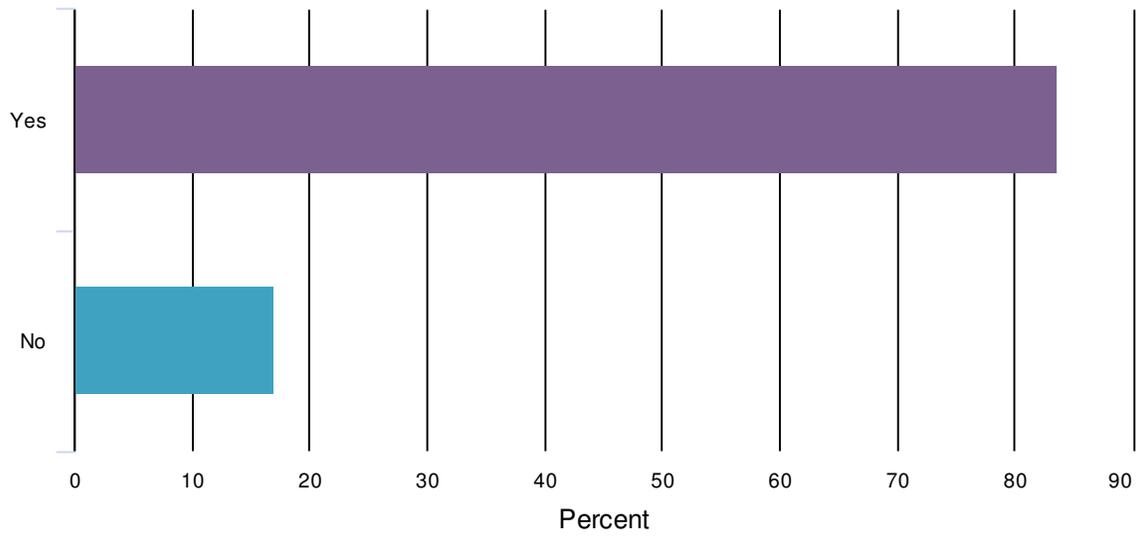
Charbonneau Facilities Improvement Project - Summary of Responses

Response Counts



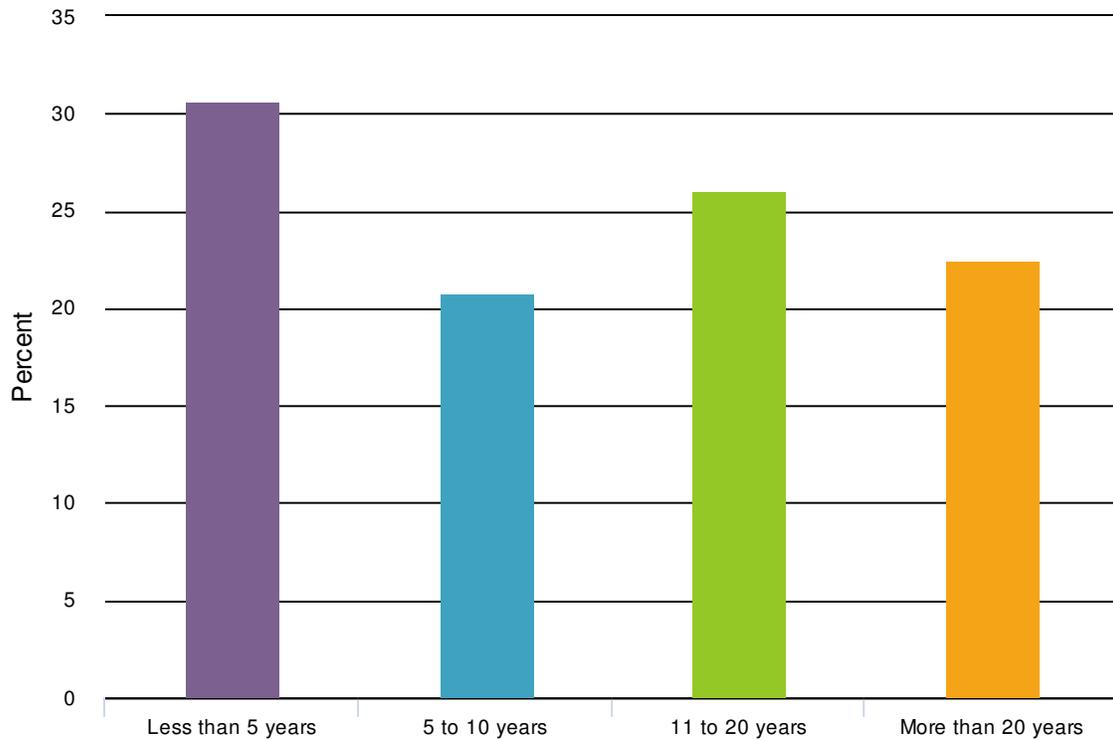
Totals: 445

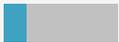
Would you like to sign up for the Charbonneau Country Club mailing list to receive project updates and information about what is happening in the community? Your information will not be shared or used for marketing purposes.



Value	Percent	Responses
Yes	83.6%	321
No	16.9%	65

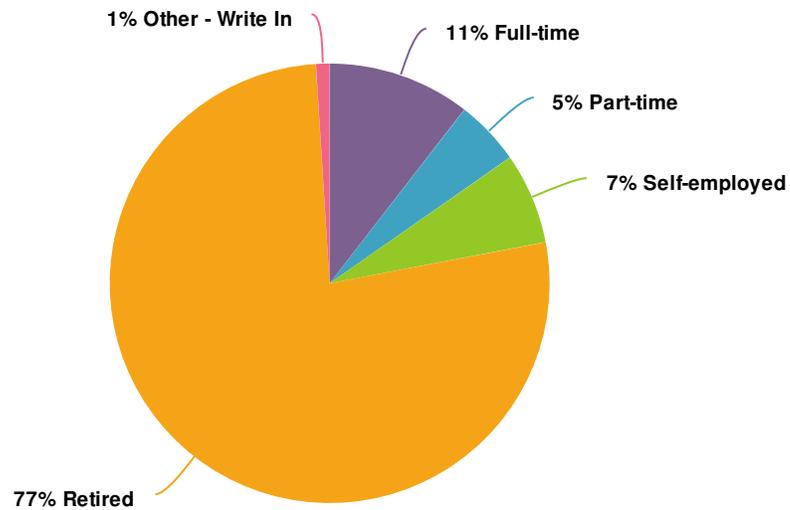
1. How many years have you lived in Charbonneau?



Value		Percent	Responses
Less than 5 years		30.6%	128
5 to 10 years		20.8%	87
11 to 20 years		26.1%	109
More than 20 years		22.5%	94

Totals: 418

4. What is your current employment status?

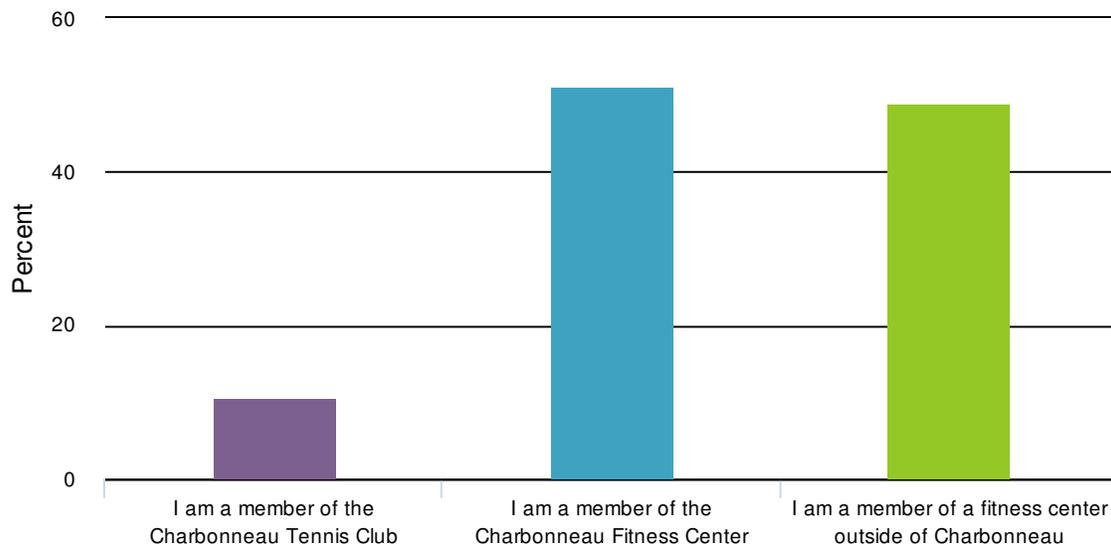


Value	Percent	Responses
Full-time	10.5%	44
Part-time	4.8%	20
Self-employed	6.7%	28
Retired	77.0%	322
Other - Write In	1.0%	4

Totals: 418

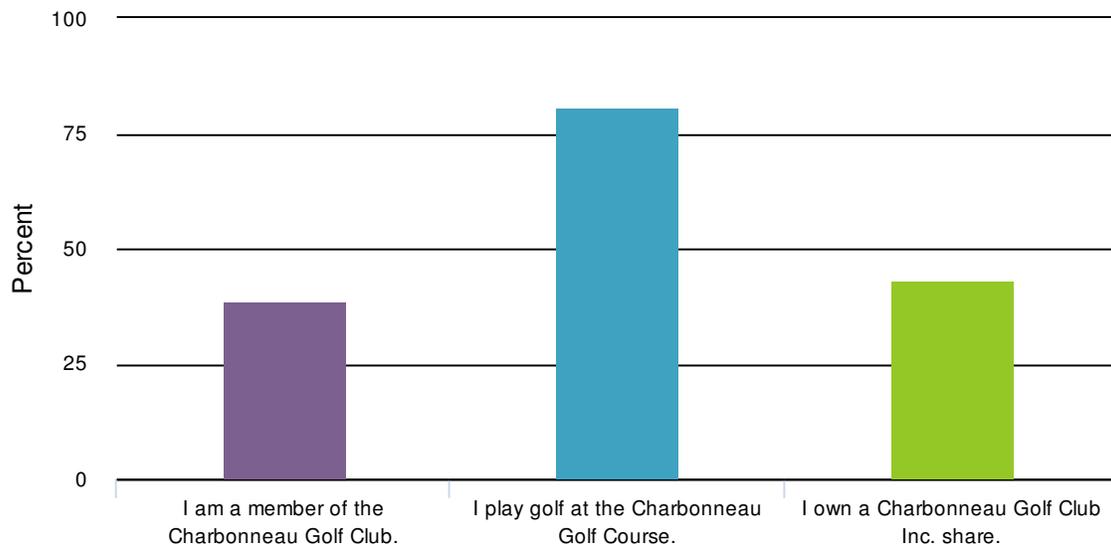
Other - Write In	Count
1 Part-time; 1 Retired	1
1 Self-employed & 1 Retired	1
Totals	2

5. Please select all that apply.



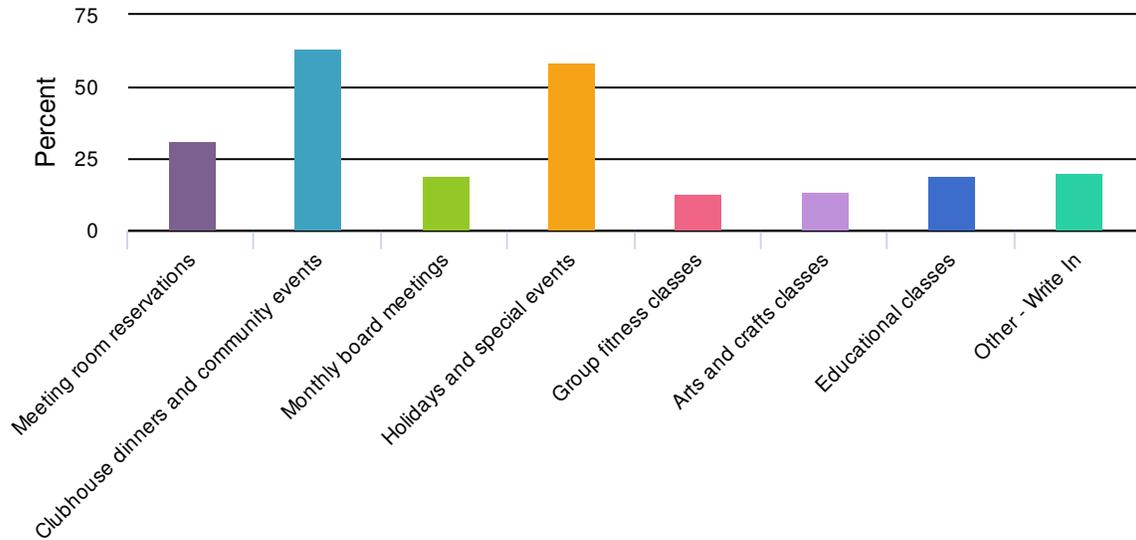
Value		Percent	Responses
I am a member of the Charbonneau Tennis Club		10.5%	20
I am a member of the Charbonneau Fitness Center		51.1%	97
I am a member of a fitness center outside of Charbonneau		48.9%	93

6. Please select all that apply.



Value		Percent	Responses
I am a member of the Charbonneau Golf Club.		38.6%	85
I play golf at the Charbonneau Golf Course.		80.5%	177
I own a Charbonneau Golf Club Inc. share.		43.2%	95

7. What Clubhouse activities and amenities do you participate in? (Check all that apply)



Value	Percent	Responses
Meeting room reservations	31.2%	99
Clubhouse dinners and community events	63.4%	201
Monthly board meetings	19.2%	61
Holidays and special events	59.0%	187
Group fitness classes	12.6%	40
Arts and crafts classes	13.2%	42
Educational classes	18.9%	60
Other - Write In	20.2%	64

Other - Write In	Count
Bridge	5
Library	4
Mahjongg	3
ALTA Mtgs, CCC Ann. Mtg., Forums	1
Totals	62

Other - Write In	Count
Annual Arts Festival, Information Day, weddings, memorials	1
Annual Board Meeting	1
Annual Board Mtg	1
Bill Malhear art class until Bill stopped last year.	1
Boat Slip rental	1
Book Club	1
Bridge, CWA Luncheons	1
CGC functions	1
CWA	1
CWA Luncheon Events	1
Celebrations of Life - Private Parties and Charity Benefits	1
Club luncheons	1
Committee meetings	1
Community Meetings w /Gov officials	1
Community Meetings with Gov Officials	1
Disaster Prepardness	1
Emergency prepardness special presentations	1
Garden Club	1
Golf Events	1
Golf events	1
I have been to 2 social events only	1
Just moved in	1
Library Volunteer	1
Totals	62

Other - Write In	Count
Mah Jongg	1
Mah jongg; CWA	1
Mahjong	1
Mahjong	1
Mahjongg	1
Mens cards	1
Monthly Emergency Preparedness	1
New residents, haven't participated yet	1
No time yet, still working :)	1
Occasional meeting.	1
Open houses	1
Patio parties for residents	1
Play cards	1
Rented for bridal shower	1
River Dance	1
Some ALTA and board meetings	1
Tennis	1
Was Pres. of the homeowners assoc.	1
arts show	1
bridge	1
card group	1
events I host	1
none	1
Totals	62

Other - Write In	Count
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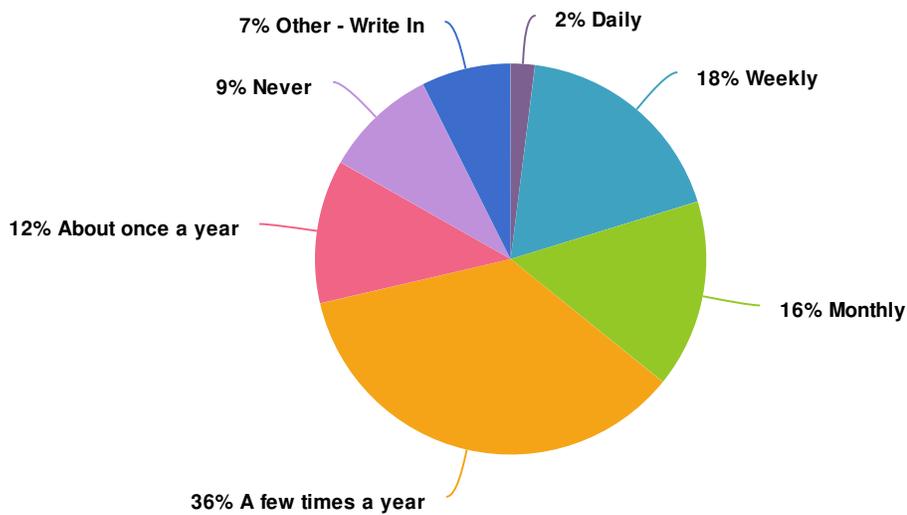
poker group	1
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rentals for personal events	1
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weekly card game	1
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Totals	62
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8. On average, how often do you participate in activities and services at the Clubhouse?



Value	Percent	Responses
Daily	2.0%	8
Weekly	18.3%	74
Monthly	15.6%	63
A few times a year	35.6%	144
About once a year	11.9%	48
Never	9.4%	38
Other - Write In	7.4%	30

Totals: 405

Other - Write In	Count
2-4 time/week	1
3 or 4 times a week	1
A few times a month.	1
A few times a year - Events need better marketing. Example: Bernie and Red cancellations	1
Totals	30

Other - Write In	Count
A few times a year - but I am really interested in revenue producing facilities like decent restaurant, place for large wedding, etc.	1
A few times a year - we are fairly new residents and thoroughly enjoy Charbonneau and our home however, we have a network of activities in which we still participate from our "previous life".	1
Attended 1 event at clubhouse. seemed strange to have paper tablecloths and paper plates. Club needs to set standard for any event.	1
Checking out activities for future use.	1
Gym daily	1
Just moved in	1
Moved in just over a year ago, getting settled and plan to participate more.	1
Never - As retired people we have no need to participate.	1
Never - Do not know what activities are available - I am NOT internet connected.	1
Never - I haven't had an occasion to use the clubhouse.	1
Never - moved here for the area	1
Never - not interested and no longer able to play golf.	1
Never - scheduling. I will be playing in Men's Club this year.	1
Never - tried at one time but didn't feel accepted. We do not play golf.	1
Not involved yet - near to area	1
Pickleball weekly	1
TBD	1
Varies - meetings - mainly mahjong	1
Very occasionally	1
We moved here in November and are eager to explore all the opportunities but have not done any at this point.	1
Totals	30

Other - Write In	Count
been there done that	1
new, plan to participate	1
occasionally	1
up to three times a week	1
visit the Cubby Hole Library frequently	1
working 50+ hrs a week. Split our time between here & AZ	1
Totals	30

9. Why don't you participate in services and activities at the Clubhouse?

ResponseID	Response
249	Busy doing other things. At the coast 4 days a week.
252	Working full-time, many activities geared to retirees.
260	New
266	Not of interest.
268	I attend other activities outside of Charbonneau.
269	We need more activities for those residents scheduled outside of regular work hours, many of us still work full time.
301	I am very busy running a business and taking care of elderly parents. I likely will participate more in the future.
303	I work 2 jobs and do not have time. I will definitely participate more when I retire.
308	It is obvious I need to get more involved. I do appreciate all that is available to us.
309	Just started going weekly.
316	I live in Texas!!!
317	Second home, live in Bend full time.
319	Not in the clubhouse but I used the "massage" and "esthetician" but they are gone now.
320	Too busy working
324	We need activities geared toward those of us that are NOT retired and that do not care about GOLF. Plan activities for times/days that those of us still working can attend.
326	Only once in five years.
327	New to area
332	I am a part-time owner and never seem to be in town at the event time.
333	I am 85-years old, live alone and don't drive.
334	Have done classes and dance evenings in the past.
341	There are other resources in our community and we have other social outlet and I don't rely on Charbonneau activities.

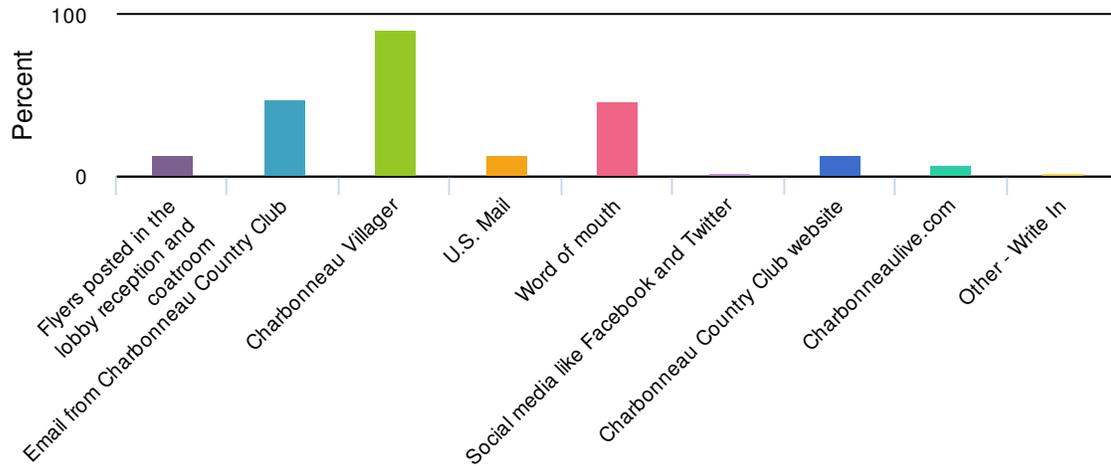
ResponseID Response

345	So far nothing interests me. Would love to see a Bingo night.
352	Just moved, interested in education classes, arts and crafts, holidays and special events, group fitness classes and clubhouse dinners.
355	Busy with other things. At coast 4 days a week
358	Working full time. Most events geared toward retirees
362	Just moved in. Interested in education classes, arts and crafts, holiday and special events.
369	I am not sure what we get with the required monthly dues.
375	Hard to get around.
383	Have other interests, do not play golf.
386	We are brand new to the community
387	We moved in Nove 2018 - have not has an opportunity to participate - busy remodeling.
392	My CC dues should include engaging in the use of exercise gym. I love pickleball and \$4 for a game is too much. I enjoy pickleball in my sun city, Texas for \$12 a year. My total dues for a year is \$12.
401	I am 91 and unable to attend events like I did in the past.
408	New homeowner as of 4/15
413	Social life does not revolve around Charboneau
414	Offerings are tailored for older generation.
417	I work full time and have a long commute. No times
426	Family health conditions
427	Many activities are and always have been during the day. Working just had me tune out as I couldn't participate.
433	We spend 6-7 months a year in Arizona and travel a lot.
436	Not interested.
437	Don't golf, classes offered aren't of any interest. We do use the "cubbyhole" library!

ResponseID Response

439 Visit the library once a month. I use the clubhouse very rarely - mostly for my wife's events if men are invited (garden club and women's club).

10. How do you learn about activities and services at the Clubhouse? (Check all that apply)



Value	Percent	Responses
Flyers posted in the lobby reception and coatroom	13.7%	55
Email from Charbonneau Country Club	48.4%	194
Charbonneau Villager	91.3%	366
U.S. Mail	13.7%	55
Word of mouth	46.9%	188
Social media like Facebook and Twitter	2.5%	10
Charbonneau Country Club website	13.0%	52
Charbonneaulive.com	7.2%	29
Other - Write In	2.5%	10

Other - Write In	Count
Because I am a volunteer in an activity that will take place there; personal invitation to an event there	1
Bulletin Board in the main entry	1
Golf Course Facilities	1
How much does the mailing cost?	1
My husband gets emails	1
men's golf website	1
tennis bulletin	1
Totals	7

11. Are there activities or services that you would like to see at the Clubhouse?

1

ResponseID	Response
17	Quiet meeting rooms and privacy
22	Soundproof room for exercising
27	Fitness facility
28	Bird walks
30	A gathering place/community family room
31	Wine storage
32	Artistic / Craft Workshops
33	Meditation Class
34	Group travel meetings
37	Members only social place, lounge, etc
38	An elevator to storage.
41	More activities
43	additional plays /concerts
44	Family center with pool and ping pong, other kid friendly games
50	Bar
54	Restaurant
55	pilates later in the day
58	Youth and pop bands/groups
59	Bigger GYM
61	transportation options for housebound
64	woodworking lessons

ResponseID Response

69 Concerts

72 Billards

82 Renovation of the whole area

83 Outside lecturers on current events, issues, other topics of interest

86 Lots of yoga

88 Dedicated space for art classes with windows.

92 Restaurant with a grill & fryer

97 Dance lessons-Country line or partner dances

109 Zumba at a later time

111 Pub

112 More aerobics in s larger space

113 Fitness Center

114 Fitness Center

119 Area to meet casually for coffee and newspaper

120 fitness center

121 Social functions for singles

126 Revenue generating activities!!

129 Indoor Pickleball

130 Tai chi classes

132 Rec Room w/ Pool Tables

135 A nice restaurant

136 Exercise classes NOT at 8AM

148 Pickle Ball

151 Larger and better appointed kitchen

ResponseID Response

159 Monthly movie night

160 Monthly foot clinic

164 Not any, just very happy to just live here.

165 Indoor swimming pool or enhance the relationship with the Spring Ridge Pool to allow evening hours.

169 Elder fitness activities

170 Bocci

171 Bocci

174 Grocery Store

176 restaurant

191 Presentations from Subject Matter experts we undoubtedly have living here

192 Quality Speakers / Lecturers

194 Pitch Group

195 Pitch groups

196 Lap pool

207 More educational activities like "How to use a smartphone"

208 More educational classes

217 For real estate sales purposes, there needs to be a more plush gym & larger gym. Local real estate agents are a good source.

223 Line dancing

227 A quality restaurant

235 Other arts and crafts options

238 More art and music

241 A decent casual restaurant with good service and simple good food.

242 Card playing groups - Canasta, hand and foot

ResponseID Response

245 Much better yard pruning

252 Expanded fitness and Tennis/Pickle Ball Facilities

257 Arts and crafts

271 Restaurant

277 Food/restaurant options

278 Food

284 Card players groups

286 Restaurant/Bar

309 Weekend fitness

310 Large meeting space

315 Dinning

318 Pickle Ball

326 Yoga

327 Small convenience store

332 Pickle Ball for the public

334 Ballroom Dancing evenings

339 A casual bar like the 19th Hole

342 Wedding rentals

345 Bingo

348 Tap Dance and dance classes

358 Exapnd fitness/tennis/picklenball facilities

368 arts and crafts

369 Language classes

371 Other art and craft options

ResponseID Response

373 More art and music

375 Swimming pool with exercise classes

376 Decent casual restaurant

377 Card playing groups

382 Medical & Pharmacy

384 Restaurant

385 History

388 Plant sales

389 Professional mtg room

391 Senior morning walks

392 Canasta Group

396 aerobics

402 More live entertainment

403 More live entertainment (music/plays)

411 Restaurant/bar on the greens

412 A restaurant on the greens

416 expanded gym

421 Successful restaurant

427 educational lectures

430 Monthly or quarterly dinners

439 monthly lecture series on topics CCC residents might have expertise.

445 More meeting space and quieter

447 Entertainment

448 Restaurant and Bar

ResponseID Response

449 Restaurant and Bar

2

ResponseID Response

17 Larger area for exercise; ie aerobics

22 Card room

27 Flexible space for activities

30 Coffee bar

31 coffee kiosk

38 Free fitness room with locker space & covered walking track

41 More activities for my kids

44 Food service, snack bar, grill, wine and/ or beer bar

50 Activities that start after 7:00 pm

54 Grocery store

55 on site casual restaurant

58 Legislative rep talks

82 New restaurant

86 Lectures

88 Soundproofed space for the person practicing piano so it doesn't interfere with meetings.

92 Weekly or monthly Fri. happy hr.

111 Billiards

113 Internet

120 classes (various topics)

132 Ping Pong

ResponseID Response

151 Larger Dining Room

160 Ballet Room

170 Golf locker rooms (Mens & Womens)

171 Ping Pong

174 Trip advisor

191 Topics around aging

207 Photography Classes

223 Oil painting class - not in the basement

227 A real world fitness center

245 A top rated restaurant

252 Improve walkability/path maintenance

257 Indoor Pool

271 Bar

277 Better equipped exercise facility

278 Bar

309 Art classes

315 Coffee Shop

326 Fitness classes

342 larger exercise space

348 Pottery/ceramics

358 Improve walkability/path maintenance

368 indoor pool

369 Events

377 Canasta

ResponseID Response

382 pizza & pub

384 Nice lounge area

385 Art class

388 vendor and trade shows

389 very large monitor w/computer hook up

391 Balance, equilibrium special classes

392 Pickleball seasonally

396 meeting spaces

402 Casual bar/gathering place

416 social events (bingo, cards, etc)

427 short music presentatians

439 Lecture series on invited experts on technical, historic or current events.

445 More exercise space

447 Potlucks

3

ResponseID Response

30 Reading room/Study room

31 hangout area

38 Better multimedia capabilities (like Springridge)

41 Child care at the fitness center

44 Ongoing classes and educational programs

54 Library

58 Art showings

ResponseID Response

82	New Club house
92	Charbonneau activism group
111	Coffee Lounge
120	seasonal events
132	Work Parties
151	More meeting rooms
160	More banquet facilities
170	Move sunshine rm to a ground level space (dangerous moving equipment up & down stairs to basement)
171	Pool Tables
191	Exercise & Fitness as we age
245	No more homes for at least 10 years or more.
252	Bring in established restaurant
257	Pickle Ball Courts
271	Health Food store or restaurant
277	Wellness classes
358	bring in established restaurant group
368	pickelball
369	Community Garden
377	Hand and foot
382	Grocery Store
384	Starbucks or coffee
388	Physical therapy
389	sound system

ResponseID Response

391 dance classes

416 local trips and bike rides

427 hiking club

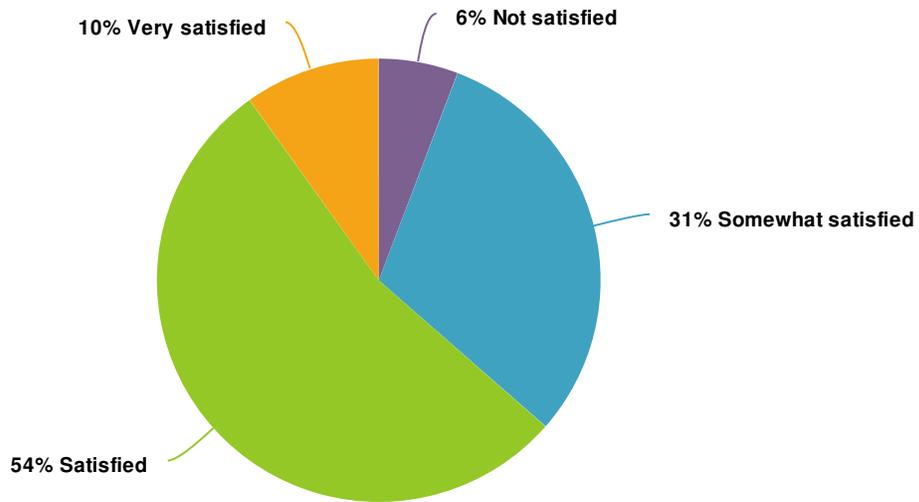
447 Plays

12. Please rate the following Clubhouse facilities and amenities.

	Poor	Fair	Good	Very good	Excellent	Don't know	Responses
Meeting space							
Count	15	86	177	13	31	44	
Row %	4.1%	23.5%	48.4%	3.6%	8.5%	12.0%	96.3%
Column %	16.3%	39.1%	58.0%	20.0%	29.5%	18.3%	
Lobby							
Count	5	72	197	24	53	27	
Row %	1.3%	19.0%	52.1%	6.3%	14.0%	7.1%	99.5%
Column %	5.4%	32.7%	64.6%	36.9%	50.5%	11.3%	
Restrooms							
Count	5	55	193	26	59	42	
Row %	1.3%	14.5%	50.8%	6.8%	15.5%	11.1%	100.0%
Column %	5.4%	25.0%	63.3%	40.0%	56.2%	17.5%	
Kitchen							
Count	5	42	119	16	30	146	
Row %	1.4%	11.7%	33.2%	4.5%	8.4%	40.8%	94.2%
Column %	5.4%	19.1%	39.0%	24.6%	28.6%	60.8%	
Interior appearance							
Count	12	91	181	27	36	26	
Row %	3.2%	24.4%	48.5%	7.2%	9.7%	7.0%	98.2%
Column %	13.0%	41.4%	59.3%	41.5%	34.3%	10.8%	
Noise levels							
Count	65	97	100	12	18	69	
Row %	18.0%	26.9%	27.7%	3.3%	5.0%	19.1%	95.0%
Column %	70.7%	44.1%	32.8%	18.5%	17.1%	28.8%	
Internet access and technology							
Count	13	47	68	6	8	199	
Row %	3.8%	13.8%	19.9%	1.8%	2.3%	58.4%	89.7%
Column %	14.1%	21.4%	22.3%	9.2%	7.6%	82.9%	
Lighting							
Count	13	89	162	24	21	51	
Row %	3.6%	24.7%	45.0%	6.7%	5.8%	14.2%	94.7%
Column %	14.1%	40.5%	53.1%	36.9%	20.0%	21.3%	
Comfortable furnishings							
Count	11	70	182	22	27	44	
Row %	3.1%	19.7%	51.1%	6.2%	7.6%	12.4%	93.7%
Column %	12.0%	31.8%	59.7%	33.8%	25.7%	18.3%	

	Poor	Fair	Good	Very good	Excellent	Don't know	Responses
Accessibility							
Count	11	28	185	32	46	52	
Row %	3.1%	7.9%	52.3%	9.0%	13.0%	14.7%	93.2%
Column %	12.0%	12.7%	60.7%	49.2%	43.8%	21.7%	
Totals							
Total Responses	4.3%	18.7%	43.1%	5.6%	9.1%	19.3%	100.0%
Column Avg. %							

13. Overall, how satisfied are you with the activities and services offered at the Clubhouse?



Value		Percent	Responses
Not satisfied		5.8%	21
Somewhat satisfied		30.7%	112
Satisfied		53.7%	196
Very satisfied		9.9%	36

Totals: 365

14. How could the Clubhouse improve?

ResponseID Response

ResponseID	Response
82	New it's way too outdated knock that whole store, Curry's area and old restaurant down and start over.
136	WISH THEY HAD MORE FOR NEW RESIDENTS - NOT BEING A GOLFER HAVE FOUND IT HARD TO MEET PEOPLE
146	Need a little store back or a little deli.
154	Update furnishing, update internet, update lighting
157	Everything is outdated - build a new modern facility we can enjoy & be proud of!
158	More dedicated and appropriate spaces for the particular type of activity.
189	Holiday events
190	Dining - Holiday Events
192	Neglected and tired facility.
197	*[nothing was selected for #12 but the following was written] Don't know enough about all offerings - my choice not to check them out.
203	Somewhat satisfied was selected - but added the following: Seeing generation changes, so maybe keep that in mind when planning things.
207	Not enough meeting rooms. Hard to schedule meetings. Too noisy when other events are happening.
211	Not informed of activities
217	Somewhat Satisfied - Just saying: the best use of the "annex" building over last 15 years was "On the Green".
223	Satisfied but need more room.
227	It looks like a dinosaur and needs to be rebuilt.
231	We need bigger spaces
238	In all fairness, we have not been in the community very long and have not explored all the available options.
240	A swimming pool with exercise classes.

ResponseID Response

241	A decent restaurant but probably not operated outside. The last few have failed because the food was lousy and had bad service.
252	Facilities are dated, much-deferred maintenance, poor curb appeal, no decent restaurant, create decent, modern meeting facility and wedding venue.
255	It would be nice to have exercise classes in the evenings for those of us that work.
269	Update - modernize
298	Toilets are too low.
300	Improved art space for classes or just space for people to work together on art projects.
304	With all of the services and facilities available in this area, the clubhouse will never thrive.
311	1. Communicate who, what, where, when and why 2. For the improvement project: Give us 3 or 4 proposals and what it would cost individually.
315	Need lunch area for golfers.
326	Activities that work for people working 8-5 Monday through Friday.
327	Brighter interior colors
334	Just so noisy when I come to the office or meetings if exercise classes are going on.
335	I have been in 3 art classes and I'd like to see better accommodations in an art room - better lighting, a sink and larger stairs.
341	Improving the clubhouse would not encourage us to join in activities relative to what it would cost us!
358	Facilities are dated and have much deferred maintenance; poor curb appeal, no decent restaurant. Add modern meeting facility and wedding venue
361	Evening exercise classes for working residents
363	Need a full-service restaurant or bar. Also, get lottery machines outside tournaments to generate needed finances.
373	In all fairness, we have not been in the community very long and have not experienced all the available options.
376	Casual restaurant with good service and good, simple food. I haven't seen that here since McCormick and Scmick since the 70s.

ResponseID Response

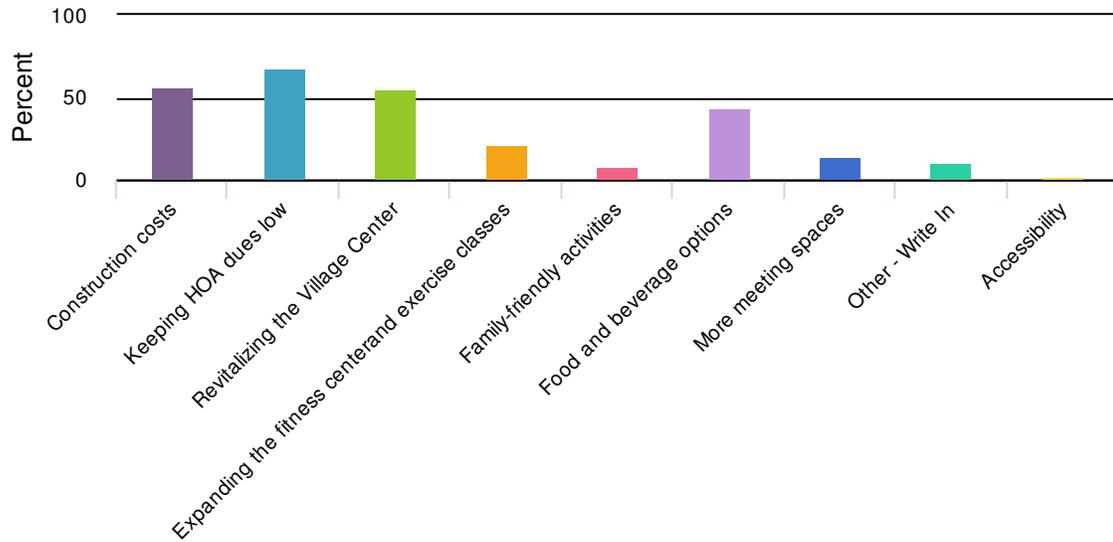
385	Use the basement for storage, not classes.
400	Homeowners should not be charged to use the facilities for receptions/family gatherings. we already pay HOA
403	Casual dinner and bar service. A place to hang out
409	A small store. Better than the old one.
412	A restaurant on the greens where you can get together at the last minute and nobody has to cook.
414	Activities are for older generations
430	More parking close to the building.
432	Don't use.
433	Little used
438	No - I think you guys are doing great.
448	The dining room chairs are very uncomfortable. Sound system
449	Sound system.
450	More space for tournaments, weddings, business retreats, etc that will generate revenue.
451	More event space for tournaments, weddings, business retreats, etc that will generate revenue.
457	I would like to see more areas for fitness classes
459	More irrigation for golf. Optimize both groups. I'm concerned about the future of the marina. Do we really need this for the overall community?

15. Please indicate your level of agreement with the following statements.

	Agree	Somewhat agree	Somewhat disagree	Disagree	Don't know	Responses
The Clubhouse is a valuable community asset. Count Row % Column %	315 78.4% 81.8%	59 14.7% 21.2%	16 4.0% 9.2%	3 0.7% 1.7%	9 2.2% 11.4%	99.8%
Charbonneau needs to be attractive to all of the age groups that live here. Count Row % Column %	300 75.2% 77.9%	72 18.0% 25.9%	13 3.3% 7.5%	8 2.0% 4.5%	6 1.5% 7.6%	99.0%
I think that the value of my property is linked to the community and amenities offered. Count Row % Column %	290 72.7% 75.3%	87 21.8% 31.3%	10 2.5% 5.7%	7 1.8% 4.0%	5 1.3% 6.3%	99.0%
I think that the value of my property is linked to Charbonneau having a golf course. Count Row % Column %	309 76.7% 80.3%	62 15.4% 22.3%	16 4.0% 9.2%	11 2.7% 6.2%	5 1.2% 6.3%	100.0%
The Village Shopping Center should be revitalized. Count Row % Column %	286 71.0% 74.3%	71 17.6% 25.5%	15 3.7% 8.6%	16 4.0% 9.0%	15 3.7% 19.0%	100.0%
Charbonneau needs to attract new residents. Count Row % Column %	120 31.2% 31.2%	144 37.4% 51.8%	44 11.4% 25.3%	23 6.0% 13.0%	54 14.0% 68.4%	95.5%

	Agree	Somewhat agree	Somewhat disagree	Disagree	Don't know	Responses
Charbonneau is good just the way it is and shouldn't change.	19	105	109	138	20	97.0%
Count	4.9%	26.9%	27.9%	35.3%	5.1%	
Row %	4.9%	37.8%	62.6%	78.0%	25.3%	
Column %						
Totals						
Total Responses	58.9%	21.6%	8.0%	7.4%	4.1%	100.0%
Column Avg. %						

16. Please select the top three considerations you would like the Board to make when making decisions about the Annex.



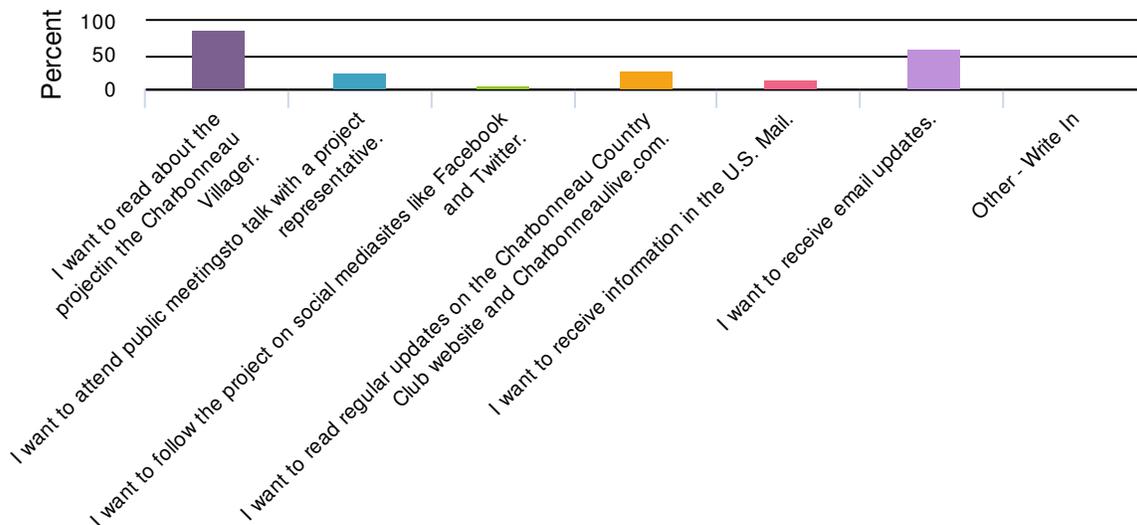
Value	Percent	Responses
Construction costs	56.9%	232
Keeping HOA dues low	67.9%	277
Revitalizing the Village Center	55.1%	225
Expanding the fitness center and exercise classes	21.6%	88
Family-friendly activities	8.1%	33
Food and beverage options	43.1%	176
More meeting spaces	14.5%	59
Other - Write In	10.8%	44
Accessibility	2.0%	8

Other - Write In	Count
Accessibility	6
A village market is needed and could be a success if run properly.	1
Accessibility (downstairs)	1
Totals	43

Other - Write In	Count
Accessibility, and Please add a restaurant	1
Add a wood shop & classes	1
Attractors that bring people to the village center	1
Beautify outdoor spaces for dining and views--add elevator	1
Being proactive, not reactive to the potential of the community	1
Better designed gathering spaces	1
Capacity for growth of new activities and uses that are not envisioned today, but that may be valuable to future residents	1
Event Options (Family Reunions, etc.)	1
Events	1
Expand the library	1
Finding ways to create assets not debt.	1
Gathering areas	1
Getting rid of all the pesticides - out of control at Charbonneau	1
Golf Course	1
Golf club activities	1
Golf course needs	1
Indoor Pool Spa	1
Invest in making the kitchen restaurant quality to attract receptions, golf events and other money making activities.	1
Need a convenience store again.	1
New Restaurant	1
Outside tournaments	1
Sell it	1
Totals	43

Other - Write In	Count
The building should generate enough income to cover the cost of the building and maintaining it.	1
Update the look of the clubhouse - it's very dated and dark, especially the ceiling beams.	1
Use as golf pro shop and use current pro shop for ccc	1
We need a larger meeting room for CCC Annual Meetings, as well as for HOA Annual Meetings. We also need more room for Civic Meetings, such as Voter Recommendations, Airport Info and Community Issues of Interest.	1
craft room	1
golf club activities	1
healthy foods, raw juice bar, smoothies or restaurant	1
keeping golf course	1
merge CGCC and CCC	1
merge CGCI and CCC	1
new restaurant	1
users should cover all costs	1
warm water pool	1
Totals	43

17. How would you like to receive information about the project? (check all that apply)



Value	Percent	Responses
I want to read about the project in the Charbonneau Villager.	89.8%	359
I want to attend public meetings to talk with a project representative.	27.0%	108
I want to follow the project on social mediasites like Facebook and Twitter.	5.8%	23
I want to read regular updates on the Charbonneau Country Club website and Charbonneaulive.com.	27.3%	109
I want to receive information in the U.S. Mail.	14.3%	57
I want to receive email updates.	59.5%	238
Other - Write In	0.3%	1

Other - Write In

Count

Totals

0

18. What else would you like the Board to know about your thoughts on the Facilities Improvement Project?

ResponseID Response

- | ResponseID | Response |
|------------|--|
| 19 | This is a different topic, but slightly related. I think that turning one lane of French Prairie Road into a walking/biking lane would be a great asset to the value of home prices and to the safety of the community. It could start just past the Village Center turning at the west end of French Prairie Rd., and just past the first turning to Arbor Lake Road on the east end of French Prairie Road. Many people walk on those parts of the road. It would increase the walkability of the community greatly. |
| 21 | That the cost of the project and the potential cost of some sort of a merger with the Golf Club are important factors. |
| 22 | This building needs to be torn down, it looks out of date, and will have nothing but cost overruns if it is remodeled. It doesn't suit our needs and would be ridiculous to remodel. It seems to me the prior board already voted to raze this building, I don't know why we are wasting time going over this again. Are we going to rehash this every year when we have a new board member, while the building sits there decomposing and looking more disgusting every day. TEAR IT DOWN. |
| 24 | The water feature at the first (west) entrance has not functioned for many months. This is a nice amenity and should be repaired by now. |
| 25 | Too much was paid for the annex. We lack knowledge about percent of residents who use clubhouse. Too little information is provided residents about likely dues increases if project goes forward. Doing nothing at this time should be explained as an option and resident choice. |
| 27 | Improving our facilities and amenities to continue to make Charbonneau the most attractive "suburban resort" in the Northwest is vital. In addition, we should seek to expand awareness of Charbonneau through improved marketing, unique special events for non-residents to expose them to Charbonneau's special character, and strive to promote Charbonneau as a location for business meetings and retreats coupled with food and golf. |
| 29 | I would like to see Charbonneau attract more young families by developing the "village center" to incorporate more family-centered activities & facilities. |
| 30 | This is not a Board decision alone! I did not elect you with a cart blanche to encumber my dues without a solid majority agreement. Get substantive community input and buy-in. |
| 31 | We don't need more meeting spaces, meetings can take place anywhere. We need more community gathering spaces, with food if possible |
| 32 | I'm concerned about the costs and assessments |

ResponseID Response

33	Continue with a strong emphasis on outreach to residents to discuss options, present proposals and share progress. Decisions should be reached by the Board in a vacuum when outcomes affect each homeowner.
37	Think upscale. Research what other similar golf community country clubs have. Many of us go to Langdon, Willamette Valley CC, etc. Would prefer keeping that spent money here at Chatbonneau.
38	I am very encouraged by this more thorough process for keeping us informed, asking for our ideas, and making decisions.
40	Don't get over excited about the residents usage of the village center businesses. Learn from the failed effort about ten years ago. And as to why there are so many open office vacancies.
44	After we determine what is to be done with the Annex, we then must have a plan for a full remodel or rebuild of the main clubhouse
48	I was surprised to learn that there are no procedures governing the level of expenditure that the board can undertake without a vote of the community home owners. A provision for that should be incorporated into the bylaws .
49	I use the gym regularly and would like to see it expanded.
50	Consider demo of the building and build 4 condos and then with profit build a proper small pub/bar & or expand fitness center Not sure I see the need for more meeting rooms
51	If it has not been substantiated that there will be no net cost to homeowners the property should be sold for residential development or a reliable user for a purpose consistent with our community.
52	Has the board looked into any opportunities for income generation beside raising dues?
55	That you are always transparent with your decisions. I appreciate that you are trying to reach as many residents as possible and that no resident can say they didn't have any input into the decision.
56	An important priority in either a remodel or rebuilding of the Annex should be making the building earthquake ready. This has not been mentioned in any of the communications about this project; it is my fervent hope that it be made a top consideration.
57	We should have been asked whether or not to even buy the building in the first place.
58	More activities on weekends for those who are still working.

ResponseID Response

59	Why didn't you buy when it was half the price. Now that you overpaid for the building hopefully you don't waste our money fixing it up.
61	interested but unable to use facilities due to transportation/deaf disability
62	Plans and costs must be fully visible to charbonneau residents
64	Some of us work during the day and it would be nice to have some classes available during the evenings and weekends. I would love to see a wood-working shop / lessons available
67	In the area of Facilities Improvement I would suggest the following improvement at the RV Yard; a motorized Auto Gate with either a push button entry or provide a transmitter with each space. 30-amp electrical service would also be a great improvement. With most of the RV Yard users being in the Senior Category, I'd note how heavy the gate is to open, and many of the women users have difficulty opening it. Keep Rick on board as the Manager as he does an excellent job, I notice there are some spaces being used for cars and junky utility trailers. They should be removed.
72	I would like to tour the interior of the annex.
76	Do not spend more money that what is reasonably available within the current HOA dues levels.
77	We would like to see a mini-market in the vacated space. We formerly lived in Louvonne so we are familiar with Charbonneau. We intend to move into our condo in one year when we leave Sequim, and will spend the rest of our retirement years with you.
82	The whole Village area is too old to attract anyone. Back in the day when Mc Cormicks was there we had lines waiting to get in. Push that old place down and build new, light, bright and warm place.
83	Charbonneau has to create or refurbish facilities and add other amenities that bring people to the village center. Right now the center looks shabby and is not populated with stores and places at which people want to congregate.
84	I don't think that existing residents can support the residents. Based on past experience, I don't think it will be possible to attract enough people from outside the complex to support a restaurant.
89	Board should make the best use of the annex even if that option is to tear it down. Board should look globally at all assets in the village center to see how they can be best used.

ResponseID Response

- 92 I think that it is imperative that the Annex either creates a restaurant, or the foundation for a restaurant while utilizing a real restaurant owner's advice--like our local resident who owns Clancy's. The reason why I say this is because of the weaknesses of our present food options. Curry's is hanging on by their fingernails--mostly for personality reasons, and The Turn will never make it due to their design (a restaurant on a golf course, where you can't see the golf course,) but most importantly, it is a supposed restaurant that doesn't have a grill--can't make a hamburger or fry a fry and doesn't have the quality to attract the customers it needs. I understand that Clancy's approached Charbonneau about having a restaurant there--and I personally think it would be a great idea, however, if that can't happen at this particular moment, then don't waste the design by not including the framework. The entire downstairs could be re-designed for entertainment. It should contain pool tables, (even Summerfield has pool tables) shuffleboard & card tables. MOST IMPORTANTLY, it needs to include a functional kitchen for weekly or limited community events, culinary classes, weddings and golf tournament banquets and wine tasting. with the potential to be turned into some sort of a permanent restaurant/bar. We could have men's, women's and mixed pool and shuffleboard groups with competitions. Upstairs there would/could be more meeting rooms, excellent rooms for dance and exercise classes--maybe making it 3 stories . An elevator must be included even if it is only 2 stories. As well, I think it would be fantastic to put in bocce courts. Sun City and Robson developments have active bocce groups, a sport that one can continue to do as other physical challenges prohibit them from playing golf, tennis or pickle ball. And finally, whatever the design, I would hope that it would include lots of windows and light, incorporating the beautiful Charbonneau views.
- 97 Where it will be great to improve our facilities, most are on fixed incomes so the cost should not impact the families too much. Hopefully it will be affordable so people do not have to sale and move where they can afford to live.
- 101 Wish there was a big social room, where we could stop for coffee, visit with others, meet other people. Also, maybe a movie night once a week. Unless you belong to a club, there is little opportunity to meet other residents.
- 107 If can be part of Wilsonville West Linn school district. Would attract more family home buyers and raise home prices.
- 111 We need a nice Pub/Happy Hour/After Golf gathering place that takes advantage of the golf course view; similar to "On the Green". Sorry this survey is late!
- 113 Low priority for use by those who live outside Charbonneau Charbonneau residents not charged for outside Charbonneau guest when booking small parties
- 114 Low increase in monthly CCC dues
- 116 The Clubhouse is dated.
- 120 How does the project really benefit the community? Is it going to be cost effective for home owners? Will there be an increase in dues? I would like improvements, but not sure of the value yet.

ResponseID Response

121	Please give consideration to updating the look of the clubhouse - it's very dated and dark (especially the ceiling beams.) It's a good space, but really needs to freshen decor and make the whole place look more modern and appealing.
125	Please bring a convenience store back.
126	Homeowners should NOT be responsible to fund this project!!! A revenue producing activity that funds the costs should be of primary importance.....and we should NOT feel compelled to spend \$\$ to satisfy the needs of a small minority of residents!
130	We agree the Village center needs revitalizing and some new business options
132	Join CGC move pro shop & turn upstairs to the annex do not need a full restaurant.
134	I believe you need to improve but concerned about annual dues for fixed income.
135	It's taking too long.
139	I have heard complaints about no longer having a grocery store in Charbonneau.
145	Open golf course to host more outside tournaments. Restaurant is essential!
146	The HOA costs need to be sustainable & able to not cost out our residents.
150	We appreciate all the great work the Board & Staff are doing. Thank you!
151	I find some of the questions here irrelevant. Why are we talking about the Village Shopping Center, we don't own it. And there's no way to keep HOA dues low if we develop the annex and if/when we acquire the golf course.
153	When construction begins please have trucks/workers vehicles not use parking next to clubhouse & pro shop!!
154	Give "props" to those leading the improvements, consider reducing speed limits on streets (non-French Prairie) to 20 with more signs, plus more NO parking signs.
155	When there was a restaurant on the now empty building, there was also a wonderful porch to sit and look over charbonneau.
157	It's time to move forward. Plenty of effort has gone into getting community input. Don't keep procrastinating - make a decision on the Annex and start building!
158	Progress, decent facilities and maintaining values is not FREE. Every day that passes without action is costing \$\$\$. It is time for ACTION. Consolidate the CCC and gold course and demo the ugly building and build NEEDED facility!
160	We love Charbonneau

ResponseID Response

163	If our HOA dues increase, we will have to leave Charbonneau.
164	If HOA dues go up drastically, we will be forced to move. The golf course is an asset but not a championship course so fewer people want to play here too expensive.
165	I'd really like a year round pool option. This might also be attractive to younger families.
166	The purchase of the restaurant building was a mistake and represents a decision that is not reflective of the majority of the Charbonneau residents.
168	More handicap spaces, curb into center are dangerous, more lighting outside, nothing that increases the cost of living
169	Lighting outside clubhouse is very poor, More handicap parking, Curbs oval shaped - not square outside clubhouse
170	Would like to see CCC join with Golf Club & share amenities.
171	Final decision on merging with golf club before moving ahead with facilities improvement.
172	Making sure the investment in the former restaurant was a clear plan on what the future holds with a pro-forma for long term feasibility & profitability.
173	Be conservative with funds.Many people on limited incomes. Need flexible use rooms to serve more members.
175	I don't want our dues to price me out of here.
177	Please be aware of us who use wheelchairs. Entrances, access from street, PARKING, weight of the doors - all must be compliant with ADA Act 1990.
179	I was sorry to see the driving range eliminated!!!
182	I would like to see an improvement / update on the heating & AC units.
185	It is imperative that improvements take place & that improvements are done in a cost effective way.
189	This seems like an endless process - combine the CC & Golf Club and their joint needs will be obvious! With is Langdon Farms full daily with Charbonneaugh folks!
190	These questions have been around many times - ?! Combine the clubs to solve most problems!
191	I appreciate the thoughtful and collaborative approach taken here. Thank you.

ResponseID Response

192	We dine at Langdon Farms twice a week. Would be great to have a good cafe/restaurant at the club to dine at.
203	HOA fees should not go up any higher - residents should not be responsible for million dollar buildings. Board should be responsible for the mistake of the annex building.
207	I am glad that broad community input is being solicited.
212	I'm concerned about the cost to individual homeowners in RE to the MASSIVE cost of this undertaking.
217	1. Get rid of the ugly overhead in the walkway between the buildings - just like your McKinsey study recommended. 2. Why buy the building if you did not know what to do with it?
220	Be good stewards with our dues.
223	Having been inside this building in the last year I question anything other than demolition. It has to be full of mold and dry rot.
226	Please make it a 1st class venue to keep home values high. No more sleezy pool halls and low quality restaurant.
227	The restaurant building needs to be torn down, the entire village center needs to be updated - hurting homeowner values.
228	Much of the building should generate income ie. housing, rental businesses, etc. Start modestly & mostly a shell & improve due to the rising needs to cover costs.
229	The building should be sold - or renovated only. The country club should not assume debt required if building demolished & new build. Was there adequate inspection before purchase?
231	The most critical and important issue for Charbonneau is the merging of the country club and golf club. We'll donate our golf club share! Can the golf club become non-profit???
236	The Annex could easily be an EMT Base with vehicles and 24-hour availability.
237	At my level of involvement, I don't see a real need for additional facilities. Also, don't have information on the current usage so I don't understand a "need" (vs a "like")
238	I am really glad that this project is happening.
239	Any thoughts for a coffee or sandwich shop in the project? Sunshine service?
240	The Clubhouse is hard to get around.

ResponseID Response

241	Whatever is done, the quality should be high. I think a grill type of restaurant that is open for cocktails would be lovely. Should include outdoor space.
245	It was a mistake to purchase the Restaurant Bldg. Please don't raise dues.
246	Get it right.
247	Consider a community-wide pool. See BBR facilities to look at examples of community and health services.
251	The only thing I can continue to stress is we need a pub - outdoor indoor gathering space, We so enjoyed our little eating restaurant.
252	Create a money-making golf/meeting/event facility that will help sustain the golf club/course maintenance and other neighborhood activities.
255	I think Curry's needs to go. Poor customer service and food. They are so rude to customers.
256	It would be so good to have a nice restaurant and bar with outside seating and an extended happy hour menu.
259	On a fixed income and don't want more HOA increases.
261	To buy a building, tear it down and build another building is extremely expensive and I don't see the value to me, but I am sure it will cost me.
264	Would love/need to have a good convenience store.
265	It should provide a variety of options for all citizens.
267	Has there been any discussion about razing the annex and building a new, larger more upscale clubhouse? A big-time move.
278	The snack bar in the pro shop is not the answer to our foodservice needs!
280	Our money needs to be used wisely. I continue to stress about a raise in our fees. Not everyone who lives in Charbonneau has unlimited funds.
283	Keep dues low! Most of us are on fixed incomes.
291	There is always room for improvement but I am fine with everything about Charbonneau.
294	We are part-time Charbonneau residents and love living here. It is a beautiful place.
295	Create an indoor/outdoor food service cafe/dining area with kitchen facility for residents and guests. All-weather including a fireplace lounge.

ResponseID Response

300	I would like to see a deli/coffee shop where one can meet others and have soup or a sandwich. I do not think we can support a convenience store.
302	Charbonneau is looking a bit run down and is showing its age. The new white signs, street signs look cheap.
303	Please do not raise dues again.
304	This project in the private sector would only proceed on a self-sustaining basis and no HOA fees!
305	Vet and hire future managers not wanted by the FOI!
306	No more real estate give aways
308	The Village should only be revitalized if it does not require increased dues.
311	Make presentations at these meetings. Present information.
313	I don't use the facility very often - mostly for special events.
315	It is frustrating that people think we are an over 55 community. We have so much more to offer than Villebois except Canby School District.
322	I believe one of the most important things is to get the "Sunshine Group" out of the basement! Safety!
325	Good job getting input from residents/owners!
326	HOA costs are already out of control. People move out in droves every time a hike is announced.
327	Update Village - maybe a farmers market
333	I was active with the Boys & Girls Club for years. I sold our home in Louvonne and moved into Haven when Don died 3 years ago. It was difficult to maintain. I love Charbonneau.
334	We intend to do more as we get closer to retirement.
335	I live on a limited budget so I would appreciate your consideration in costs and then our monthly fees.
337	I would like to see a merger between the country club and golf club!

ResponseID Response

341	We will consider moving if the cost of this project is too high!
347	I feel that so far not much has been connected about the potential dues increase - how dues will be affected should be a part of the discussion.
348	Consider a wood-floor multi-purpose room. Remember: Time is money. It will cost more the longer we wait to upgrade. Get Moving.
350	Time to make a decision and move forward
353	Consider a community-wide pool. See BBiz facilities to look at health and community services
357	Needs a fun gathering place for happy hours and dinners. We need a pub/indoor/outdoor gathering space and eating establishment
358	Create money. Make gold/meeting facility that will help sustain golf club/course maintenance and other neighborhood facilities
361	I think Curry's has very poor service and food. They need to go. So rude to customers
362	Need more time to take surveys. Only had a week.
363	With both buildings, should have a full restaurant and lounge.
365	I think the board deserves many thanks and a lot of credit for all they do for the community.
366	Add family friendly activities; improve food and beverage options with indoor/outdoor seating and extended happy hour menu
369	Should attract younger people - good time for presentations, more classes and informational presentation options.
372	At my level of involvement, I don't see a real need for additional facilities, also don't have info on current usage so I don't understand the need verses a would like.
373	I am really glad that this project is happening.
374	Any thoughts for the coffee or sandwich shop in a new project? Sunshine Service?
376	Whatever is done, the quality should be high. I think a grill type of restaurant that is open for cocktails would be lovely. Should include outdoor space,
379	It was a mistake to purchase the restaurant building. Please don't raise dues! Would like much better pruning, tope rated restaurant or bar. No more homes built for ten years or more.

ResponseID Response

380 Get it right.

381 Like to have consideration of a restaurant.

382 Need a larger space for exercise classes. Sunshine Services should be on the main level for access.

386 Change is always good, as long as it makes sense. Can't stay stagnant.

387 Keep regular communications - print and meetings scheduled.

388 We don't mind a rate increase but want the funds to be used conservatively. A more contemporary look is important.

391 Create and build a new structure including a heated pool with a retractable roof for summer.

392 Exercise facilities in club dues.

394 On a fixed income and don't want additional HOA increases

395 The annex could easily be an EMT base with vehicle and 24-hr availability

396 You are doing a great job and cannot please everyone. Make the hard decisions

398 We are disappointed that the survey seemed to deal with all of the CCC buildings, not first the annex. It was our understanding that the focus was to be on the annex only since that is the structure that currently needs the most attention. The clubhouse was recently remodeled and we don't feel there needs to be more time and attention on it now. The board had previously voted to tear down the annex and rebuild! A great idea. Residents were asked to submit ideas for a multiuse building, which many of us did. However, all of this has been ignored and we are being asked to go back to square 1 and start over. The community has waited long enough to have this project completed. Please stop spending money on flyers, surveys, consultants and more meetings. We are all willing to pay our fair share of this new building, but we must stop delaying this much overdue project and move ahead.

400 I would like our noise ordinance stricter regarding the number of dogs per household and fines for continuous barkers if owners don't comply. Use common sense.

402 Transparency and community input is much appreciated

403 Updates are important. Transparency is appreciated

405 Would be good to improve the covered walkway around the entrance to the community center

ResponseID Response

406	Covered walkway by community center look terrible by community center. Concrete patching is needed
409	Things look old. Not bad. Small redo?
416	Build something that could be used for different things at different times. Keep the costs down
417	I have lived in Charboeau for more than 30 years and seen many businesses come and go because of lack of support. I cannot believe the board is considering spending that much money to pursue something unrealistic. There are plenty of empty spaces that could accommodate the board as needed and it would be much cheaper. Again, it would be a big assumption that the building could be booked full time to carry the burden of a loan this size. I hope with all of my heart that the board will consider "normal" income earners that live here. Not everyone is rich enough to carry such an increase.
418	Keep moving forward
420	I think another restaurant with proper management should be included
421	Would like a restaurant that is known to be successful. Golf course and appearance is most appealing along with landscaping. Would be better to update and acquire new irrigation to eliminate watering issues. Do this before spending on new construction
422	Please reveal the board's plan for getting POI for the most recent purchase that the board developed prior to the purchase
423	The "so-called" country club does not resemble a country club at all compared to other country clubs in the area.
424	High priority on continued security - limit high-speed driving.
427	I overhear golfers in the gym who want so many things and they are very vocal. I fear we will go overboard trying to be some fancy place that has everything. That means huge expenses.
428	Keep costs down!
430	Horseshoe game available.
431	Try again for an informal, moderately priced restaurant serving quality food.
435	Need a new restaurant
436	New restaurant
439	I would like information on total construction costs and projected operating costs and impact on resident fees.

ResponseID Response

441	We miss the sports bar and market. Increased meeting space is a low priority. Keeping dues low is a high priority.
447	Why the Board bought the Annex building without first consulting stakeholders and shareholders!
449	Mailings are very expensive. I think the existing building should be given a great deal of consideration simply based on cost. The bones of the structure are fine.
450	Focus on serving the golf course. It is the artery that brings life to our community.
451	Focus on serving the golf course. It is the artery that brings life to our community.
452	Demolish and replace old restaurant building
453	Please demolish and replace the old restaurant building.
458	Don't see the need for another CCC building. The old restaurant building will cost too much to remodel or rebuild and I don't want my dues to go up.
459	I'm very disappointed that the purchase of the Annex happened with little participation from the community. Now we realize what a financial burden it will be.
461	I would like a good restaurant to be able to remain on site. I would feel a lot better if someone had a good handle on the costs - can't afford large HOA dues increase.
462	Need to have people who understand how to control spending of cost of construction!
463	Keep the HOA charge the same.
464	Don't want building if we don't need one and it will cost a lot and raise dues.

Charbonneau Facilities Improvement Project Community Survey

Open-Ended Comments

What Clubhouse activities and amenities do you participate in? (Check all that apply) – Other Comments

- Bridge (5)
- Library (4)
- Mahjongg (3)
- ALTA Mtgs, CCC Ann. Mtg., Forums
- Annual Arts Festival, Information Day, weddings, memorials
- Annual Board Meeting
- Annual Board Mtg
- Bill Malhear art class until Bill stopped last year.
- Boat Slip rental
- Book Club
- Bridge, CWA Luncheons
- CGC functions
- CWA
- CWA Luncheon Events
- Celebrations of Life - Private Parties and Charity Benefits
- Club luncheons
- Committee meetings
- Community Meetings w /Gov officials
- Community Meetings with Gov Officials
- Disaster Preparedness
- Emergency preparedness special presentations
- Garden Club
- Golf Events
- Golf events
- I have been to 2 social events only
- Just moved in
- Library Volunteer

- Mah Jongg
- Mah jongg; CWA
- Mahjong
- Mahjong
- Mahjongg
- Mens cards
- Monthly Emergency Preparedness
- New residents, haven't participated yet
- No time yet, still working :)
- Occasional meeting.
- Open houses
- Patio parties for residents
- Play cards
- Rented for bridal shower
- River Dance
- Some ALTA and board meetings
- Tennis
- Was Pres. of the homeowners assoc.
- arts show
- bridge
- card group
- events I host
- none
- poker group
- rentals for personal events
- weekly card game

On average, how often do you participate in activities and services at the Clubhouse? – Other Comments

- 2-4 time/week
- 3 or 4 times a week
- A few times a month.
- A few times a year - Events need better marketing. Example: Bernie and Red cancellations
- A few times a year - but I am really interested in revenue producing facilities like decent restaurant, place for large wedding, etc.
- A few times a year - we are fairly new residents and thoroughly enjoy Charbonneau and our home however, we have a network of activities in which we still participate from our "previous life".
- Attended 1 event at clubhouse. seemed strange to have paper tablecloths and paper plates. Club needs to set standard for any event.
- Checking out activities for future use.
- Gym daily
- Just moved in
- Moved in just over a year ago, getting settled and plan to participate more.
- Never - As retired people we have no need to participate.
- Never - Do not know what activities are available - I am NOT internet connected.
- Never - I haven't had an occasion to use the clubhouse.
- Never - moved here for the area
- Never - not interested and no longer able to play golf.
- Never - scheduling. I will be playing in Men's Club this year.
- Never - tried at one time but didn't feel accepted. We do not play golf.
- Not involved yet - near to area
- Pickleball weekly
- TBD
- Varies - meetings - mainly mahjong
- Very occasionally
- We moved here in November and are eager to explore all the opportunities but have not done any at this point.
- been there done that
- new, plan to participate
- occassionally
- up to three times a week

- visit the Cubby Hole Library frequently
- working 50+ hrs a week. Split our time between here & AZ

Why don't you participate in services and activities at the Clubhouse?

- Busy doing other things. At the coast 4 days a week.
- Working full-time, many activities geared to retirees.
- New
- Not of interest.
- I attend other activities outside of Charbonneau.
- We need more activities for those residents scheduled outside of regular work hours, many of us still work full time.
- I am very busy running a business and taking care of elderly parents. I likely will participate more in the future.
- I work 2 jobs and do not have time. I will definitely participate more when I retire.
- It is obvious I need to get more involved. I do appreciate all that is available to us.
- Just started going weekly.
- I live in Texas!!!
- Second home, live in Bend full time.
- Not in the clubhouse but I used the "massage" and "esthetician" but they are gone now.
- Too busy working
- We need activities geared toward those of us that are NOT retired and that do not care about GOLF. Plan activities for times/days that those of us still working can attend.
- Only once in five years.
- New to area
- I am a part-time owner and never seem to be in town at the event time.
- I am 85-years old, live alone and don't drive.
- Have done classes and dance evenings in the past.
- There are other resources in our community and we have other social outlet and I don't rely on Charbonneau activities.
- So far nothing interests me. Would love to see a Bingo night.
- Just moved, interested in education classes, arts and crafts, holidays and special events, group fitness classes and clubhouse dinners.
- Busy with other things. At coast 4 days a week
- Working full time. Most events geared toward retirees

- Just moved in. Interested in education classes, arts and crafts, holiday and special events.
- I am not sure what we get with the required monthly dues.
- Hard to get around.
- Have other interests, do not play golf.
- We are brand new to the community
- We moved in Nove 2018 - have not has an opportunity to participate - busy remodeling.
- My CC dues should include engaging in the use of exercise gym. I love pickleball and \$4 for a game is too much. I enjoy pickleball in my sun city, Texas for \$12 a year. My total dues for a year is \$12.
- I am 91 and unable to attend events like I did in the past.
- New homeowner as of 4/15
- Social life does not revolve around Charboneau
- Offerings are tailored for older generation.
- I work full time and have a long commute. No times
- Family health conditions
- Many activities are and always have been during the day. Working just had me tune out as I couldn't participate.
- We spend 6-7 months a year in Arizona and travel a lot.
- Not interested.
- Don't golf, classes offered aren't of any interest. We do use the "cubbyhole" library!
- Visit the library once a month. I use the clubhouse very rarely - mostly for my wife's events if men are invited (garden club and women's club).

How do you learn about activities and services at the Clubhouse? (Check all that apply) – Other Comments

- Because I am volunteering an activity that will take place there; personal invitation to an event there
- Bulletin Board in the main entry
- Golf Course Facilities
- How much does the mailing cost?
- My husband gets emails
- men's golf website
- tennis bulletin

Are there activities or services that you would like to see at the Clubhouse?

- Quiet meeting rooms and privacy
- Soundproof room for exercising
- Fitness facility
- Bird walks
- A gathering place/community family room
- Wine storage
- Artistic / Craft Workshops
- Meditation Class
- Group travel meetings
- Members only social place, lounge, etc.
- An elevator to storage.
- More activities
- additional plays /concerts
- Family center with pool and ping pong, other kid friendly games
- Bar
- Restaurant
- pilates later in the day
- Youth and pop bands/groups
- Bigger GYM
- transportation options for housebound
- woodworking lessons
- Concerts
- Billards
- Renovation of the whole area
- Outside lecturers on current events, issues, other topics of interest
- Lots of yoga
- Dedicated space for art classes with windows.
- Restaurant with a grill & fryer
- Dance lessons-Country line or partner dances
- Zumba at a later time
- Pub
- More aerobics in s larger space
- Fitness Center

- Fitness Center
- Area to meet casually for coffee and newspaper
- fitness center
- Social functions for singles
- Revenue generating activities!!
- Indoor Pickleball
- Tai chi classes
- Rec Room w/ Pool Tables
- A nice restaurant
- Exercise classes NOT at 8AM
- Pickle Ball
- Larger and better appointed kitchen
- Monthly movie night
- Monthly foot clinic
- Not any, just very happy to just live here.
- Indoor swimming pool or enhance the relationship with the Spring Ridge Pool to allow evening hours.
- Elder fitness activities
- Bocci
- Bocci
- Grocery Store
- restaurant
- Presentations from Subject Matter experts we undoubtedly have living here
- Quality Speakers / Lecturers
- Pitch Group
- Pitch groups
- Lap pool
- More educational activities like "How to use a smartphone"
- More educational classes
- For real estate sales purposes, there needs to be a more plush gym & larger gym. Local real estate agents are a good source.
- Line dancing
- A quality restaurant
- Other arts and crafts options
- More art and music

- A decent casual restaurant with good service and simple good food.
- Card playing groups - Canasta, hand and foot
- Much better yard pruning
- Expanded fitness and Tennis/Pickle Ball Facilities
- Arts and crafts
- Restaurant
- Food/restaurant options
- Food
- Card players groups
- Restaurant/Bar
- Weekend fitness
- Large meeting space
- Dinning
- Pickle Ball
- Yoga
- Small convenience store
- Pickle Ball for the public
- Ballroom Dancing evenings
- A casual bar like the 19th Hole
- Wedding rentals
- Bingo
- Tap Dance and dance classes
- Exapnd fitness/tennis/picklenball facilities
- arts and crafts
- Language classes
- Other art and craft options
- More art and music
- Swimming pool with exercise classes
- Decent casual restaurant
- Card playing groups
- Medical & Pharmacy
- Restaurant
- History
- Plant sales

- Professional mtg room
- Senior morning walks
- Canasta Group
- aerobics
- More live entertainment
- More live entertainment (music/plays)
- Restaurant/bar on the greens
- A restaurant on the greens
- expanded gym
- Successful restaurant
- educational lectures
- Monthly or quarterly dinners
- monthly lecture series on topics CCC residents might have expertise.
- More meeting space and quieter
- Entertainment
- Restaurant and Bar
- Restaurant and Bar
- Larger area for exercise; ie aerobics
- Card room
- Flexible space for activities
- Coffee bar
- coffee kiosk
- Free fitness room with locker space & covered walking track
- More activities for my kids
- Food service, snack bar, grill, wine and/ or beer bar
- Activities that start after 7:00 pm
- Grocery store
- on site casual restaurant
- Legislative rep talks
- New restaurant
- Lectures
- Soundproofed space for the person practicing piano so it doesn't interfere with meetings.
- Weekly or monthly Fri. happy hr.
- Billiards

- Internet
- classes (various topics)
- Ping Pong
- Larger Dining Room
- Ballet Room
- Golf locker rooms (Mens & Womens)
- Ping Pong
- Trip advisor
- Topics around aging
- Photography Classes
- Oil painting class - not in the basement
- A real world fitness center
- A top rated restaurant
- Improve walkability/path maintenance
- Indoor Pool
- Bar
- Better equipped exercise facility
- Bar
- Art classes
- Coffee Shop
- Fitness classes
- larger exercise space
- Pottery/ceramics
- Improve walkability/path maintenance
- indoor pool
- Events
- Canasta
- pizza & pub
- Nice lounge area
- Art class
- vendor and trade shows
- very large monitor w/computer hook up
- Balance, equilibrium special classes
- Pickleball seasonally

- meeting spaces
- Casual bar/gathering place
- social events (bingo, cards, etc)
- short music presentatians
- Lecture series on invited experts on technical, historic or current events.
- More exercise space
- Potlucks
- Reading room/Study room
- hangout area
- Better multimedia capabilities (like Springridge)
- Child care at the fitness center
- Ongoing classes and educational programs
- Library
- Art showings
- New Club house
- Charbonneau activism group
- Coffee Lounge
- seasonal events
- Work Parties
- More meeting rooms
- More banquet facilities
- Move sunshine rm to a ground level space (dangerous moving equipment up & down stairs to basement)
- Pool Tables
- Exercise & Fitness as we age
- No more homes for at least 10 years or more.
- Bring in established restaurant
- Pickle Ball Courts
- Health Food store or restaurant
- Wellness classes
- bring in established restaurant group
- pickelball
- Community Garden
- Hand and foot
- Grocery Store

- Starbucks or coffee
- Physical therapy
- sound system
- dance classes
- local trips and bike rides
- hiking club
- Plays

How could the Clubhouse improve?

- New it's way too outdated knock that whole store, Curry's area and old restaurant down and start over.
- WISH THEY HAD MORE FOR NEW RESIDENTS - NOT BEING A GOLFER HAVE FOUND IT HARD TO MEET PEOPLE
- Need a little store back or a little deli.
- Update furnishing, update internet, update lighting
- Everything is outdated - build a new modern facility we can enjoy & be proud of!
- More dedicated and appropriate spaces for the particular type of activity.
- Holiday events
- Dining - Holiday Events
- Neglected and tired facility.
- *[nothing was selected for #12 but the following was written] Don't know enough about all offerings - my choice not to check them out.
- Somewhat satisfied was selected - but added the following: Seeing generation changes, so maybe keep that in mind when planning things.
- Not enough meeting rooms. Hard to schedule meetings. Too noisy when other events are happening.
- Not informed of activities
- Somewhat Satisfied - Just saying: the best use of the "annex" building over last 15 years was "On the Green".
- Satisfied but need more room.
- It looks like a dinosaur and needs to be rebuilt.
- We need bigger spaces
- In all fairness, we have not been in the community very long and have not explored all the available options.
- A swimming pool with exercise classes.

- A decent restaurant but probably not operated outside. The last few have failed because the food was lousy and had bad service.
- Facilities are dated, much-deferred maintenance, poor curb appeal, no decent restaurant, create decent, modern meeting facility and wedding venue.
- It would be nice to have exercise classes in the evenings for those of us that work.
- Update - modernize
- Toilets are too low.
- Improved art space for classes or just space for people to work together on art projects.
- With all of the services and facilities available in this area, the clubhouse will never thrive.
- 1. Communicate who, what, where, when and why 2. For the improvement project: Give us 3 or 4 proposals and what it would cost individually.
- Need lunch area for golfers.
- Activities that work for people working 8-5 Monday through Friday.
- Brighter interior colors
- Just so noisy when I come to the office or meetings if exercise classes are going on.
- I have been in 3 art classes and I'd like to see better accommodations in an art room - better lighting, a sink and larger stairs.
- Improving the clubhouse would not encourage us to join in activities relative to what it would cost us!
- Facilities are dated and have much deferred maintenance; poor curb appeal, no decent restaurant. Add modern meeting facility and wedding venue
- Evening exercise classes for working residents
- Need a full-service restaurant or bar. Also, get lottery machines outside tournaments to generate needed finances.
- In all fairness, we have not been in the community very long and have not experienced all the available options.
- Casual restaurant with good service and good, simple food. I haven't seen that here since McCormick and Schmick since the 70s.
- Use the basement for storage, not classes.
- Homeowners should not be charged to use the facilities for receptions/family gatherings. we already pay HOA
- Casual dinner and bar service. A place to hang out
- A small store. Better than the old one.
- A restaurant on the greens where you can get together at the last minute and nobody has to cook.
- Activities are for older generations
- More parking close to the building.

- Don't use.
- Little used
- No - I think you guys are doing great.
- The dining room chairs are very uncomfortable. Sound system
- Sound system.
- More space for tournaments, weddings, business retreats, etc that will generate revenue.
- More event space for tournaments, weddings, business retreats, etc that will generate revenue.
- I would like to see more areas for fitness classes
- More irrigation for golf. Optimize both groups. I'm concerned about the future of the marina. Do we really need this for the overall community?

Please select the top three considerations you would like the Board to make when making decisions about the Annex. – Other Comments

- Accessibility
- A village market is needed and could be a success if run properly.
- Accessibility (downstairs)
- Accessibility, and Please add a restaurant
- Add a wood shop & classes
- Attractors that bring people to the village center
- Beautify outdoor spaces for dining and views--add elevator
- Being proactive, not reactive to the potential of the community
- Better designed gathering spaces
- Capacity for growth of new activities and uses that are not envisioned today, but that may be valuable to future residents
- Event Options (Family Reunions, etc.)
- Events
- Expand the library
- Finding ways to create assets not debt.
- Gathering areas
- Getting rid of all the pesticides - out of control at Charbonneau
- Golf Course
- Golf club activities
- Golf course needs
- Indoor Pool Spa
- Invest in making the kitchen restaurant quality to attract receptions, golf events and other money making activities.
- Need a convenience store again.
- New Restaurant
- Outside tournaments
- Sell it
- The building should generate enough income to cover the cost of the building and maintaining it.
- Update the look of the clubhouse - it's very dated and dark, especially the ceiling beams.
- Use as golf pro shop and use current pro shop for ccc
- We need a larger meeting room for CCC Annual Meetings, as well as for HOA Annual Meetings. We also need more room for Civic Meetings, such as Voter Recommendations, Airport Info and Community Issues of Interest.

- craft room
- golf club activities
- healthy foods, raw juice bar, smoothies or restaurant
- keeping golf course
- merge CGCC and CCC
- merge CGCI and CCC
- new restaurant
- users should cover all costs
- warm water pool

What else would you like the Board to know about your thoughts on the Facilities Improvement Project?

- This is a different topic, but slightly related. I think that turning one lane of French Prairie Road into a walking/biking lane would be a great asset to the value of home prices and to the safety of the community. It could start just past the Village Center turning at the west end of French Prairie Rd., and just past the first turning to Arbor Lake Road on the east end of French Prairie Road. Many people walk on those parts of the road. It would increase the walkability of the community greatly.
- That the cost of the project and the potential cost of some sort of a merger with the Golf Club are important factors.
- This building needs to be torn down, it looks out of date, and will have nothing but cost overruns if it is remodeled. It doesn't suit our needs and would be ridiculous to remodel. It seems to me the prior board already voted to raze this building, i dont know why we are wasting time going over this again. Are we going to rehash this every year when we have a new board member, while the building sits there decomposing and looking more disgusting every day. TEAR IT DOWN.
- The water feature at the first (west) entrance has not functioned for many months. This is a nice amenity and should be repaired by now.
- Too much was paid for the annex. We lack knowledge about percent of residents who use clubhouse. Too little information is provided residents about likely dues increases if project goes forward. Doing nothing at this time should be explained as an option and resident choice.
- Improving our facilities and amenities to continue to make Charbonneau the most attractive "suburban resort" in the Northwest is vital. In addition, we should seek to expand awareness of Charbonneau through improved marketing, unique special events for non-residents to expose them to Charbonneau's special character, and strive to promote Charbonneau as a location for business meetings and retreats coupled with food and golf.
- I would like to see Charbonneau attract more young families by developing the "village center" to incorporate more family-centered activities & facilities.
- This is not a Board decision alone! I did not elect you with a cart blanche to encumber my dues without a solid majority agreement. Get substantive community input and buy-in.
- We don't need more meeting spaces, meetings can take place anywhere. We need more community gathering spaces, with food if possible
- I'm concerned about the costs and assessments
- Continue with a strong emphasis on outreach to residents to discuss options, present proposals and share progress. Decisions should done be reached by the Board in a vacuum when outcomes affect each homeowner.
- Think upscale. Research what other similar golf community country clubs have. Many of us go to Langdon, Willamette Valley CC, etc. Would prefer keeping that spent money here at Charbonneau.

- I am very encouraged by this more thorough process for keeping us informed, asking for our ideas, and making decisions.
- Don't get over excited about the residents usage of the village center businesses. Learn from the failed effort about ten years ago. And as to why there are so many open office vacancies.
- After we determine what is to be done with the Annex, we then must have a plan for a full remodel or rebuild of the main clubhouse
- I was surprised to learn that there are no procedures governing the level of expenditure that the board can undertake without a vote of the community home owners. A provision for that should be incorporated into the bylaws.
- I use the gym regularly and would like to see it expanded.
- Consider demo of the building and build 4 condos and then with profit build a proper small pub/bar & or expand fitness center. Not sure I see the need for more meeting rooms
- If it has not been substantiated that there will be no net cost to homeowners the property should be sold for residential development or a reliable user for a purpose consistent with our community.
- Has the board looked into any opportunities for Income generation beside raising dues?
- That you are always transparent with your decisions. I appreciate that you are trying to reach as many residents as possible and that no resident can say they didn't have any input into the decision.
- An important priority in either a remodel or rebuilding of the Annex should be making the building earthquake ready. This has not been mentioned in any of the communications about this project; it is my fervent hope that it be made a top consideration.
- We should have been asked whether or not to even buy the building in the first place.
- More activities on weekends for those who are still working.
- Why didn't you buy when it was half the price. Now that you overpaid for the building hopefully you don't waste our money fixing it up.
- interested but unable to use facilities due to transportation/deaf disability
- Plans and costs must be fully visible to Charbonneau residents
- Some of us work during the day and it would be nice to have some classes available during the evenings and weekends. I would love to see a wood-working shop / lessons available
- In the area of Facilities Improvement I would suggest the following improvement at the RV Yard; a motorized Auto Gate with either a push button entry or provide a transmitter with each space. 30-amp electrical service would also be a great improvement. With most of the RV Yard users being in the Senior Category, I'd note how heavy the gate is to open, and many of the women users have difficulty opening it. Keep Rick on board as the Manager as he does an excellent job, I notice there are some spaces being used for cars and junky utility trailers. They should be removed.

- I would like to tour the interior of the annex.
- Do not spend more money than what is reasonably available within the current HOA dues levels.
- We would like to see a mini-market in the vacated space. We formerly lived in Louvonne so we are familiar with Charbonneau. We intend to move into our condo in one year when we leave Sequim, and will spend the rest of our retirement years with you.
- The whole Village area is too old to attract anyone. Back in the day when Mc Cormicks was there we had lines waiting to get in. Push that old place down and build new, light, bright and warm place.
- Charbonneau has to create or refurbish facilities and add other amenities that bring people to the village center. Right now the center looks shabby and is not populated with stores and places at which people want to congregate.
- I don't think that existing residents can support the residents. Based on past experience, I don't think it will be possible to attract enough people from outside the complex to support a restaurant.
- Board should make the best use of the annex even if that option is to tear it down. Board should look globally at all assets in the village center to see how they can be best used.
- I think that it is imperative that the Annex either creates a restaurant, or the foundation for a restaurant while utilizing a real restaurant owner's advice--like our local resident who owns Clancy's. The reason why I say this is because of the weaknesses of our present food options. Curry's is hanging on by their fingernails--mostly for personality reasons, and The Turn will never make it due to their design (a restaurant on a golf course, where you can't see the golf course,) but most importantly, it is a supposed restaurant that doesn't have a grill--can't make a hamburger or fry a fry and doesn't have the quality to attract the customers it needs. I understand that Clancy's approached Charbonneau about having a restaurant there--and I personally think it would be a great idea, however, if that can't happen at this particular moment, then don't waste the design by not including the framework. The entire downstairs could be re-designed for entertainment. It should contain pool tables, (even Summerfield has pool tables) shuffleboard & card tables. MOST IMPORTANTLY, it needs to include a functional kitchen for weekly or limited community events, culinary classes, weddings and golf tournament banquets and wine tasting. with the potential to be turned into some sort of a permanent restaurant/bar. We could have men's, women' and mixed pool and shuffleboard groups with competitions. Upstairs there would/could be more meeting rooms, excellent rooms for dance and exercise classes--maybe making it 3 stories. An elevator must be included even if it is only 2 stories. As well, I think it would be fantastic to put in bocce courts. Sun City and Robson developments have active bocce groups, a sport that one can continue to do as other physical challenges prohibit them from playing golf, tennis or pickle ball. And finally, whatever the design, I would hope that it would include lots of windows and light, incorporating the beautiful Charbonneau views.
- Where it will be great to improve our facilities, most are on fixed incomes so the cost should not impact the families too much. Hopefully it will be affordable so people do not have to sale and move where they can afford to live.

- Wish there was a big social room, where we could stop for coffee, visit with others, meet other people. Also, maybe a movie night once a week. Unless you belong to a club, there is little opportunity to meet other residents.
- If can be part of Wilsonville West Linn school district. Would attract more family home buyers and raise home prices.
- We need a nice Pub/Happy Hour/After Golf gathering place that takes advantage of the golf course view; similar to "On the Green". Sorry this survey is late!
- Low priority for use by those who live outside Charbonneau Charbonneau residents not charged for outside Charbonneau guest when booking small parties
- Low increase in monthly CCC dues
- The Clubhouse is dated.
- How does the project really benefit the community? Is it going to be cost effective for home owners? Will there be an increase in dues? I would like improvements, but not sure of the value yet.
- Please give consideration to updating the look of the clubhouse - it's very dated and dark (especially the ceiling beams.) It's a good space, but really needs to freshen decor and make the whole place look more modern and appealing.
- Please bring a convenience store back.
- Homeowners should NOT be responsible to fund this project!!! A revenue producing activity that funds the costs should be of primary importance.....and we should NOT feel compelled to spend \$\$ to satisfy the needs of a small minority of residents!
- We agree the Village center needs revitalizing and some new business options
- Join CGC move pro shop & turn upstairs to the annex do not need a full restaurant.
- I believe you need to improve but concerned about annual dues for fixed income.
- It's taking too long.
- I have heard complaints about no longer having a grocery store in Charbonneau.
- Open golf course to host more outside tournaments. Restaurant is essential!
- The HOA costs need to be sustainable & able to not cost out our residents.
- We appreciate all the great work the Board & Staff are doing. Thank you!
- I find some of the questions here irrelevant. Why are we talking about the Village Shopping Center, we don't own it. And there's no way to keep HOA dues low if we develop the annex and if/when we acquire the golf course.
- When construction begins please have trucks/workers vehicles not use parking next to clubhouse & pro shop!!
- Give "props" to those leading the improvements, consider reducing speed limits on streets (non-French Prairie) to 20 with more signs, plus more NO parking signs.
- When there was a restaurant on the now empty building, there was also a wonderful porch to sit and look over Charbonneau.

- It's time to move forward. Plenty of effort has gone into getting community input. Don't keep procrastinating - make a decision on the Annex and start building!
- Progress, decent facilities and maintaining values is not FREE. Every day that passes without action is costing \$\$\$. It is time for ACTION. Consolidate the CCC and golf course and demo the ugly building and build NEEDED facility!
- We love Charbonneau
- If our HOA dues increase, we will have to leave Charbonneau.
- If HOA dues go up drastically, we will be forced to move. The golf course is an asset but not a championship course so fewer people want to play here too expensive.
- I'd really like a year round pool option. This might also be attractive to younger families.
- The purchase of the restaurant building was a mistake and represents a decision that is not reflective of the majority of the Charbonneau residents.
- More handicap spaces, curb into center are dangerous, more lighting outside, nothing that increases the cost of living
- Lighting outside clubhouse is very poor, More handicap parking, Curbs oval shaped - not square outside clubhouse
- Would like to see CCC join with Golf Club & share amenities.
- Final decision on merging with golf club before moving ahead with facilities improvement.
- Making sure the investment in the former restaurant was a clear plan on what the future holds with a pro-forma for long term feasibility & profitability.
- Be conservative with funds. Many people on limited incomes. Need flexible use rooms to serve more members.
- I don't want our dues to price me out of here.
- Please be aware of us who use wheelchairs. Entrances, access from street, PARKING, weight of the doors - all must be compliant with ADA Act 1990.
- I was sorry to see the driving range eliminated!!!
- I would like to see an improvement / update on the heating & AC units.
- It is imperative that improvements take place & that improvements are done in a cost effective way.
- This seems like an endless process - combine the CC & Golf Club and their joint needs will be obvious! With is Langdon Farms full daily with Charbonneau folks!
- These questions have been around many times - ?! Combine the clubs to solve most problems!
- I appreciate the thoughtful and collaborative approach taken here. Thank you.
- We dine at Langdon Farms twice a week. Would be great to have a good cafe/restaurant at the club to dine at.
- HOA fees should not go up any higher - residents should not be responsible for million dollar buildings. Board should be responsible for the mistake of the annex building.

- I am glad that broad community input is being solicited.
- I'm concerned about the cost to individual homeowners in RE to the MASSIVE cost of this undertaking.
- 1. Get rid of the ugly overhead in the walkway between the buildings - just like your McKinsey study recommended. 2. Why buy the building if you did not know what to do with it?
- Be good stewards with our dues.
- Having been inside this building in the last year I question anything other than demolition. It has to be full of mold and dry rot.
- Please make it a 1st class venue to keep home values high. No more sleezy pool halls and low quality restaurant.
- The restaurant building needs to be torn down, the entire village center needs to be updated - hurting homeowner values.
- Much of the building should generate income ie. housing, rental businesses, etc. Start modestly & mostly a shell & improve due to the rising needs to cover costs.
- The building should be sold - or renovated only. The country club should not assume debt required if building demolished & new build. Was there adequate inspection before purchase?
- The most critical and important issue for Charbonneau is the merging of the country club and golf club. We'll donate our golf club share! Can the golf club become non-profit???
- The Annex could easily be an EMT Base with vehicles and 24-hour availability.
- At my level of involvement, I don't see a real need for additional facilities. Also, don't have information on the current usage so I don't understand a "need" (vs a "like")
- I am really glad that this project is happening.
- Any thoughts for a coffee or sandwich shop in the project? Sunshine service?
- The Clubhouse is hard to get around.
- Whatever is done, the quality should be high. I think a grill type of restaurant that is open for cocktails would be lovely. Should include outdoor space.
- It was a mistake to purchase the Restaurant Bldg. Please don't raise dues.
- Get it right.
- Consider a community-wide pool. See BBR facilities to look at examples of community and health services.
- The only thing I can continue to stress is we need a pub - outdoor indoor gathering space, We so enjoyed our little eating restaurant.
- Create a money-making golf/meeting/event facility that will help sustain the golf club/course maintenance and other neighborhood activities.
- I think Curry's needs to go. Poor customer service and food. They are so rude to customers.

- It would be so good to have a nice restaurant and bar with outside seating and an extended happy hour menu.
- On a fixed income and don't want more HOA increases.
- To buy a building, tear it down and build another building is extremely expensive and I don't see the value to me, but I am sure it will cost me.
- Would love/need to have a good convenience store.
- It should provide a variety of options for all citizens.
- Has there been any discussion about razing the annex and building a new, larger more upscale clubhouse? A big-time move.
- The snack bar in the pro shop is not the answer to our foodservice needs!
- Our money needs to be used wisely. I continue to stress about a raise in our fees. Not everyone who lives in Charbonneau has unlimited funds.
- Keep dues low! Most of us are on fixed incomes.
- There is always room for improvement but I am fine with everything about Charbonneau.
- We are part-time Charbonneau residents and love living here. it is a beautiful place.
- Create an indoor/outdoor food service cafe/dining area with kitchen facility for residents and guests. All-weather including a fireplace lounge.
- I would like to see a deli/coffee shop where one can meet others and have soup or a sandwich. I do not think we can support a convenience store.
- Charbonneau is looking a bit run down and is showing its age. The new white signs, street signs look cheap.
- Please do not raise dues again.
- This project in the private sector would only proceed on a self-sustaining basis and no HOA fees!
- Vet and hire future managers not wanted by the FOI!
- No more real estate give aways
- The Village should only be revitalized if it does not require increased dues.
- Make presentations at these meetings. Present information.
- I don't use the facility very often - mostly for special events.
- It is frustrating that people think we are an over 55 community. We have so much more to offer than Villebois except Canby School District.
- I believe one of the most important things is to get the "Sunshine Group" out of the basement! Safety!
- Good job getting input from residents/owners!
- HOA costs are already out of control. People move out in droves every time a hike is announced.
- Update Village - maybe a farmers market

- I was active with the Boys & Girls Club for years. I sold our home in Louvonne and moved into Haven when Don died 3 years ago. It was difficult to maintain. I love Charbonneau.
- We intend to do more as we get closer to retirement.
- I live on a limited budget so I would appreciate your consideration in costs and then our monthly fees.
- I would like to see a merger between the country club and golf club!
- We will consider moving if the cost of this project is too high!
- I feel that so far not much has been connected about the potential dues increase - how dues will be affected should be a part of the discussion.
- Consider a wood-floor multi-purpose room. Remember: Time is money. It will cost more the longer we wait to upgrade. Get Moving.
- Time to make a decision and move forward
- Consider a community-wide pool. See BBiz facilities to look at health and community services
- Needs a fun gathering place for happy hours and dinners. We need a pub/indoor/outdoor gathering space and eating establishment
- Create money. Make gold/meeting facility that will help sustain golf club/course maintenance and other neighborhood facilities
- I think Curry's has very poor service and food. They need to go. So rude to customers
- Need more time to take surveys. Only had a week.
- With both buildings, should have a full restaurant and lounge.
- I think the board deserves many thanks and a lot of credit for all they do for the community.
- Add family friendly activities; improve food and beverage options with indoor/outdoor seating and extended happy hour menu
- Should attract younger people - good time for presentations, more classes and informational presentation options.
- At my level of involvement, I don't see a real need for additional facilities, also don't have info on current usage so I don't understand the need verses a would like.
- I am really glad that this project is happening.
- Any thoughts for the coffee or sandwich shop in a new project? Sunshine Service?
- Whatever is done, the quality should be high. I think a grill type of restaurant that is open for cocktails would be lovely. Should include outdoor space,
- It was a mistake to purchase the restaurant building. Please don't raise dues! Would like much better pruning, tope rated restaurant or bar. No more homes built for ten years or more.
- Get it right.

- Like to have consideration of a restaurant.
- Need a larger space for exercise classes. Sunshine Services should be on the main level for access.
- Change is always good, as long as it makes sense. Can't stay stagnant.
- Keep regular communications - print and meetings scheduled.
- We don't mind a rate increase but want the funds to be used conservatively. A more contemporary look is important.
- Create and build a new structure including a heated pool with a retractable roof for summer.
- Exercise facilities in club dues.
- On a fixed income and don't want additional HOA increases
- The annex could easily be an EMT base with vehicle and 24-hr availability
- You are doing a great job and cannot please everyone. Make the hard decisions
- We are disappointed that the survey seemed to deal with all of the CCC buildings, not first the annex. It was our understanding that the focus was to be on the annex only since that is the structure that currently needs the most attention. The clubhouse was recently remodeled and we don't feel there needs to be more time and attention on it now. The board had previously voted to tear down the annex and rebuild! A great idea. Residents were asked to submit ideas for a multiuse building, which many of us did. However, all of this has been ignored and we are being asked to go back to square 1 and start over. The community has waited long enough to have this project completed. Please stop spending money on flyers, surveys, consultants and more meetings. We are all willing to pay our fair share of this new building, but we must stop delaying this much overdue project and move ahead.
- I would like our noise ordinance stricter regarding the number of dogs per household and fines for continuous barkers if owners don't comply. Use common sense.
- Transparency and community input is much appreciated
- Updates are important. Transparency is appreciated
- Would be good to improve the covered walkway around the entrance to the community center
- Covered walkway by community center look terrible by community center. Concrete patching is needed
- Things look old. Not bad. Small redo?
- Build something that could be used for different things at different times. Keep the costs down
- I have lived in Charbonneau for more than 30 years and seen many businesses come and go because of lack of support. I cannot believe the board is considering spending that much money to pursue something unrealistic. There are plenty of empty spaces that could accommodate the board as need and it would be much cheaper. Again, it would be a big assumption that the building could be booked full time to carry the burden of a loan this

size. I hope with all of my heart that the board will consider "normal" income earners that live here. Not everyone is rich enough to carry such an increase.

- Keep moving forward
- I think another restaurant with proper management should be included
- Would like a restaurant that is known to be successful. Golf course and appearance is most appealing along with landscaping. Would be better to update and acquire new irrigation to eliminate watering issues. Do this before spending on new construction
- Please reveal the board's plan for getting POI for the most recent purchase that the board developed prior to the purchase
- The "so-called" country club does not resemble a country club at all compared to other country clubs in the area.
- High priority on continued security - limit high-speed driving.
- I overhear golfers in the gym who want so many things and they are very vocal. I fear we will go overboard trying to be some fancy place that has everything. That means huge expenses.
- Keep costs down!
- Horseshoe game available.
- Try again for an informal, moderately priced restaurant serving quality food.
- Need a new restaurant
- New restaurant
- I would like information on total construction costs and projected operating costs and impact on resident fees.
- We miss the sports bar and market. Increased meeting space is a low priority. Keeping dues low is a high priority.
- Why the Board bought the Annex building without first consulting stakeholders and shareholders!
- Mailings are very expensive. I think the existing building should be given a great deal of consideration simply based on cost. The bones of the structure are fine.
- Focus on serving the golf course. It is the artery that brings life to our community.
- Focus on serving the golf course. It is the artery that brings life to our community.
- Demolish and replace old restaurant building
- Please demolish and replace the old restaurant building.
- Don't see the need for another CCC building. The old restaurant building will cost too much to remodel or rebuild and I don't want my dues to go up.
- I'm very disappointed that the purchase of the Annex happened with little participation from the community. Now we realize what a financial burden it will be.
- I would like a good restaurant to be able to remain on site. I would feel a lot better if someone had a good handle on the costs - can't afford large HOA dues increase.

- Need to have people who understand how to control spending of cost of construction!
- Keep the HOA charge the same.
- Don't want building if we don't need one and it will cost a lot and raise dues.

Appendix B

**Charbonneau Facilities
Improvement Project**

Summary of Comments

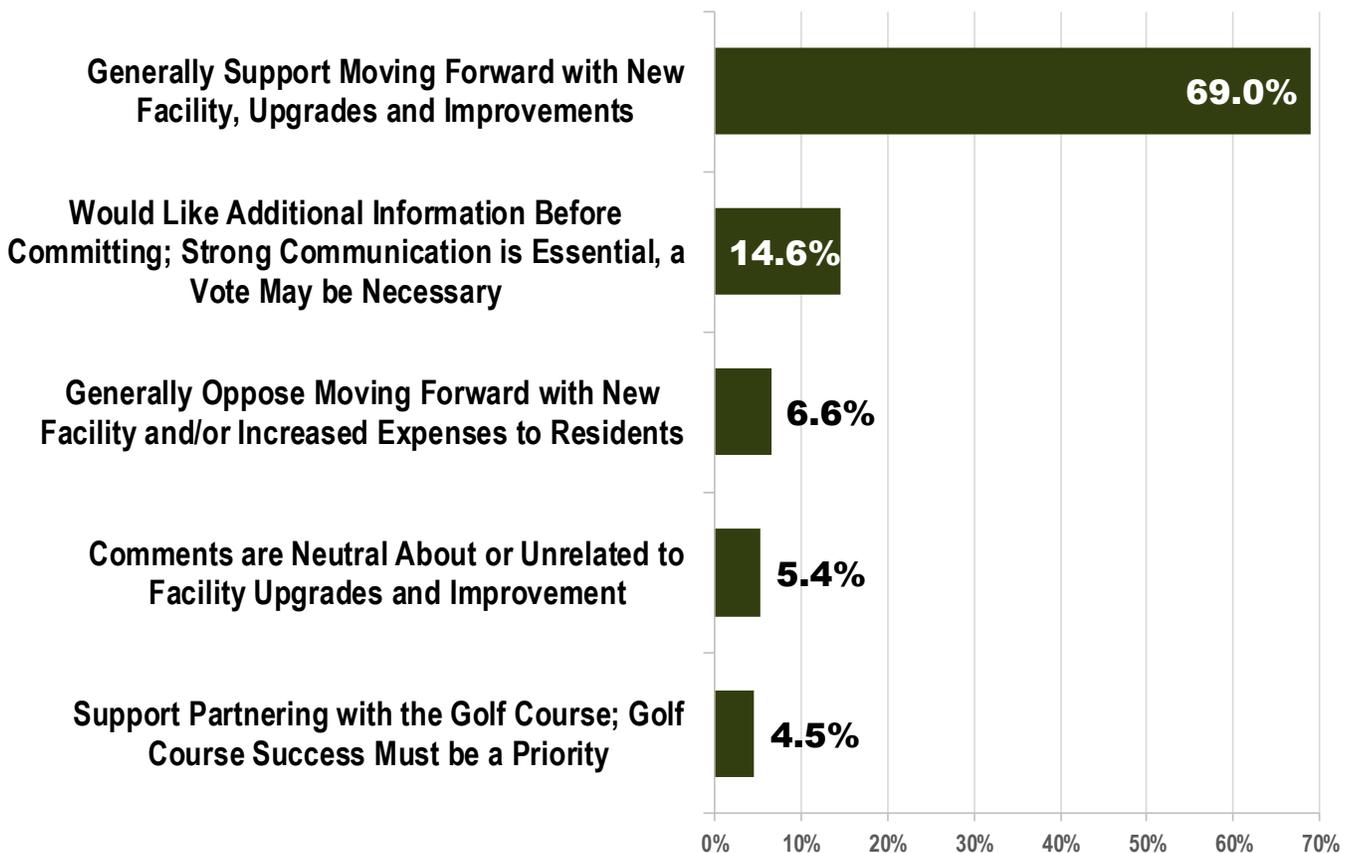


Introduction

On May 29 and June 2, 2019, Charbonneau residents were invited to attend community events to discuss the Charbonneau Facilities Improvement Project and the future of Charbonneau. At the end of each event, attendees were invited to provide any additional comments on comment forms.

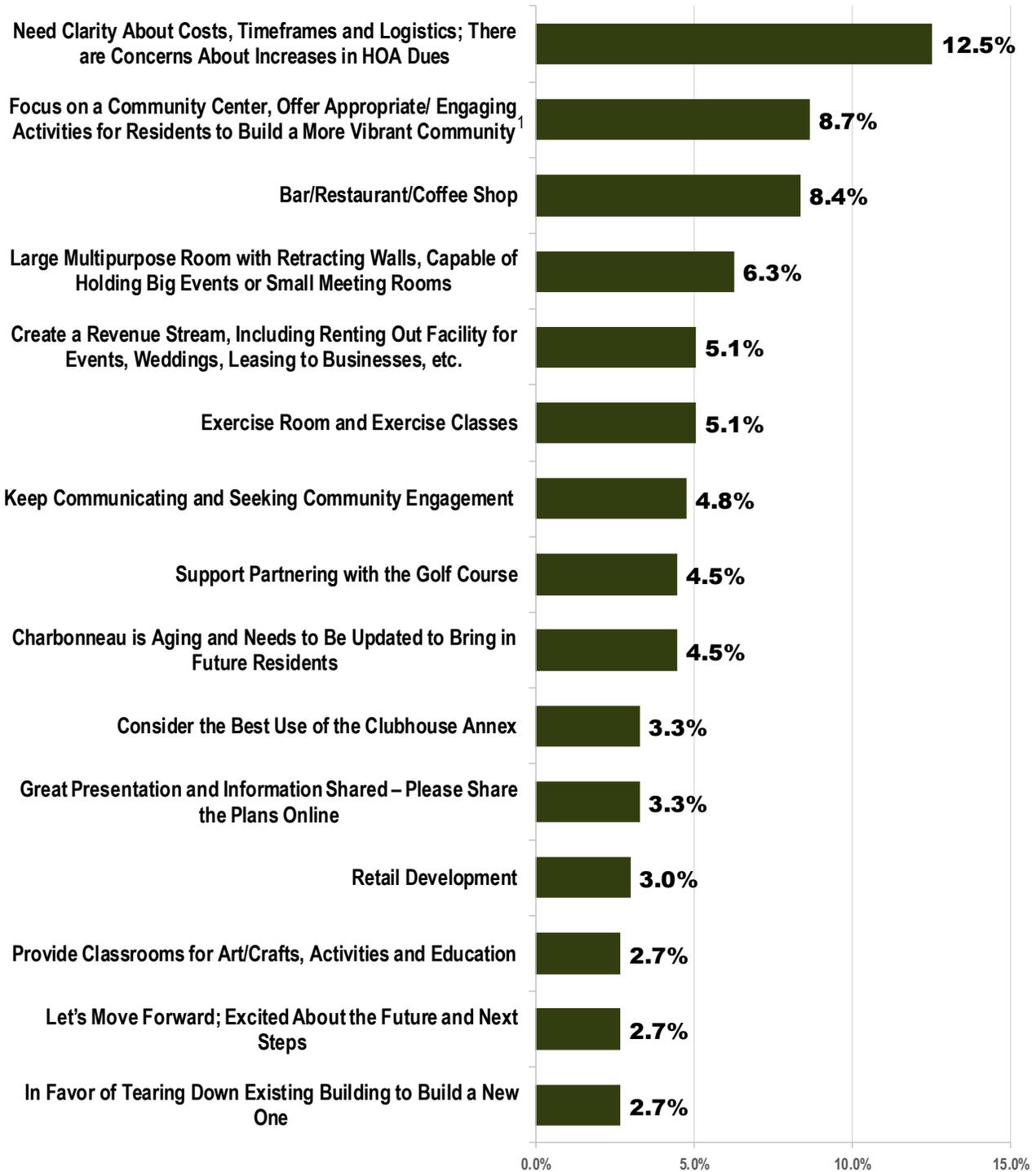
This report summarizes residents' comments provided on the comment forms from both events. A total of 335 comments were provided, which were categorized two ways: 1) General support or opposition to the facilities improvement project (graphed below), and 2) Key themes derived from the comments provided (graphed on the following pages). The graphs depict key theme areas by the percentage of respondent mentions. Verbatim comments are included in a separate document.

General Support or Opposition to the Facilities Improvement Project*



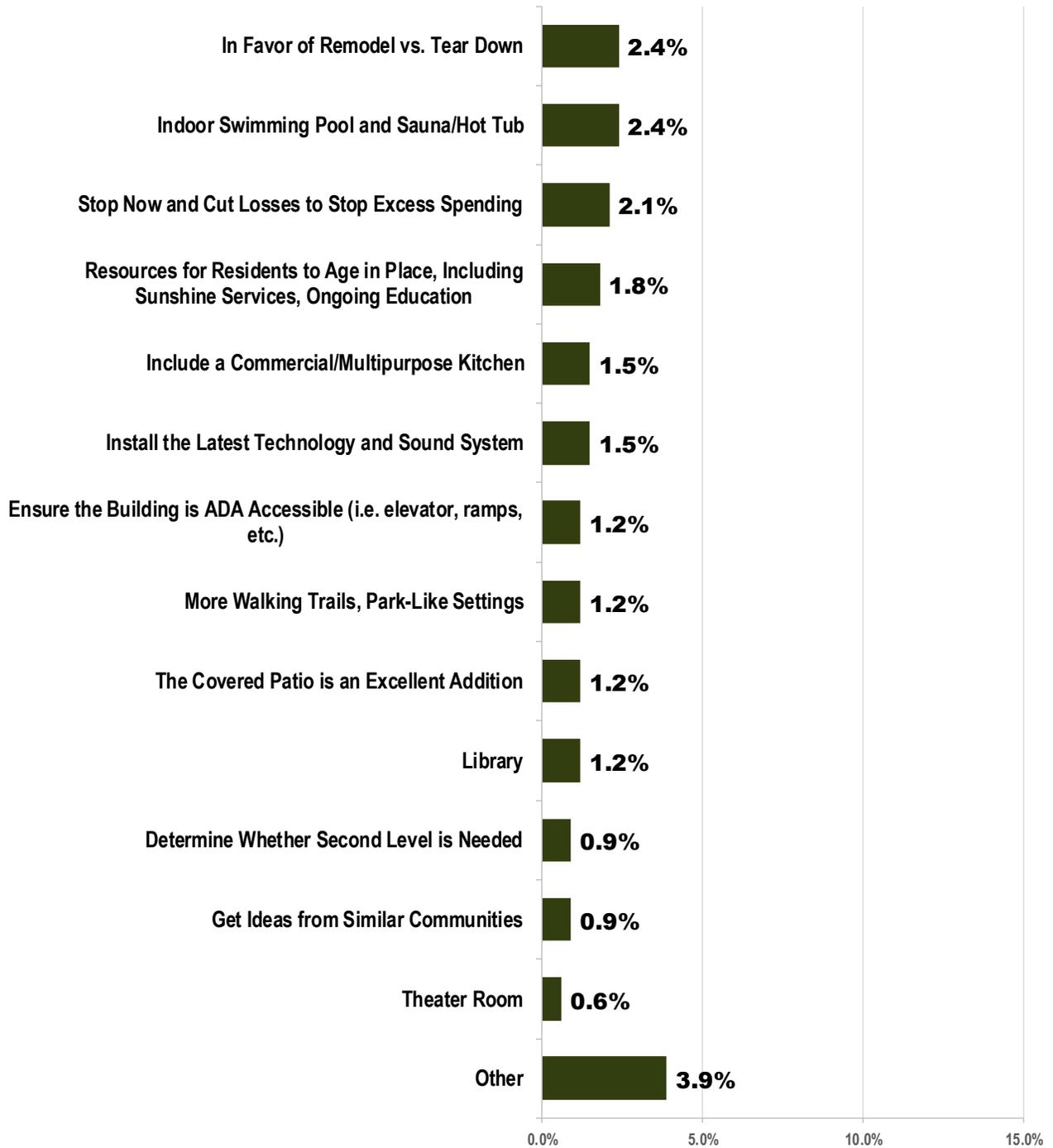
*The comment cards did not include a specific question about support or opposition to the facilities improvement project. An outside consultant analyzed the comments provided and grouped comments into the general areas of support graphed above. The same comments were graphed again by key theme area, depicted on the following pages.

Comment Key Themes: Most Mentioned



¹ Specific suggestions include community activities, concerts, snack and drink options, pickleball and a game room with billiards and ping pong.

Comment Key Themes: Least Mentioned



Charbonneau Facilities Improvement Project:

Resident Comments

Residents were provided with an open-ended comment card. The comments provided were sorted in two ways: 1) Categories that indicated general support or opposition to the facilities improvement project; and 2) Key theme areas based on the comments provided. This document lists all verbatim comments that resulted in the key themes. The key themes are graphed by most to least mentioned in a separate report.

General Support or Opposition to the Project

The comments provided were divided into broad categories to paint an overall picture of support for the improvement project moving forward. Interpretation of the positive or negative nature of comments is subjective, and was completed by an outside consultant.

Generally Support Moving Forward with New Facility, Upgrades and Improvements

1. Realizing that with the sewer line being in a different spot, the drawings are examples of potential spaces. I have to say I love them. Why: a) more meeting spaces, b) ability to partition large spaces into smaller spaces, c) fitness room/gym over here, d) library in its own space. Not having to walk through another room to get to it.
2. It is more important to move forward. People expected more from this meeting.
3. Why are we doing this again? Already have filled out survey. Let's get going on this project.
4. At some point, please move forward and know that you won't receive input from every resident! Thanks for the engagement and these events!
5. Well done! Ready to go forward.
6. Excited about the future of country club.
7. Exciting to see some of the possibilities. Informative. Thought provoking.
8. I love that we're going to be updated and add facilities!
9. Keep up the good work.
10. Aesthetic appeal is huge. Whatever is done, eye appeal is paramount. Don't want to look at the outside and think "that looks old." Many new residents want to make sure the appeal is still there.
11. We would like to have an updated, modern, classy place.

12. To keep things upscale and up to date, I don't think a dues increase or a one-time assessment is out of the question.
13. Upgraded exterior of building (obviously).
14. The overall curb appeal of the existing CCC Office and Pro Shop facility is dated, and we believe should be considered as part of the overall plan.
15. Need to spend money making current clubhouse to 2020 standards.
16. Could the walkways in retail areas be updated as well, so everything looks more cohesive?
17. Covered walkways on both buildings need to be updated or removed.
18. Would like the same style to blend in with the other buildings.
19. The old sidewalk pergola is in rough condition and needs to be rebuilt or removed entirely.
20. Nice displays of possibilities. Thanks for your efforts! Please modernize and refurnish the clubhouse itself. It's terribly dated.
21. Love the idea of updated facilities. Charbonneau is so beautiful, but aging.
22. Want a "nice" facility, not a "Bandon" cost level.
23. A pleasant, welcoming interior and exterior design but not "opulent" – needs to fit with existing architecture.
24. An open-air space, such as a balcony.
25. Need to choose the best results – should not waste any more time. Charbonneau needs a good restaurant – you do not have a profit property – a good restaurant would help residents to feel part of the Charbonneau area.
26. Was hoping for a presentation. Really would like to see a restaurant.
27. I would support a restaurant and hamburger joint and lattes independently.
28. Restaurant (funded/subsidized by residents) – lease to private party.
29. New construction (2 story) – restaurant with balcony overlooking golf course.
30. A nice restaurant would be great.
31. I think a sandwich/coffee spot for people to informally get together would be good.
32. I don't want more CCC activities simply to justify the expense of the new building, except that a lounge/ "coffee bar" would be nice for meetups with friends after walks. I hate to see dues go up and up.
33. It would be great if there could be a restaurant in the area where previous ones existed downstairs as a leased space.
34. We miss the restaurant. It provided a venue to meet people and make new friends.
35. Sports bar – casual – good food. Take advantage of golf course views.
36. We could support a restaurant facility by having an annual fee that would go directly for members throughout the full year to use as a credit. Therefore, being able to have a tenant that could survive all year long, rather than just the golfing season.
37. We would like to see some sort of a restaurant or casual dining – even take-out food.
38. Space for a small pub type facility?

39. I have been a resident here for 39+ years. I have seen the board make more mistakes than I can count! I feel that the current building should be torn down and a new one built. But it must include a bar and place to eat for the residents. It was in Charbonneau's original plans, and we need it back. Don't live in the past with what was. They had a terrible facility to try to serve food and drinks in. Let's start fresh. People in this community will support it if it's run correctly!
40. Want the building to be put to use – preferably a restaurant.
41. I am not a golfer, but golfers need a 19th hole. As a resident, I would be happy to support the 19th hole! It has to be more than bar food. I suggest a nice sports bar offering a full menu. I am here year-round and would support the restaurant year-round!
42. I'm fine with a new club house – Annex. It should also have food and bar service in whatever form would have the best choice to survive.
43. We loved the little restaurant – any chance of another with low rent so they could make it profitable?
44. Restaurant chain: Attract recognized restaurant chain capable of drawing traffic into the Charbonneau, yet still attractive to Charbonneau residents.
45. Part-time restaurant: a) Local Oswego Grill offer meals inside and outside two days a week in the summer; b) have social monthly dinners for residents.
46. There has been some discussion of including a restaurant in the new building. Traditionally, restaurants have not done well here. Expanding and upgrading the Pro Shop restaurant seems to be more logical.
47. Hope the new annex has a bar and restaurant.
48. I think we need a quality restaurant with a required yearly fee of required payment for use.
49. Would love to see a small fine dining restaurant in the clubhouse area.
50. I want to see a casual restaurant!
51. Coffee corner would be nice.
52. Create a true golf course club house and bar.
53. Look to the residents and their age. Things they can do. Build events that work for them.
54. I agree that we should assist the ability for homeowners to age in place. That may include gathering spots for events, lectures (medical, financial, etc.).
55. Like the idea of community center making more activities available.
56. Have a space or spaces for things like woodworking, quilting, scrapbooking... things that are of interest for people other than golf or exercising.
57. I am not a golfer.
58. We have been here 2+ years and really like this community. We especially enjoy the golf course and pools in the summer. The community center idea is terrific – would only add to the value of the area.
59. More vibrant community.

60. Community concerts more often.
61. A place to meet people (a Charbonneau monthly book club?) or speakers would also be great.
62. Activity like lunch with friends, or lunch with quilters, lunch with your neighborhood ladies – this might get more people involved.
63. An owner's lounge would be a nice addition so that homeowners could have a place to have a cup of coffee with friends in the community who they don't get to meet with. A high-end cappuccino/coffee/latte machine so staff isn't needed to serve or sell coffee. A machine like you see at car dealerships. If people want wine, cheese and crackers in the evening, they could bring their own to meet with friends for happy hour.
64. Ice cream bar would be good.
65. Need a sports "bar" area where members can bring their own beverage but purchase snack items. Like a CC club room for adults – drop in!
66. I would like to see an open common space to meet up and visit ideally with a coffee/beverage, light snack bar, and big screen TV.
67. Too much emphasis on exercise, fitness classes and art. Very few of our CCC owners use any of those facilities.
68. This community is very desirable. There should be more activities to attract the residents. I would be interested in a computer group and an euchre card group.
69. "Pickleball" and Charbonneau. This is the fastest growing sport in the world. Mostly made up of older tennis players who no longer have the "moves." We really don't need to be in the tennis club, nice but not required. And with their costs, not practical. Most pickleball clubs in the area charge \$20-40/year. It would be great to have our own area. Any flat ground of the necessary size will work. Nets can be temporary type, easy to set up and take down. Blue painter tape can be used for lines. This game is played by all ages and levels. Once you play, you will be "hooked." All we need is a place.
70. Another project I would like to see is an independent pickleball court(s) be installed. Separate from the tennis complex. Maybe in the area of the playground. We should be able to play pickleball without the high cost of joining the tennis club.
71. Change the defunct tennis courts near Red 2-3 into pickleball courts, which can be played to age 85+!
72. Ping pong tables and billiards room.
73. Whatever plan is decided upon, how about a pool table(s)?
74. I would like to see pool and ping pong tables.
75. I would use pool tables and ping pong tables.
76. Billiard room.
77. Ping pong.
78. TV room.
79. Annex – pool tables and beer/wine for sale.

80. Would love to see a game room (billiards, ping pong, possibly table shuffleboard and foosball table).
81. Card rooms.
82. The generation behind us will want gym facilities and equipment to work out on. I think we should dedicate a certain portion to a new gym, fully equipped with exercise equipment to attract new residents.
83. Exercise facility where music can be played without disturbing a meeting. Fitness area with windows, not a dark area.
84. Love the exercise area with machines on the second floor with space next door to exercise.
85. I'd like a larger exercise area (maybe hardwood floors in the open area).
86. A better fitness center.
87. Please have lots of square footage for a gym and yoga/Zumba room.
88. Additional exercise areas and classes would be helpful.
89. I am interested in an expanded workout (exercise) facility with the availability of a personal trainer.
90. Free workout space with equipment.
91. Fitness center.
92. Exercise classes.
93. A gym with daily classes is so important to the health of the community and to get connected to neighbors.
94. Mirrored wall for aerobics/Zumba/dancing lessons.
95. Workout room.
96. There is a huge need for a larger area for exercise classes. It would be multipurpose with possible indoor basketball or ping pong area.
97. Include exercise facilities – both machines and free floor.
98. There was talk of moving the fitness to a remodeled club house. Not it would be incorporated in the Annex.
99. I like the idea on the concept drawings of a large exercise room with the wall that retracts/folds. It would be multipurpose.
100. I like the idea of a multi-purpose area that can be converted or changed when needed for events, tournaments, entertainment (shows), etc.
101. A space large enough to handle big events. Currently the room is too small for many of our current activities.
102. Banquet facility for 300 people.
103. Need quality banquet facility.
104. There should be better facilities for room and a program for weddings or other celebrations.
105. Recommend a larger dance floor, if possible. Not sure if structurally possible, but also have no columns present.

106. More open areas (with wood floors and mirrors for aerobic exercise, shows, lectures, etc.).
107. I like the open area plans – so much more versatile.
108. Create a multipurpose room (with a stage at one end) that can be divided into smaller rooms for cards, etc.
109. Flexible spaces for multiple uses.
110. Large multipurpose room – wood floors – stage/small dressing area.
111. Make the “new” building usable for aerobics, a stage for speakers or events, moveable walls to accommodate meetings, able to make a huge room, or two big rooms, or six small rooms!
112. Main clubhouse should have wood floors throughout and space for large parties should be enlarged – include card and other rooms. Acoustics need to be improved greatly. Admin should be moved to the other building’s first floor.
113. We need a big room at least twice the size of this room.
114. Lots of little rooms does not help. The drawing shows little rooms – bad.
115. 25-40 person meeting room.
116. Meeting rooms that are private.
117. Meeting room.
118. Meeting rooms.
119. Meeting rooms.
120. We all know that traffic to and from Wilsonville can be hideous, so I’m assuming there must be some sort of attractive commercial facilities that would draw people to shop and play at the facilities in the country club. What are the unique things that we entice to come to Charbonneau that they cannot find in Wilsonville?
121. Focusing on the country club/golf club facilities and commercial buildings, it seems to me that we ought to do some kind of market study to determine what would bring people into this group of facilities more often to visit, have coffee, drinks, shop, work, play and otherwise socialize. The area seems dead most of the time.
122. A small village type store for necessities.
123. I would like to see a small grocery store here – milk, bread, etc.
124. I like the idea of a pharmacy – great option in the old little store.
125. I think the empty retail, rental spaces are negative advertisement for new possible Charbonneau residents.
126. Retail development (grocery, restaurants, bar, etc.)
127. More services.
128. Small grocery store.
129. Need a mini-mart.
130. There is a need for classrooms. Not necessarily all art classrooms.
131. More accessible art/craft/classroom.
132. Room for classes/art/craft/etc. would be great.
133. Dedicated activity rooms.

134. Metal shop? Wood shop?
135. Arts and crafts room?
136. Woodshop for education and use.
137. Room for old auto restoration.
138. Art classes.
139. I support tearing down the existing structure.
140. It is probably time to move forward – remove building and replace.
141. I support demolishing the existing Annex Building and starting over with a design that is ADA accessible and which provides space for classes, meetings, exercise programs, etc.
142. Knock it down and build a new one!
143. I think we should tear the Annex down and build new.
144. Would like to see a new clubhouse replace the building.
145. If there is only a minor difference in renovation vs. tear down, we say tear down and build what we need. The sooner, the better.
146. Great idea to knock down building and re-build.
147. Salvaging the existing one would be a great mistake.
148. Plans look good for reconstructing the building the country purchased.
149. Remodel the existing clubhouse without the pro shop. You'll have more room. Use the existing retail space (where realtor is located) and extend clubhouse to this area. Put sliding doors on north side of clubhouse so they can open to patio area.
150. There has to be a way to do this without rebuilding.
151. I prefer the remodel to tear to keep the atmosphere of the area.
152. I hope they remodel instead of tear down.
153. Would like to remodel rather than tear down unless the difference in price is less than \$500,000.
154. Prefer update of existing building, as it matches others nearby, including club house.
155. I would recommend a remodel over replacement as an alternative.
156. Where is the design including a large indoor heated swimming pool for water activities, exercise, lap swimmers to utilize all year round? A desired addition much needed for such a large community as ours in a new modern structure.
157. Would like an indoor swimming pool.
158. I would like to see an indoor pool.
159. Suggest year-round aquatic center (model tennis center).
160. Build additional pool: Share pool with potential resort with Pahlisch Homes residents sharing the costs through their HOA fees.
161. I would like to have a sauna, whirlpool/hot tub and steam room along with male and female locker room next to these and the fitness center. I would be willing to pay a small use fee along with my fitness center fee.
162. Hot tub/sauna?
163. Sauna.

164. For those of us who want to age in place (I'd like to never move again!), availability of speakers as to how to modify our homes, access to some medical care, heart care clinics, dieticians, etc. may be useful.
165. I am concerned about people who stay in their homes and are lonely. Two years ago, I did a training in Bellingham called "Bellingham at Home." We trained volunteers to visit, go on doctor's visits, to engage people socially. Organizing a program in Charbonneau would be much easier since we have a confined area. Having an office, coffee shops, classrooms would be the basics needed for such a program. My husband and I go to the Sherwood YMCA for a "fall prevention" class which would be great to have here, as well.
166. I think it is very important that Sunshine Divisions be moved to a place that is easily acceptable because people come and have to carry wheelchairs and other awkward and heavy equipment.
167. Sunshine Service.
168. Aging in place options very important and associated services.
169. Aging in place is an attractive idea!
170. Commercial kitchen.
171. Kitchen facility to support multipurpose.
172. All of the renderings offer most of what I would want the new facility or renewed facility: a room for the exercise class that would be big enough for a growing class, a separate room for the cubby hole library so a volunteer could work in there without interrupting an ongoing board meeting, an elevator, meeting rooms for classes, a room on main level for Sunshine Supplies. But need a good size workable kitchen for caterers to use – with stove, large refrigerator, etc., plus counter surface for plating food. As for the older club house, rework the kitchen for caterer for smaller reception in new club house and provide main desk for receptionist to greet newcomers, etc., as they come in front door – good luck!
173. There should be a kitchen that HOAs may use who do not have their own clubhouse.
174. Lease our kitchen to a caterer.
175. I would like to see a "technology area" where people could attend lectures like TED TALKS.
176. The PA system for the new building areas should be the latest in microphones, loud speakers, etc.
177. Complete AV-multimedia availability throughout.
178. Need huge screen with capabilities of connecting to computers.
179. Need a "really big" TV screen in the "theater area." 95" minimum.
180. The Annex building should be one level or have an elevator. So many choices for that building.
181. A new building should have handicapped accessibility.
182. An elevator is a must and/or a wheelchair ramp.
183. Grab bars, ramps, elevator, if necessary, will help fulfill aging in place.

184. I think there should be a walking path upgrade plan that reviews all existing paths and recommends maintenance needed, additional connections that could be made to make existing paths easier to use, and potential new paths that could be added.
185. Better walking trails.
186. River walk expansion.
187. Park-like settings.
188. The covered area is a great idea.
189. Really like the covered patio idea.
190. Like the cover for patio.
191. Love the cover to the outdoor patio – yes!
192. Maybe have a book sharing location where people can simple drop books they have read and pick up ones they have not.
193. Improve/expand Charbonneau library would be nice.
194. Library.
195. Library.
196. The suggested layouts for the new building show only single-level. I think we need a “theater” layout two levels sloping.
197. There has been discussion that the new club house building may need to be two stories to accommodate the community’s needs. Ground level at the SE corner of the building is down a level from the level of the parking lot so an elevator will be required, so adding a second story “up” from the entrance may make sense, assuming the additional space is needed. However, this does not mean the entire building needs a second level. The SE and to some degree SW views are optional, so we would want to play on those.
198. I would like to see the new Annex be one single story as possible. With many different activities as possible so that more people can get out and get active.
199. We thought a nice, proper small theater in the new building would be a good idea. It could be used for multipurpose, including plays, gatherings, etc. Could be a source of income as well.
200. A theater room.
201. I prefer option 1 & 2.
202. Possibilities: move and expand the turn, expand the pro shop. Whatever will add revenue. Turn with two decks overlooking.
203. The old clubhouse should only be for large groups. The other building would be for offices and smaller meeting areas plus one other large meeting area.
204. What about making the existing clubhouse more open and usable and moving the offices to the new building?
205. Make the current clubhouse the secondary building.
206. There possibly should be a consideration to upgrade/expand the patio area to the East side of the community room. There is a temporary white tent there now with a few tables and chairs which competes with golf cart parking. It seems the space

- needs to be defined to one purpose or the other as it is currently not inviting and somewhat confusing.
207. Events and weddings are good for generating income, but let's think through the venue. It seems duplicating what we already have and especially as the new patio area between the CCC office and tennis facility will be getting a roof over it adding any new rental space for this reason seems unnecessary.
 208. Move on the turn to Annex and staff full-time.
 209. Will need someone to act as event coordinator – preferably someone now on staff.
 210. Move the pro shop to Annex. Add the Turn there also (with a grill)! Put your workout center in this building. Maybe add an espresso machine and comfortable chairs to visit. The Turn should also have outside access to order.
 211. The clubhouse Annex should be utilized to augment current activities.
 212. To increase the positive impact and promotion for the general public's enthusiasm to come to Charbonneau to play a round of golf, it seems that the Pro Shop might want to consider moving to the CCC Office entrance location. This entrance would provide a much better impression for patron's arrival to an award-winning golf club instead of searching for a retail space in the corner of a strip mall. Consolidate the CCC operations entirely to the new "Charbonneau Community Club House" (let's stop calling this new building "The Annex" as soon as possible please). Design both the Pro Shop and the Community Center entrances to be similar yet distinctive. It will be important for accessibility reasons to have the Community Club entrance be at ground level (no stairs).
 213. Create an HOA Revenue Stream: A) Athletic spaces/facilities: Grade, middle and high school athletic space (courts & fields) at a premium for tournaments, practices and camps. (gym rental: basketball, volleyball, etc.; court rental: tennis, pickle ball; field rental: soccer, baseball, softball, lacrosse; pool rental: school teams, adult lap swim, rehabilitation, water aerobics). B) Expanded Aurora Airport business traffic: Create a mini resort; perhaps lodging constructed and operated at the expense of a hotel chain with HOA land lease. Become a lodge resort destination for airline travelers – guests help offset cost of existing HOA golf courses, tennis courts, exercise center, conference center, etc. Same concept as Sun River and Eagle Crest and others. Provide shuttle service to the airport.
 214. To satisfy all us homeowners who did not want our HOA fees increased, how about putting retail on the bottom, and condos on top – letting the building pay its own expenses and not always screwing the HOA fees to pay all bills! Then, when we all grow older and do not drive, we could pick up our prescriptions at a counter in retail section.
 215. I'd like to see a wedding venue here – not sure how or where, but I would think it might be an easy way to bring in revenue.
 216. Would like facility for weddings.
 217. Need revenue producing to offset costs.

218. Annex plans should include income sources to carry the major cost other than assessing residents.
219. Maybe an office building to bring in money. If people don't want dues to go up, it would bring in rent.
220. If you aren't giving us a restaurant, make it a B+B.
221. Consider condos on upper floor(s). This can create income stream for the building.
222. We know a restaurant will not work and do we want to devote new construction to meeting and office space? Maybe the best idea is to tear it down, build condos and sell them using that money to upgrade existing facilities.
223. Very impressed with design for patio area for all golf, wedding and other events.
224. I support an investment into a project such as the dd restaurant building to make more facilities available to homeowners, as well as generate some income (i.e., weddings) to help offset HOA costs.
225. Is there a plan to have rental income pay major portion of building? Langdon Farms does well from event income. Is there a plan to utilize or rent other commercial buildings around Charbonneau?
226. Number one priority is to work with golf club to create wedding venue – income generating.
227. I would like to see the building turned into a “cash cow” so the HOA fees do not have to be increased to cover all costs, and the building can be self-supporting.
228. Annex Restaurant: Tear down rebuild for conference to be used for business meetings (money generating), corporate meetings, also exercise classes.
229. Add a small “spa” – extra fee like the fitness center: sauna/steam room, whirlpool, men's/women's shower. It is healthy, helps with some muscles, circulation after a day on the greens or courts, would be open to only Charbonneau members and help attract residents. It would be an amazing and unique amenity! Could be profit center. Great idea, yes? Yes!
230. Consider doing in phases to see if usage is there (e.g., start with one level).
231. Nice event. Hope to keep our HOA dues down but realize we need to pay for improvement.

Would Like Additional Information Before Committing; Strong Communication is Essential, a Vote May be Necessary

1. There must be hundreds of communities like ours that are facing some issues. Have we done anything to locate and contact them? I'm guessing that we could learn some things, and perhaps share ideas.
2. One of the ways over past Del Webb decreased cost impact on capital improvement was to charge a fee to all new buyers (\$2000).
3. Please check out other successful similar communities elsewhere (i.e., Palm Springs, etc.) The Board of Directors have an obligation to refine comments and options as well as incorporating successful ideas from other communities and utilizing research studies concerning our expansion. A list of options is not a plan.
4. Conceptual drawings are difficult to analyze at this event. Glad they'll be available in the clubhouse. How about putting them on the website?
5. Please scan these information boards so we can review them at our home.
6. Please expand on the 30% T-O in last five years: a) how many transferred within CCC?, b) how many moved to increased local care at Spring Ridge?, c) leaving age average, new people average age, d) length of time occupied at CCC before leaving?
7. Was hoping to hear more of a presentation but thank you for this opportunity to come pick around. I think a lot of the people in this community have been somewhat in the dark about this purchase/remodel. Looking forward to seeing what people want in this space. Really excited about the turnout today.
8. Was hoping for more information from new manager during his opening statement. I would like more information on what plans the CCC had when they bought the building.
9. This presentation was not what we expected. Five-minute explanation was not enough. We completed our survey and were expecting a Q&A. Maybe not well received by many!
10. Filled out questionnaire quite a while ago. Wanting information on progress to date.
11. Disappointed there was not somewhat of what a vision the committee has presented. Large crowd make it difficult to view the boards.
12. I'm disappointed in this "meeting." I filled out the survey. I wrote other comments regarding having a yoga/ "quiet" exercise space. I came today expecting after all this time to have at least a "Plan A – Plan B – Plan C" to think out and vote on. This is just confusion! I expected to have someone talk about how much Plan A, Plan B, Plan C would cost the homeowners. What advantages/disadvantages there would be. You gave me nothing to take home and consider – disappointed!
13. Misunderstanding – Indications were a presentation would be made? Where are we in the process? How does the new building relate to the current clubhouse?
14. We were very disappointed with his meeting. We would like to know what progress has been made and how the Board plans to reach a decision and when.

15. I would have liked to have each of the options explained by the speaker – instead of having to go to each station and fight the crowd.
16. This would have been more informative if each station had been explained with a microphone presentation so there wouldn't be so much congestion/confusion.
17. We would appreciate being informed each step of the way as what happens next to us has a big impact on us and all of the "Village on the Green" homeowners.
18. Please keep us in the communication loop frequently.
19. There needs to be a more cohesive presentation before we can make a comment, criticism or decision.
20. Surprised no formal presentation. Recommend no additional expenditure of funds until it is determined what the building would be used for; what revenue could be gained from building use. To date, I feel decisions have/have not been made in a proper business manner. CCC is a business and needs to be operated as such.
21. Are we talking revising both buildings or just the Annex? Sorry, it wasn't clear to me.
22. We really wish you'd be more transparent as to costs. The project sounds so expensive that our HOA fees would increase exponentially, and we wouldn't be able to live here anymore. Therefore, we're in favor of a remodel. So... 1) how do you plan to pay for it? 2) We need to know the cost. 3) We need to know what's its use will be.
23. Peoples' wish list generally doesn't consider the cost, and I think all costs (i.e., larger staff for larger building) need to be repeated often. Most people are not in favor of raised dues.
24. We need a detailed outline of what this project will cost in total and for each homeowner in their HOA dues. For example: What % per household in each HOA.
25. Need to have more information (i.e., how many people are in Charbonneau to distribute the cost of this project?). If enough people want this, they should pay membership to the improved club!
26. Since no vote happened to purchase the annex, I want a formal vote on next steps.
27. I feel all residents should vote on whether to sell building, renovate or build new.
28. Hopefully the vote, when we have one, whether to move ahead with this project will be fully represented by all of the residents. Considering you are expecting us to help pay for this project!
29. Assuming a new \$5-6 million building, how much will each residence be assessed?
30. Somehow there has to be some owner assessment for the golf (Charbonneau community) to be able to maintain and add the amenities improvement of the community. If all properties are influenced in value by being here, then all owners, which includes non-golfers, should pay an annual fee to help support the daily operations of the golf course and other improvements.
31. Should a plan be put in place and any assessment perhaps would be needed to homeowners, I believe it should be to every homeowner.

32. We should be given the estimated cost of the renovation vs. a brand-new facility. On the surface, the new facility is the most efficient choice because more space is available, and it can be configured to meet multiple uses.
33. I presume you have had a thorough inspection regarding structural damage due to leaks over the years. Is there dry rot? Is the mold cleanable from the premises? Obviously, the heat/cool system, electrical and plumbing need updating. Do you have quotes for the building as it stands? All this needs to be addressed before you start on design and activities you create to support in such a structure.
34. Please think through this slowly to understand the risks and benefits.
35. I am concerned by operational costs.
36. What is our budget for this?
37. What is your timeline to start and finish?
38. Renovation of existing building vs. tear down and new construction of a building twice the size. What are the comparative cost estimates and individual owner assessment and dues? For both options – estimated costs would help define choices.
39. Costs of tear down vs. rebuild on annex and longevity is important to us.
40. Full financial disclosure.
41. Construction cost of alternatives.
42. Operating cost of alternatives.
43. Need to ballpark costs and dues impact.
44. How much of the reserve will be applied or will homeowners have to pay the entire amount?
45. Please detail the planning mode to get a refund on investment for the \$620,000 investment. If there is no financial return on investment, then the detailed benefit to the community should be ok. Please reduce the list of options for use to a plan that is viable to ensure success.
46. I believe that the building should be used with a minimum of expense to refurbish until additional functions are tried and found to be used by more residents. The facility can't be made for the comfort and enjoyment of just a small part of the residents. Programs need to be added to bring in more residents. Until this is done, it would be hard to know what remodel or rebuild is appropriate.
47. How will final decisions be made? BOD, vote of residents?
48. Any monies spent should be told to the owners and major expenses need to be put to a vote after they are informed of costs.
49. We believe any major capital expenditure (\$1,000,000+) of this magnitude should be voted on by the homeowners, and at least 60% of votes support the expenditure.

Generally Oppose Moving Forward with New Facility and/or Increased Expenses to Residents

1. This is being pushed through way too fast. Many people are unaware of how fast this is being pushed through.
2. What and who did the “due diligence” inspection before close of escrow? What a surprise to bring the property to “usable” condition \$3-5 million!
3. Consider selling, cutting our losses and stop the bleeding!
4. Do not assume HOA dues are the source of funding! This is totally absurd! Consider violation of your fiduciary responsibility! What is the economic driver of this decision?
5. Just sell it and do nothing.
6. Do nothing. The cost of renovating the building would be too high.
7. My neighbors are not for this project either.
8. Regarding property values going up if we have a new facility? I don’t think so. I doubt many people would take it into consideration that much. Have present residents been clamoring for a restaurant? A large exercise room? To sum it up – this project looks like a solution looking for a problem.
9. I am not interested in a “country club.”
10. Proposed new layouts look too much like we already have here already.
11. The current board has reversed decisions made by the previous boards. Will that occur with the next board reversing this one’s decisions? There is still a lack of fiduciary responsibility, as in “how much has been spent on the project?”
12. Frankly, I don’t know why we bought the building at a high price, only to be torn down with no idea what to do with it.
13. Why was the annex purchased without a plan?
14. Why weren’t infrastructure and technology issues addressed in the previous remodel?
15. Why wasn’t the building purchased for closer to the prior owner’s cost?
16. We do not want our HOA fees increased!
17. Concerned about cost and affordability. My understanding is that the current structure in the current condition already has a cost of \$630,000 with no useful utility, purchased out of the reserve fund which has required replenishment, and an increase in dues. Financial justification for additional spending \$3-5 million (hard costs) for perceived benefit of more space (soft benefits) seems difficult to justify.
18. Since moving here, dues have multiplied four times – just to build up reserves. Now CCC buys a building (overpaid) and wants to spend more than a million dollars to create more space for what? What happened to the responses filled out in 2018? It just seems wrong to spend our money so that we can build something that all the features will be decided later. Bad decision. Now that is done. It appears that a focus is also on the existing clubhouse now...?

19. My winter residency has pickleball courts and my dues for that are \$12/year. \$90 is too much, so I am not interested for that reason. My homeowner dues of \$286/month and \$65/month cc dues far exceed my resident dues in Texas. I don't pay an absorbed golf cart fee of \$3 or plus in Texas. I don't think we need a fancy new facility.
20. I am in favor of keeping improvements conservative.
21. We pay close to \$4000/year in HOA dues. Limit increase to \$10/month as was stated in annual meeting.
22. Keep expenses as limited as possible.

Comments are Neutral About or Unrelated to Facility Upgrades and Improvement

1. Very good presentation. Lots of information. Important to have good turnout (like this) so everyone gets a chance to put in their two cents' worth.
2. Very nice event and presentation. Helped answer some questions.
3. Thank you for this meeting!
4. Well organized event. Various representatives were knowledgeable and friendly. Did not see younger people represented. They really needed to protect their interests.
5. Thank you for holding this event!
6. I came over today to talk with some of the people providing information/answering questions to attendees. Good opportunity to speak with knowledgeable people. Also, good hot dogs.
7. Nice job-sharing information with community. Seems expensive for sitting rooms.
8. Love that you are giving us chances to see the plans. Might be nice to have a commentator to take questions and comments.
9. Enjoyed the presentation set up.
10. Impact of golf course alternatives on 1a and 1b.
11. Have the City of Wilsonville fix our potholed roads (Sacajawea for one).
12. The \$5 fee per person (non-Charbonneau residents) pretty well stops us from having parties in the clubhouse. Is that a necessary charge?
13. I also think consideration should be given to accommodating one golf course crossing point for walkers with sufficient awareness to make it safe for all.
14. As we own the neighboring home to what will be the new Community Center, we have noted numerous foot and occasional golf cart traffic between the existing building and our home. One time, in the very late evening, we saw a person retrieving a duffle bag from the alcove entrance on the West side of the building. The West side of the new building should not have a sidewalk nor entrance and needs to be blocked with landscaping so no golf course access is possible.
15. Be realistic – use common sense!

16. This meeting was a waste of time!
17. Interesting possibilities, but not for a remodel. It's too old and too many problems.
18. Misunderstood the purpose of this meeting. I thought it was Q&A!

Support Partnering with the Golf Course; Golf Course Success Must be a Priority

1. I also support to joining with the golf course to be more progressive and, again, maybe generate more income to offset costs to HOA.
2. So glad the golf board and country club have come together to help make this an even better community.
3. Plan with the idea CCC and the golf club will combine: a) Move pro shop to original location – lowest floor in Annex; b) increase the turn space into the existing pro shop to make a better social place. Add espresso coffee.
4. Please move forward with joining forces with the golf club. Together, we can build an even more awesome community.
5. I was very happy to see the joint letter from CCC and CGC – we need to merge for sure.
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9. The most important thing Charbonneau has to do is make sure the golf course is and stays viable. We will donate our share. Can the golf club become non-profit?
10. Keeping the golf course as is would be first.
11. Totally believe it's the right time to merge the golf club and CCC for the future benefit of the community. A revised community center – enhancing various activities – golf, exercise, dancing, education – restaurant and bar similar to Langdon Farms - would certainly increase our value and recognition as an active community that also supports our home values. Now is the time!
12. Always good to be informed. One of the signs listing options still lists remodeling current building. I thought discovery showed building was too far gone to do this. Many of the architectural drawings or photos are of golf facilities. The rumor is Charbonneau may not have a golf course after 2020. Are homeowners going to be put in jeopardy paying for a structure which would not be used by a few? We need to focus on keeping the golf course going.
13. Keep the golf course open and available to the public.
14. Golf course and CCC.
15. Suggest sharing space with golf club.

Comment Key Themes

The same comments organized above have been organized again below, grouped into key theme areas based on the comments and suggestions made.

Need Clarity About Costs, Timeframes and Logistics; There are Concerns About Increases in HOA Dues

1. We really wish you'd be more transparent as to costs. The project sounds so expensive that our HOA fees would increase exponentially, and we wouldn't be able to live here anymore. Therefore, we're in favor of a remodel. So... 1) how do you plan to pay for it? 2) We need to know the cost. 3) We need to know what's its use will be.
2. Peoples' wish list generally doesn't consider the cost, and I think all costs (i.e., larger staff for larger building) need to be repeated often. Most people are not in favor of raised dues.
3. We need a detailed outline of what this project will cost in total and for each homeowner in their HOA dues. For example: What % per household in each HOA.
4. Need to have more information (i.e., how many people are in Charbonneau to distribute the cost of this project?). If enough people want this, they should pay membership to the improved club!
5. Concerned about cost and affordability. My understanding is that the current structure in the current condition already has a cost of \$630,000 with no useful utility, purchased out of the reserve fund which has required replenishment, and an increase in dues. Financial justification for additional spending \$3-5 million (hard costs) for perceived benefit of more space (soft benefits) seems difficult to justify.
6. Assuming a new \$5-6 million building, how much will each residence be assessed?
7. The current board has reversed decisions made by the previous boards. Will that occur with the next board reversing this one's decisions? There is still a lack of fiduciary responsibility, as in "how much has been spent on the project?"
8. Since moving here, dues have multiplied four times – just to build up reserves. Now CCC buys a building (overpaid) and wants to spend more than a million dollars to create more space for what? What happened to the responses filled out in 2018? It just seems wrong to spend our money so that we can build something that all the features will be decided later. Bad decision. Now that is done. It appears that a focus is also on the existing clubhouse now...?
9. Somehow there has to be some owner assessment for the golf (Charbonneau community) to be able to maintain and add the amenities improvement of the community. If all properties are influenced in value by being here, then all owners, which includes non-golfers, should pay an annual fee to help support the daily operations of the golf course and other improvements.

10. Should a plan be put in place and any assessment perhaps would be needed to homeowners, I believe it should be to every homeowner.
11. We should be given the estimated cost of the renovation vs. a brand-new facility. On the surface, the new facility is the most efficient choice because more space is available, and it can be configured to meet multiple uses.
12. I presume you have had a thorough inspection regarding structural damage due to leaks over the years. Is there dry rot? Is the mold cleanable from the premises? Obviously, the heat/cool system, electrical and plumbing need updating. Do you have quotes for the building as it stands? All this needs to be addressed before you start on design and activities you create to support in such a structure.
13. Please think through this slowly to understand the risks and benefits.
14. I am concerned by operational costs.
15. What is our budget for this?
16. What is your timeline to start and finish?
17. Renovation of existing building vs. tear down and new construction of a building twice the size. What are the comparative cost estimates and individual owner assessment and dues? For both options – estimated costs would help define choices.
18. Costs of tear down vs. rebuild on annex and longevity is important to us.
19. Full financial disclosure.
20. Construction cost of alternatives.
21. Operating cost of alternatives.
22. Need to ballpark costs and dues impact.
23. Frankly, I don't know why we bought the building at a high price, only to be torn down with no idea what to do with it.
24. Why was the annex purchased without a plan?
25. How much of the reserve will be applied or will homeowners have to pay the entire amount?
26. Why weren't infrastructure and technology issues addressed in the previous remodel?
27. Why wasn't the building purchased for closer to the prior owner's cost?
28. We do not want our HOA fees increased!
29. Please detail the planning mode to get a refund on investment for the \$620,000 investment. If there is no financial return on investment, then the detailed benefit to the community should be ok. Please reduce the list of options for use to a plan that is viable to ensure success.
30. How will final decisions be made? BOD, vote of residents?
31. Any monies spent should be told to the owners and major expenses need to be put to a vote after they are informed of costs.
32. We believe any major capital expenditure (\$1,000,000+) of this magnitude should be voted on by the homeowners, and at least 60% of votes support the expenditure.

33. Since no vote happened to purchase the annex, I want a formal vote on next steps.
34. I feel all residents should vote on whether to sell building, renovate or build new.
35. Hopefully the vote, when we have one, whether to move ahead with this project will be fully represented by all of the residents. Considering you are expecting us to help pay for this project!
36. I believe that the building should be used with a minimum of expense to refurbish until additional functions are tried and found to be used by more residents. The facility can't be made for the comfort and enjoyment of just a small part of the residents. Programs need to be added to bring in more residents. Until this is done, it would be hard to know what remodel or rebuild is appropriate.
37. I am in favor of keeping improvements conservative.
38. Nice event. Hope to keep our HOA dues down but realize we need to pay for improvement.
39. We pay close to \$4000/year in HOA dues. Limit increase to \$10/month as was stated in annual meeting.
40. Keep expenses as limited as possible.
41. Consider doing in phases to see if usage is there (e.g., start with one level).
42. My winter residency has pickleball courts and my dues for that are \$12/year. \$90 is too much, so I am not interested for that reason. My homeowner dues of \$286/month and \$65/month cc dues far exceed my resident dues in Texas. I don't pay an absorbed golf cart fee of \$3 or plus in Texas. I don't think we need a fancy new facility.

Focus on a Community Center, Offer Appropriate/ Engaging Activities for Residents to Build a More Vibrant Community. Specific Suggestions Include Community Activities, Concerts, Snack and Drink Options, Pickleball and a Game Room with Billiards and Ping Pong

1. Look to the residents and their age. Things they can do. Build events that work for them.
2. I agree that we should assist the ability for homeowners to age in place. That may include gathering spots for events, lectures (medical, financial, etc.).
3. Like the idea of community center making more activities available.
4. Have a space or spaces for things like woodworking, quilting, scrapbooking... things that are of interest for people other than golf or exercising.
5. I am not a golfer.
6. We have been here 2+ years and really like this community. We especially enjoy the golf course and pools in the summer. The community center idea is terrific – would only add to the value of the area.
7. More vibrant community.

8. Community concerts more often.
9. A place to meet people (a Charbonneau monthly book club?) or speakers would also be great.
10. Activity like lunch with friends, or lunch with quilters, lunch with your neighborhood ladies – this might get more people involved.
11. An owner's lounge would be a nice addition so that homeowners could have a place to have a cup of coffee with friends in the community who they don't get to meet with. A high-end cappuccino/coffee/latte machine so staff isn't needed to serve or sell coffee. A machine like you see at car dealerships. If people want wine, cheese and crackers in the evening, they could bring their own to meet with friends for happy hour.
12. Ice cream bar would be good.
13. Need a sports "bar" area where members can bring their own beverage but purchase snack items. Like a CC club room for adults – drop in!
14. I would like to see an open common space to meet up and visit ideally with a coffee/beverage, light snack bar, and big screen TV.
15. Too much emphasis on exercise, fitness classes and art. Very few of our CCC owners use any of those facilities.
16. This community is very desirable. There should be more activities to attract the residents. I would be interested in a computer group and an euchre card group.
17. "Pickleball" and Charbonneau. This is the fastest growing sport in the world. Mostly made up of older tennis players who no longer have the "moves." We really don't need to be in the tennis club, nice but not required. And with their costs, not practical. Most pickleball clubs in the area charge \$20-40/year. It would be great to have our own area. Any flat ground of the necessary size will work. Nets can be temporary type, easy to set up and take down. Blue painter tape can be used for lines. This game is played by all ages and levels. Once you play, you will be "hooked." All we need is a place.
18. Another project I would like to see is an independent pickleball court(s) be installed. Separate from the tennis complex. Maybe in the area of the playground. We should be able to play pickleball without the high cost of joining the tennis club.
19. Change the defunct tennis courts near Red 2-3 into pickleball courts, which can be played to age 85+!
20. Ping pong tables and billiards room.
21. Whatever plan is decided upon, how about a pool table(s)?
22. I would like to see pool and ping pong tables.
23. I would use pool tables and ping pong tables.
24. Billiard room.
25. Ping pong.
26. TV room.
27. Annex – pool tables and beer/wine for sale.

28. Would love to see a game room (billiards, ping pong, possibly table shuffleboard and foosball table).
29. Card rooms.

Bar/Restaurant/Coffee Shop

1. Need to choose the best results – should not waste any more time. Charbonneau needs a good restaurant – you do not have a profit property – a good restaurant would help residents to feel part of the Charbonneau area.
2. Was hoping for a presentation. Really would like to see a restaurant.
3. I would support a restaurant and hamburger joint and lattes independently.
4. Restaurant (funded/subsidized by residents) – lease to private party.
5. New construction (2 story) – restaurant with balcony overlooking golf course.
6. A nice restaurant would be great.
7. I think a sandwich/coffee spot for people to informally get together would be good.
8. I don't want more CCC activities simply to justify the expense of the new building, except that a lounge/ "coffee bar" would be nice for meetups with friends after walks. I hate to see dues go up and up.
9. It would be great if there could be a restaurant in the area where previous ones existed downstairs as a leased space.
10. We miss the restaurant. It provided a venue to meet people and make new friends.
11. Sports bar – casual – good food. Take advantage of golf course views.
12. We could support a restaurant facility by having an annual fee that would go directly for members throughout the full year to use as a credit. Therefore, being able to have a tenant that could survive all year long, rather than just the golfing season.
13. We would like to see some sort of a restaurant or casual dining – even take-out food.
14. Space for a small pub type facility?
15. I have been a resident here for 39+ years. I have seen the board make more mistakes than I can count! I feel that the current building should be torn down and a new one built. But it must include a bar and place to eat for the residents. It was in Charbonneau's original plans, and we need it back. Don't live in the past with what was. They had a terrible facility to try to serve food and drinks in. Let's start fresh. People in this community will support it if it's run correctly!
16. Want the building to be put to use – preferably a restaurant.
17. I am not a golfer, but golfers need a 19th hole. As a resident, I would be happy to support the 19th hole! It has to be more than bar food. I suggest a nice sports bar offering a full menu. I am here year-round and would support the restaurant year-round!

18. I'm fine with a new club house – Annex. It should also have food and bar service in whatever form would have the best choice to survive.
19. We loved the little restaurant – any chance of another with low rent so they could make it profitable?
20. Restaurant chain: Attract recognized restaurant chain capable of drawing traffic into the Charbonneau, yet still attractive to Charbonneau residents.
21. Part-time restaurant: a) Local Oswego Grill offer meals inside and outside two days a week in the summer; b) have social monthly dinners for residents.
22. There has been some discussion of including a restaurant in the new building. Traditionally, restaurants have not done well here. Expanding and upgrading the Pro Shop restaurant seems to be more logical.
23. Hope the new annex has a bar and restaurant.
24. I think we need a quality restaurant with a required yearly fee of required payment for use.
25. Would love to see a small fine dining restaurant in the clubhouse area.
26. I want to see a casual restaurant!
27. Coffee corner would be nice.
28. Create a true golf course club house and bar.

Large Multipurpose Room with Retracting Walls, Capable of Holding Big Events or Small Meeting Rooms

1. I like the idea on the concept drawings of a large exercise room with the wall that retracts/folds. It would be multipurpose.
2. I like the idea of a multi-purpose area that can be converted or changed when needed for events, tournaments, entertainment (shows), etc.
3. A space large enough to handle big events. Currently the room is too small for many of our current activities.
4. Banquet facility for 300 people.
5. Need quality banquet facility.
6. There should be better facilities for room and a program for weddings or other celebrations.
7. Recommend a larger dance floor, if possible. Not sure if structurally possible, but also have no columns present.
8. More open areas (with wood floors and mirrors for aerobic exercise, shows, lectures, etc.).
9. I like the open area plans – so much more versatile.
10. Create a multipurpose room (with a stage at one end) that can be divided into smaller rooms for cards, etc.
11. Flexible spaces for multiple uses.

12. Large multipurpose room – wood floors – stage/small dressing area.
13. Make the “new” building usable for aerobics, a stage for speakers or events, moveable walls to accommodate meetings, able to make a huge room, or two big rooms, or six small rooms!
14. Main clubhouse should have wood floors throughout and space for large parties should be enlarged – include card and other rooms. Acoustics need to be improved greatly. Admin should be moved to the other building’s first floor.
15. We need a big room at least twice the size of this room.
16. Lots of little rooms does not help. The drawing shows little rooms – bad.
17. 25-40 person meeting room.
18. Meeting rooms that are private.
19. Meeting room.
20. Meeting rooms.
21. Meeting rooms.

Create a Revenue Stream, Including Renting Out Facility for Events, Weddings, Leasing to Businesses, etc.

1. Create an HOA Revenue Stream: A) Athletic spaces/facilities: Grade, middle and high school athletic space (courts & fields) at a premium for tournaments, practices and camps. (gym rental: basketball, volleyball, etc.; court rental: tennis, pickle ball; field rental: soccer, baseball, softball, lacrosse; pool rental: school teams, adult lap swim, rehabilitation, water aerobics). B) Expanded Aurora Airport business traffic: Create a mini resort; perhaps lodging constructed and operated at the expense of a hotel chain with HOA land lease. Become a lodge resort destination for airline travelers – guests help offset cost of existing HOA golf courses, tennis courts, exercise center, conference center, etc. Same concept as Sun River and Eagle Crest and others. Provide shuttle service to the airport.
2. To satisfy all us homeowners who did not want our HOA fees increased, how about putting retail on the bottom, and condos on top – letting the building pay its own expenses and not always screwing the HOA fees to pay all bills! Then, when we all grow older and do not drive, we could pick up our prescriptions at a counter in retail section.
3. I’d like to see a wedding venue here – not sure how or where, but I would think it might be an easy way to bring in revenue.
4. Would like facility for weddings.
5. Need revenue producing to offset costs.
6. Annex plans should include income sources to carry the major cost other than assessing residents.

7. Maybe an office building to bring in money. If people don't want dues to go up, it would bring in rent.
8. If you aren't giving us a restaurant, make it a B+B.
9. Consider condos on upper floor(s). This can create income stream for the building.
10. We know a restaurant will not work and do we want to devote new construction to meeting and office space? Maybe the best idea is to tear it down, build condos and sell them using that money to upgrade existing facilities.
11. Very impressed with design for patio area for all golf, wedding and other events.
12. I support an investment into a project such as the old restaurant building to make more facilities available to homeowners, as well as generate some income (i.e., weddings) to help offset HOA costs.
13. Is there a plan to have rental income pay major portion of building? Langdon Farms does well from event income. Is there a plan to utilize or rent other commercial buildings around Charbonneau?
14. Number one priority is to work with golf club to create wedding venue – income generating.
15. I would like to see the building turned into a “cash cow” so the HOA fees do not have to be increased to cover all costs, and the building can be self-supporting.
16. Annex Restaurant: Tear down rebuild for conference to be used for business meetings (money generating), corporate meetings, also exercise classes.
17. Add a small “spa” – extra fee like the fitness center: sauna/steam room, whirlpool, men's/women's shower. It is healthy, helps with some muscles, circulation after a day on the greens or courts, would be open to only Charbonneau members and help attract residents. It would be an amazing and unique amenity! Could be profit center. Great idea, yes? Yes!

Exercise Room and Exercise Classes

1. The generation behind us will want gym facilities and equipment to work out on. I think we should dedicate a certain portion to a new gym, fully equipped with exercise equipment to attract new residents.
2. Exercise facility where music can be played without disturbing a meeting. Fitness area with windows, not a dark area.
3. Love the exercise area with machines on the second floor with space next door to exercise.
4. I'd like a larger exercise area (maybe hardwood floors in the open area).
5. A better fitness center.
6. Please have lots of square footage for a gym and yoga/Zumba room.
7. Additional exercise areas and classes would be helpful.

8. I am interested in an expanded workout (exercise) facility with the availability of a personal trainer.
9. Free workout space with equipment.
10. Fitness center.
11. Exercise classes.
12. A gym with daily classes is so important to the health of the community and to get connected to neighbors.
13. Mirrored wall for aerobics/Zumba/dancing lessons.
14. Workout room.
15. There is a huge need for a larger area for exercise classes. It would be multipurpose with possible indoor basketball or ping pong area.
16. Include exercise facilities – both machines and free floor.
17. There was talk of moving the fitness to a remodeled club house. Not it would be incorporated in the Annex.

Keep Communicating and Seeking Community Engagement

1. Was hoping to hear more of a presentation but thank you for this opportunity to come pick around. I think a lot of the people in this community have been somewhat in the dark about this purchase/remodel. Looking forward to seeing what people want in this space. Really excited about the turnout today.
2. Misunderstood the purpose of this meeting. I thought it was Q&A!
3. Was hoping for more information from new manager during his opening statement. I would like more information on what plans the CCC had when they bought the building.
4. This presentation was not what we expected. Five-minute explanation was not enough. We completed our survey and were expecting a Q&A. Maybe not well received by many!
5. Filled out questionnaire quite a while ago. Wanting information on progress to date.
6. Disappointed there was not somewhat of what a vision the committee has presented. Large crowd make it difficult to view the boards.
7. I'm disappointed in this "meeting." I filled out the survey. I wrote other comments regarding having a yoga/ "quiet" exercise space. I came today expecting after all this time to have at least a "Plan A – Plan B – Plan C" to think out and vote on. This is just confusion! I expected to have someone talk about how much Plan A, Plan B, Plan C would cost the homeowners. What advantages/disadvantages there would be. You gave me nothing to take home and consider – disappointed!
8. Misunderstanding – Indications were a presentation would be made? Where are we in the process? How does the new building relate to the current clubhouse?

9. We were very disappointed with his meeting. We would like to know what progress has been made and how the Board plans to reach a decision and when.
10. I would have liked to have each of the options explained by the speaker – instead of having to go to each station and fight the crowd.
11. This would have been more informative if each station had been explained with a microphone presentation so there wouldn't be so much congestion/confusion.
12. We would appreciate being informed each step of the way as what happens next to us has a big impact on us and all of the "Village on the Green" homeowners.
13. Please keep us in the communication loop frequently.
14. There needs to be a more cohesive presentation before we can make a comment, criticism or decision.
15. Surprised no formal presentation. Recommend no additional expenditure of funds until it is determined what the building would be used for; what revenue could be gained from building use. To date, I feel decisions have/have not been made in a proper business manner. CCC is a business and needs to be operated as such.
16. This is being pushed through way too fast. Many people are unaware of how fast this is being pushed through.

Support Partnering with the Golf Course

1. I also support to joining with the golf course to be more progressive and, again, maybe generate more income to offset costs to HOA.
2. So glad the golf board and country club have come together to help make this an even better community.
3. Plan with the idea CCC and the golf club will combine: a) Move pro shop to original location – lowest floor in Annex; b) increase the turn space into the existing pro shop to make a better social place. Add espresso coffee.
4. Please move forward with joining forces with the golf club. Together, we can build an even more awesome community.
5. I was very happy to see the joint letter from CCC and CGC – we need to merge for sure.
6. The golf course is a major asset of the community, and we should work with CGC to coordinate what would be advantageous to the homeowners and to the golf course (and thus the homeowners).
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10. Keeping the golf course as is would be first.

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13. Keep the golf course open and available to the public.
14. Golf course and CCC.
15. Suggest sharing space with golf club.

Charbonneau is Aging and Needs to Be Updated to Bring in Future Residents

1. Aesthetic appeal is huge. Whatever is done, eye appeal is paramount. Don't want to look at the outside and think "that looks old." Many new residents want to make sure the appeal is still there.
2. We would like to have an updated, modern, classy place.
3. To keep things upscale and up to date, I don't think a dues increase or a one-time assessment is out of the question.
4. Upgraded exterior of building (obviously).
5. The overall curb appeal of the existing CCC Office and Pro Shop facility is dated, and we believe should be considered as part of the overall plan.
6. Need to spend money making current clubhouse to 2020 standards.
7. Could the walkways in retail areas be updated as well, so everything looks more cohesive?
8. Covered walkways on both buildings need to be updated or removed.
9. Would like the same style to blend in with the other buildings.
10. The old sidewalk pergola is in rough condition and needs to be rebuilt or removed entirely.
11. Nice displays of possibilities. Thanks for your efforts! Please modernize and refurnish the clubhouse itself. It's terribly dated.
12. Love the idea of updated facilities. Charbonneau is so beautiful, but aging.
13. Want a "nice" facility, not a "Bandon" cost level.
14. A pleasant, welcoming interior and exterior design but not "opulent" – needs to fit with existing architecture.
15. An open-air space, such as a balcony.

Consider the Best Use of the Clubhouse Annex

1. Possibilities: move and expand the turn, expand the pro shop. Whatever will add revenue. Turn with two decks overlooking.
2. The old clubhouse should only be for large groups. The other building would be for offices and smaller meeting areas plus one other large meeting area.
3. What about making the existing clubhouse more open and usable and moving the offices to the new building?
4. Make the current clubhouse the secondary building.
5. There possibly should be a consideration to upgrade/expand the patio area to the East side of the community room. There is a temporary white tent there now with a few tables and chairs which competes with golf cart parking. It seems the space needs to be defined to one purpose or the other as it is currently not inviting and somewhat confusing.
6. Events and weddings are good for generating income, but let's think through the venue. It seems duplicating what we already have and especially as the new patio area between the CCC office and tennis facility will be getting a roof over it adding any new rental space for this reason seems unnecessary.
7. Move on the turn to Annex and staff full-time.
8. Will need someone to act as event coordinator – preferably someone now on staff.
9. Move the pro shop to Annex. Add the Turn there also (with a grill)! Put your workout center in this building. Maybe add an espresso machine and comfortable chairs to visit. The Turn should also have outside access to order.
10. The clubhouse Annex should be utilized to augment current activities.
11. To increase the positive impact and promotion for the general public's enthusiasm to come to Charbonneau to play a round of golf, it seems that the Pro Shop might want to consider moving to the CCC Office entrance location. This entrance would provide a much better impression for patron's arrival to an award-winning golf club instead of searching for a retail space in the corner of a strip mall. Consolidate the CCC operations entirely to the new "Charbonneau Community Club House" (let's stop calling this new building "The Annex" as soon as possible please). Design both the Pro Shop and the Community Center entrances to be similar yet distinctive. It will be important for accessibility reasons to have the Community Club entrance be at ground level (no stairs).

Great Presentation and Information Shared – Please Share the Plans Online

1. Very good presentation. Lots of information. Important to have good turnout (like this) so everyone gets a chance to put in their two cents' worth.
2. Very nice event and presentation. Helped answer some questions.
3. Thank you for this meeting!

4. Well organized event. Various representatives were knowledgeable and friendly. Did not see younger people represented. They really needed to protect their interests.
5. Thank you for holding this event!
6. I came over today to talk with some of the people providing information/answering questions to attendees. Good opportunity to speak with knowledgeable people. Also, good hot dogs.
7. Nice job-sharing information with community. Seems expensive for sitting rooms.
8. Love that you are giving us chances to see the plans. Might be nice to have a commentator to take questions and comments.
9. Conceptual drawings are difficult to analyze at this event. Glad they'll be available in the clubhouse. How about putting them on the website?
10. Please scan these information boards so we can review them at our home.
11. Enjoyed the presentation set up.

Retail Development

1. We all know that traffic to and from Wilsonville can be hideous, so I'm assuming there must be some sort of attractive commercial facilities that would draw people to shop and play at the facilities in the country club. What are the unique things that we entice to come to Charbonneau that they cannot find in Wilsonville?
2. Focusing on the country club/golf club facilities and commercial buildings, it seems to me that we ought to do some kind of market study to determine what would bring people into this group of facilities more often to visit, have coffee, drinks, shop, work, play and otherwise socialize. The area seems dead most of the time.
3. A small village type store for necessities.
4. I would like to see a small grocery store here – milk, bread, etc.
5. I like the idea of a pharmacy – great option in the old little store.
6. I think the empty retail, rental spaces are negative advertisement for new possible Charbonneau residents.
7. Retail development (grocery, restaurants, bar, etc.)
8. More services.
9. Small grocery store.
10. Need a mini-mart.

Provide Classrooms for Art/Crafts, Activities and Education

1. There is a need for classrooms. Not necessarily all art classrooms.
2. More accessible art/craft/classroom.
3. Room for classes/art/craft/etc. would be great.

4. Dedicated activity rooms.
5. Metal shop? Wood shop?
6. Arts and crafts room?
7. Woodshop for education and use.
8. Room for old auto restoration.
9. Art classes.

Let's Move Forward; Excited About the Future and Next Steps

1. Realizing that with the sewer line being in a different spot, the drawings are examples of potential spaces. I have to say I love them. Why: a) more meeting spaces, b) ability to partition large spaces into smaller spaces, c) fitness room/gym over here, d) library in its own space. Not having to walk through another room to get to it.
2. It is more important to move forward. People expected more from this meeting.
3. Why are we doing this again? Already have filled out survey. Let's get going on this project.
4. At some point, please move forward and know that you won't receive input from every resident! Thanks for the engagement and these events!
5. Well done! Ready to go forward.
6. Excited about the future of country club.
7. Exciting to see some of the possibilities. Informative. Thought provoking.
8. I love that we're going to be updated and add facilities!
9. Keep up the good work.

In Favor of Tearing Down Existing Building to Build a New One

1. I support tearing down the existing structure.
2. It is probably time to move forward – remove building and replace.
3. I support demolishing the existing Annex Building and starting over with a design that is ADA accessible and which provides space for classes, meetings, exercise programs, etc.
4. Knock it down and build a new one!
5. I think we should tear the Annex down and build new.
6. Would like to see a new clubhouse replace the building.
7. If there is only a minor difference in renovation vs. tear down, we say tear down and build what we need. The sooner, the better.
8. Great idea to knock down building and re-build.
9. Salvaging the existing one would be a great mistake.

In Favor of Remodel vs. Tear Down

1. Plans look good for reconstructing the building the country purchased.
2. Remodel the existing clubhouse without the pro shop. You'll have more room. Use the existing retail space (where realtor is located) and extend clubhouse to this area. Put sliding doors on north side of clubhouse so they can open to patio area.
3. There has to be a way to do this without rebuilding.
4. I prefer the remodel to tear to keep the atmosphere of the area.
5. I hope they remodel instead of tear down.
6. Would like to remodel rather than tear down unless the difference in price is less than \$500,000.
7. Prefer update of existing building, as it matches others nearby, including club house.
8. I would recommend a remodel over replacement as an alternative.

Indoor Swimming Pool and Sauna/Hot Tub

1. Where is the design including a large indoor heated swimming pool for water activities, exercise, lap swimmers to utilize all year round? A desired addition much needed for such a large community as ours in a new modern structure.
2. Would like an indoor swimming pool.
3. I would like to see an indoor pool.
4. Suggest year-round aquatic center (model tennis center).
5. Build additional pool: Share pool with potential resort with Pahlisch Homes residents sharing the costs through their HOA fees.
6. I would like to have a sauna, whirlpool/hot tub and steam room along with male and female locker room next to these and the fitness center. I would be willing to pay a small use fee along with my fitness center fee.
7. Hot tub/sauna?
8. Sauna.

Stop Now and Cut Losses to Stop Excess Spending

1. What and who did the "due diligence" inspection before close of escrow? What a surprise to bring the property to "usable" condition \$3-5 million!
2. Consider selling, cutting our losses and stop the bleeding!
3. Do not assume HOA dues are the source of funding! This is totally absurd! Consider violation of your fiduciary responsibility! What is the economic driver of this decision?
4. Just sell it and do nothing.
5. Do nothing. The cost of renovating the building would be too high.

6. My neighbors are not for this project either.
7. Regarding property values going up if we have a new facility? I don't think so. I doubt many people would take it into consideration that much. Have present residents been clamoring for a restaurant? A large exercise room? To sum it up – this project looks like a solution looking for a problem.

Resources for Residents to Age in Place, Including Sunshine Services, Ongoing Education

1. For those of us who want to age in place (I'd like to never move again!), availability of speakers as to how to modify our homes, access to some medical care, heart care clinics, dieticians, etc. may be useful.
2. I am concerned about people who stay in their homes and are lonely. Two years ago, I did a training in Bellingham called "Bellingham at Home." We trained volunteers to visit, go on doctor's visits, to engage people socially. Organizing a program in Charbonneau would be much easier since we have a confined area. Having an office, coffee shops, classrooms would be the basics needed for such a program. My husband and I go to the Sherwood YMCA for a "fall prevention" class which would be great to have here, as well.
3. I think it is very important that Sunshine Divisions be moved to a place that is easily acceptable because people come and have to carry wheelchairs and other awkward and heavy equipment.
4. Sunshine Service.
5. Aging in place options very important and associated services.
6. Aging in place is an attractive idea!

Include a Commercial/Multipurpose Kitchen

1. Commercial kitchen.
2. Kitchen facility to support multipurpose.
3. All of the renderings offer most of what I would want the new facility or renewed facility: a room for the exercise class that would be big enough for a growing class, a separate room for the cubby hole library so a volunteer could work in there without interrupting an ongoing board meeting, an elevator, meeting rooms for classes, a room on main level for Sunshine Supplies. But need a good size workable kitchen for caterers to use – with stove, large refrigerator, etc., plus counter surface for plating food. As for the older club house, rework the kitchen for caterer for smaller reception in new club house and provide main desk for receptionist to greet newcomers, etc., as they come in front door – good luck!
4. There should be a kitchen that HOAs may use who do not have their own clubhouse.
5. Lease our kitchen to a caterer.

Install the Latest Technology and Sound System

1. I would like to see a “technology area” where people could attend lectures like TED TALKS.
2. The PA system for the new building areas should be the latest in microphones, loud speakers, etc.
3. Complete AV-multimedia availability throughout.
4. Need huge screen with capabilities of connecting to computers.
5. Need a “really big” TV screen in the “theater area.” 95” minimum.

Ensure the Building is ADA Accessible (i.e. elevator, ramps, etc.)

1. The Annex building should be one level or have an elevator. So many choices for that building.
2. A new building should have handicapped accessibility.
3. An elevator is a must and/or a wheelchair ramp.
4. Grab bars, ramps, elevator, if necessary, will help fulfill aging in place.

More Walking Trails, Park-Like Settings

1. I think there should be a walking path upgrade plan that reviews all existing paths and recommends maintenance needed, additional connections that could be made to make existing paths easier to use, and potential new paths that could be added.
2. Better walking trails.
3. River walk expansion.
4. Park-like settings.

The Covered Patio is an Excellent Addition

1. The covered area is a great idea.
2. Really like the covered patio idea.
3. Like the cover for patio.
4. Love the cover to the outdoor patio – yes!

Library

1. Maybe have a book sharing location where people can simple drop books they have read and pick up ones they have not.
2. Improve/expand Charbonneau library would be nice.
3. Library.
4. Library.

Determine Whether Second Level is Needed

1. The suggested layouts for the new building show only single-level. I think we need a “theater” layout two levels sloping.
2. There has been discussion that the new club house building may need to be two stories to accommodate the community’s needs. Ground level at the SE corner of the building is down a level from the level of the parking lot so an elevator will be required, so adding a second story “up” from the entrance may make sense, assuming the additional space is needed. However, this does not mean the entire building needs a second level. The SE and to some degree SW views are optional, so we would want to play on those.
3. I would like to see the new Annex be one single story as possible. With many different activities as possible so that more people can get out and get active.

Get Ideas from Similar Communities

1. There must be hundreds of communities like ours that are facing some issues. Have we done anything to locate and contact them? I’m guessing that we could learn some things, and perhaps share ideas.
2. One of the ways over past Del Webb decreased cost impact on capital improvement was to charge a fee to all new buyers (\$2000).
3. Please check out other successful similar communities elsewhere (i.e., Palm Springs, etc.) The Board of Directors have an obligation to refine comments and options as well as incorporating successful ideas from other communities and utilizing research studies concerning our expansion. A list of options is not a plan.

Theater Room

1. We thought a nice, proper small theater in the new building would be a good idea. IT could be used for multipurpose, including plays, gatherings, etc. Could be a source of income as well.
2. A theater room.

Other

1. Impact of golf course alternatives on 1a and 1b.
2. I prefer option 1 & 2.
3. Have the City of Wilsonville fix our potholed roads (Sacajawea for one).
4. The \$5 fee per person (non-Charbonneau residents) pretty well stops us from having parties in the clubhouse. Is that a necessary charge?
5. I am not interested in a “country club.”
6. Proposed new layouts look too much like we already have here already.
7. Please expand on the 30% T-O in last five years: a) how many transferred within CCC?, b) how many moved to increased local care at Spring Ridge?, c) leaving age average, new people average age, d) length of time occupied at CCC before leaving?
8. I also think consideration should be given to accommodating one golf course crossing point for walkers with sufficient awareness to make it safe for all.
9. As we own the neighboring home to what will be the new Community Center, we have noted numerous foot and occasional golf cart traffic between the existing building and our home. One time, in the very late evening, we saw a person retrieving a duffle bag from the alcove entrance on the West side of the building. The West side of the new building should not have a sidewalk nor entrance and needs to be blocked with landscaping so no golf course access is possible.
10. Be realistic – use common sense!
11. This meeting was a waste of time!
12. Are we talking revising both buildings or just the Annex? Sorry, it wasn't clear to me.
13. Interesting possibilities, but not for a remodel. It's too old and too many problems.

Appendix C

2018-2019
Annex Comments from Community

RESTAURANT / SPORTS BAR	61
EXERCISE ROOMS W/WOOD FLOORS / FLOATING FLOORS	49
COFFEE SHOP / CART/ KIOSK	33
FITNESS CENTER	27
MUSIC ROOM	24
ART / CRAFT CLASSROOM W/NATURAL LIGHT/KILN/ COOKING	20
GAME ROOM / POOL TABLES	16
LOUNGE / SITTING /VISITING AREA	14
PAVILLION (OPEN/CLOSED WALLS)/ BANQUET ROOM	12
BIG/SMALL PRIVATE MEETING ROOMS	11
THEATER/STAGE	9
LIBRARY	9
PICKLE BALL	8
MIRRORS ON EXERCISE ROOM WALLS	8
TEAR DOWN CURRENT BUILDING (BURN)	6
ADA ACCESSIBLE	5
HORSE SHOE PITS / OUTSIDE GAME AREA	5
RENOVATE/ SHARE BLDG PLAN W/COMMUNITY	5
CUBBIES IN EXERCISE ROOM	5
ROOM TO SHOW MOVIES / MOVIE NIGHTS	4
WINE BAR	5
HOT TUB/SAUNA / WHIRLPOOL	3
NAME CHANGE	3
ROOM RENTALS ON TOP FLOOR	3
STORAGE CLOSETS - GROUND FLOOR	3
CASINO / LOTTO GAMES	2
INDOOR SWIMMING	2
LARGER PRO-SHOP	2
MEDITATION ROOM	2
ROOM W/TV - SPORTS EVENTS	2
SKYLIGHTS/NATURAL LIGHT	2
UNDERCOVER PARKING / LOT	2
COVERED BALCONY W/VIEW	1
ELEVATOR	1
KITCHEN AREA	1
OFFICE SPACE	1
PIANO BAR	1
EMAIL COMMUNITY	1
MURDER MYSTERY DINNER/ MAGICIAN	1
SHOWCASE VIEW	1
INDOOR/OUTDOOR MEETING SPACES	1
MAIL CENTER	1
FAMILY STYLE RESTROOM/ALL GENDERS	1
MOVE TURN TO GROUND FLOOR	1
UNDERGROUND GOLF CART STORAGE IN BASEMENT OF CCC	1
INDOOR DRIVING RANGE/TRACKMAN TECHNOLOGY	1

CLUBHOUSE ANNEX COMMENTS

- This question needs to go out by email to all members of the community!!
- Quad/glutes bench; 2 exercise bikes; good scale (medical size) that you can stand on) fitness instructor; give gym classes – aerobics, yoga – and teach how to use equipment. Card room; bridge lessons; lunch bar for breakfast/lunch with cooks – soft serve ice cream machine. Ice machine outside for golfers with cups.
- Members only Wine Lounge with wine lockers (for a fee). See Willamette Winery in Salem.
- Charbonneau Notes – ukulele meeting rooms for music – 23 requests
- Ukulele group/lessons. Hula group/lessons. Start time 9:00 or later!
- League of Women Voters – a whirlpool; I use the fitness center; various exercise classes at 11:00am, 12pm, 1:00pm
- Hot tub or sauna
- Gym, spa and steam room
- Tear down/build new! Office/recreation
- Be sure wifi is available. Meeting rooms need the ceiling high enough to accommodate visual presentations.
- Tear it down and put in an indoor swimming pool and exercise space. Zumba
- Many people would like to see an indoor pool in the new annex
- We'd like a casino
- Tear it down
- Tear it down and make it a parking lot
- Burn it down
- Pickle ball
- Theater/stage
- Workout facility
- Workout room; small restaurant
- Large exercise room for aerobics
- Want more room for aerobics
- Exercise classes
- All exercise classes and games
- Aerobics room with mirrors on the walls
- Yoga room with mirrored walls
- Yoga room
- Dedicated room for exercise classes (without noise or physical disruption); Privacy for meetings – enough small rooms for smaller groups; Separate space for library; A lounge and maybe adjacent to the library where people could sit and visit, read the paper, maybe a self-serve coffee/tea bar with a Keurig or similar – honor system to contribute toward cost; A bigger capacity for First Friday events – or somehow make it more

equitable for homeowners to be able to attend. It seems that only the same 150 people are able to “get” in!

- Exercise area for different groups – aerobics, yoga
- Zumba, body sculpting
- Wood floor for exercise dance classes – mirrored – barre
- Floating Floor for exercise room – No germ and dirt carpets in work out rooms
- Spinning class; room for yoga, Zumba
- Fitness Room
- More complete fitness center – more machines
- Bigger more comprehensive gym!
- Fitness, food, misc. meeting areas
- Larger work out room
- Larger, better equipped gym
- Bigger, better equipped gym
- Gym, exercise classes. Art classes – not in basement – with natural lighting. Coffee bar. Private meeting rooms
- Exercise classes, dinner/lunch area, a bar
- A restaurant! Or a sports bar. Classrooms, community center
- Fitness center; bar and grill
- Spinning class; room for yoga, zumba
- Exercise Classes
- Exercise Classes
- Exercise Classes
- Exercise Classes
- Exercise facility with certified trainers/teachers. Wine bar.
- Exercise area: with a stretching cage, full range of resistance bands and accessories (hurdles, bars, etc) posts & hooks for the bands. Full media: presentation are – white board, etc.
- Exercise classes at later times. Small restaurant – lunches, early dinners. Larger fitness center. Larger library. “Sitting room” for meeting & visiting
- All exercise activities with loud music and dance practices. Library separate from meeting rooms.
- Wood floor in exercise area for dance-aerobics, etc. One wall of mirrors too!
- Any exercise – yoga, Zumba, the gym. Book Club. Movie night – like library used to do. All activities currently should continue.
- Exercise room for classes. Larger library
- Rooms for exercise, cards, meetings, classes. Casual restaurant for breakfast, lunch & dinner. Handicap accessible! Espresso machine & frozen yogurt machine.

- Exercise space/ gym. Meeting space. Wood floor for dance class. Lounge area for small gathering
- A larger exercise room for “Get Fit”, Zumba, etc. Equipment room moved to that building. Please demolish and start over.
- Big enough exercise rooms (35 approximately). Little cubby boxes for personal items during classes – something simple. No locks.
- Aerobics area with larger wood floor and lots more room. Larger library. Large meeting room. Coffee kiosk/bar where patrons can get several kinds of coffee, drinks or shakes. Exercise equipment room
- A multi-purpose room, carpeted or wood floors, mirrored wall for classes in yoga, Zumba, pilates, or other movements. Thank you!
- Yoga (and other class) room with mirrors, storage for equipment. In a quiet area. Sue Kindorf
- Yoga, spin cycling, aerobics. Need room with mirrors. Need place to store personal equipment like mats and weights. Place for instructors to store equipment.
- Room for aerobics and Zumba. With lots of room – with wooden floor and larger area. The gym. The cubby hole library.
- Aerobics space on a hardwood floor that is larger than the fireplace room
- Fitness center. Starbucks (huge \$\$ maker). Dance/exercise facility for 60 (with mirrors and stage and sound system). Banquet facility for 250-300. 2-3 small meeting rooms (10-20). Kitchen prep area with coffee machine for meetings.
- It would be nice to have an **exercise room** for the aerobics and Zumba classes. A one level or **handicap accessible** building would be nice. **Storage closets** that are not downstairs would be wonderful.
- Accommodate needs of our local groups – meetings, dinners, cards, etc. Needs to be ADA configured.
- Fitness and exercise room with full assortment of resistance bands, hooks and eyes, leg straps, hip straps, handles and so on. I have a personal trainer who can help with committee to determine what works best. Jim Gibbons
- Larger aerobics and Zumba area; Simple cubbies to put personal items in during class instead of the floor. A Coffee cart/coffee bar with great lattes, tea, etc.
- Spinning class; room for yoga, zumba
- Room for Mah Jongg and games; room for exercise class; gym. Big screen tv to watch – i.e., sporting events.
- Room to watch sporting or special events with large tv screen
- Horse shoe pits
- Horse shoe pits
- Bocce Ball
- Cornhole
- Ceiling fans

- Exercise classes, receptions, dances
- A well-lit natural room for art classes, also craft groups, card-making, quilters, etc. Large tables
- Space for art classes with natural light – windows or skylights. At least one “family style” restroom for any/all genders. Ideally love at least one in the “old” clubhouse too. Wifi
- Art studio with sink, basic equipment, kiln
- Art studio
- Space with good lighting for art classes with a white board or chalk board, etc.
- Art room with natural light and display area
- Cooking classes
- Designated art room to offer oil painting, water colors, sketching, jewelry-making, knitting, sculpting with a kiln and a sink. Ping-pong, pool tables, table shuffleboard. Game room for lots of different card games, board games, poker, book clubs, Mah Jongg, etc. could be combination with a floor exercise space. Exercise machines take up space. 24 hours/day. Think carefully about that and amount of actual use.
- Room for bridge games; Mah Jongg parlor
- Game room
- A pool table
- Pool tables
- Pinochle room
- Dinner with Pinochle or board games every Friday night.
- Game night
- Larger space for dance aerobics and Zumba classes. We are maxed out in the current space. Pickle ball courts.
- I think there should be a main entrance into a large open area with tables, easy chairs, sofa, etc. to encourage casual meeting space. Coffee bar would be a plus.
- The design should showcase the beautiful view of the course. The buildings should convey a sense of openness, modernity, but still blend with our “Charbonneau” style. Provide meeting spaces with inside-outside seating and amenities – wine/coffee/small bites, etc. Meeting rooms should be open and bright – not boxed in rooms. Proper audio-visual equipment to support small theatrical productions is needed.
- Meeting rooms with adequate privacy and sound proofing. Room for aerobics, Zumba, fitness center, quiet space for library, espresso bar.
- Please consider classes for the many residents that work during the day. Perhaps a Saturday class or two. Learning lectures.
- We really miss having a gathering place with friends. If there is any way to do that it would be wonderful! Food & drink!! Maybe here?
- I would like to see a nice coffee bar with fancy coffees where we could meet friends or have a break from our houses.

February 15, 2019

- Coffee shop
- Coffee shop
- Coffee shop
- Coffee shop with sitting area (lounge)
- Coffee shop
- Coffee shop; exercise space
- Restaurant/Café; movie night
- Restaurant
- Restaurant w/happy hour
- Small restaurant with burgers, salad and beer on tap
- Restaurant
- Restaurant
- Restaurant
- Restaurant
- Restaurant
- Restaurant
- Restaurant – meeting rooms
- Restaurant; mail center
- A restaurant that you don't run out by charging excess rent to. We need a nice bar and restaurant to eat & drink in Charbonneau again!
- Restaurant only – Friday & Saturday only – small dishes for the older folks
- I'd most like to see a restaurant and my second choice is a different restaurant
- Tear it down; Restaurant
- Restaurant; sports bar
- A restaurant!! Sports bar. Computer classes, craft classes, community center, dance classes
- Sports bar

February 15, 2019

- Sports – Wine bar – food. Coffee – espresso, conversation area
- Sports wine bar with food. Bigger exercise club
- Bring back “On the Green”
- Good sit down restaurant (Clancy’s)
- Bring “On the Green” back and 4 – 2 story condos on top
- On the Green
- Bring back On the Green
- Bring back On the Green
- On the Green
- On the Green
- On the Green
- On the Green. An area for wine and cheese tastings. Sports bar/snack bar
- Sports bar – Happy hour. Coffee Shop. Craft area; ceramics, painting, jewelry making
- Sports bar with happy hour (Oregon Lotto gaming machines). Fitness center. Coffee shop – espresso drinks.
- Piano bar
- Sports bar!
- Sports bar with fun food and happy hour
- Sports bar with great food and happy hour
- Full bar – open 4 – 10pm daily with Happy Hour food
- Bar & Grill – lease the downstairs space to a good restaurant vendor. Art classes in a room with windows; Gut it and get rid of the mustiness; Can it be made ADA compliant?
- Some place to eat big or small
- Move The Turn to ground floor. Difference being it is tailored to the golfer who can grab a quick sandwich and drink as they change courses or relax after golf. Present set up is not relaxing unless outdoors.
- Utilize underground basement where golf carts can securely be stored where golfers can leave their clubs on the cart. Must have video surveillance as well as attendant during golf hours. A real income producer.
- Indoor driving range similar to Arrowhead Golf Course. Use Trackman technology where golfers including the casual golfer can have the opportunity to play worldwide courses like Pebble Beach, the Old Course, etc. Benefit – Rent up to 4 to play make money. Jay
- A few rentals (paid) to help with cost would be helpful.
- The second story should be apartments or hotel rooms so you can stash your relatives when they come to visit.
- The Annex needs to have an entry without stairs so everyone has access. Personally, I would like to see our banquet room moved to the new location with board room and card rooms. Maybe use the existing facility to rent out for weddings. We need a larger exercise class area.

- Permanent live stage – sound, lighting in place. Gym workout area. Basement? Pickle-ball
- Pickle Ball
- Pickle Ball courts! Lets keep up with the game that is growing fast!
- A performance stage and lighting
- A stage with large room which could be sectioned off to make small rooms. Free Wi-Fi
- Small stage for 4-8 performers. Tea room or coffee house. Larger card room (game room). Pickle-ball court (great exercise for seniors). Movie night. Computer assist
- Pickle-ball court indoor! Coffee house. Tea room. Rooms for bridge. Movie night.
- Coffee “Clotch” area with an urn of coffee and honor system (drop a dollar in) and chat with friends. Meditation or tai chi class
- Improved bathrooms, art display walls, better lighting, coffee bar.
- Small boutique coffee café. Event area. Possible income from rental use. Restore the building rather than tear down. Much more economical!
- A small boutique café
- cafe
- Sports wine bar with food. Coffee espresso bar. Open lounge conversation area.
- Coffee shop (where art can be displayed), people can visit and enjoy a variety of espresso drinks, tea, etc. Must have a barista. Dedicated space for art classes. Deli? Deli and coffee shop would be good revenue producer for CCC.
- Coffee Shop with espresso drinks and pastries, etc. (could contract with LuxSucre)
- My wife and I enjoy morning walks that usually take us past the clubhouse. This morning we were thinking how great it would be to be able to drop in for some coffee and donuts.
- Indoor walking, gathering place/coffee. Meditation. Qui Gong. Wine tasting
- Have a larger pro-shop! And then expand the current restaurant. Both would benefit
- Figure out a way to work with golf course and accommodate their weddings/tournaments/ receptions
- Use existing dining area for golf club use.
- Aerobics, stage, and theater. One huge room that can be divided into 4 or 3 or 2 rooms. Work with Country Club so Golf Club can use rooms and won't put up a white plastic tent
- Events area (wedding, parties, etc.)
- Live theater, stage, etc. Expanded library, lounge, live entertainment (revenue source)
- Stop the tent! Figure out how to accommodate wedding and other receptions. Save our Golf Course
- Provide room for receptions. Work with GOLF COURSE BOARD – coordinate activities !!!
- Do not tear down the building until you justify to residents your plan!!
- Ability to rent space for weddings, etc. Meeting rooms, exercise rooms

- Change the name (not clubhouse annex)
- Awful name – change it
- Put in a Lounge open limited hours. Build a Spaghetti Factory and lease is to OSF. Visit new high end retirement centers for ideas: suggestion Touchmark in West Hills.
- A new name. A restaurant/sports bar, music, happy hour. Subsidize the rent to entice someone to operate it.
- A mini-version of the open/closed pavilion at Langdon Farms. We could then service smaller golf/wedding events that they turn away. CCC could rent it out – income to CCC
- (Joyce & Bob Bowden): Most of all an elevator. I know they are expensive. But we are a community of people who need access for our bodies, but materials to be moved around, chairs, tables, etc.
- Big, large elevated areas. Covered balcony areas for views, light dining.
- Tow levels of covered balconies.
- Big areas for Zumba, yoga, aerobics
- Yoga room – the size of the card room would be ideal
- A dedicated area for exercise equipment, large, that could accommodate all donated treadmills, bikes.
- A theater would be appreciated.
- A bigger area for our library. Places to sit and read, tables to spread out.
- A large area for undercover golf cart parking (I think many non golfers would like this for their use)
- Skylights
- A coffee, tea, water area
- A room for crafters, sewing, knitting, quilting. Room for donated sewing machines, good lighting. Sinks for flower arranging classes?
- A large area for artists to be able to keep their materials, not underground. Maybe a clay work area, a kiln?
- I would like to see a ceramic studio where those interested can work in clay and have some place to fire it. I have a 23” kiln to donate if it were to happen. Sharon Garrick 503-310-9928
- Large rooms for storage for clubs, Christmas, building maintenance.
- Some office space for receptionist to monitor the building and be able to supplement regular office organization.
- Computer area for classes, repair
- Large area for Sunshine Service equipment
- Sunshine service needs an elevator in either building. Steps are **TOO** dangerous for our volunteers as well as our clients!!
- A room for emergency equipment, generator, phones, hard hats, gloves
- How about undercover parking? Ahhhh. Lighted!

- Pickle-ball courts underground, lighted, dry, cool – noise problem would be curtailed.
- Reception room with a beautiful view.
- Bingo
- Murder Mystery dinner; magician
- The annex should not be torn down. It should be remodeled. (We would like to see a small restaurant in the bar area – as we have had time after time). The building was inspected and approved for **3** different restaurants over the past 8 years, so the building has **GOOD** bones. A design of a remodel needs to be done. You have stepped over this logical procedure. You are wasting a ton of money. This should be voted on by the homeowners and not just the board. Your actions are not appropriate.
- The annex can be used for meetings, exercise classes, lunches, small gatherings around the bar, discussion classes on varied topics, art classes and more. Charbonneau homeowners approved the remodel of the annex and **NOT** tearing the building down. It is completely dishonest for the board to pay \$600,000 - \$700,000 just for the land the annex is on . . . this is what you are doing if you just tear the annex down. Try a remodel first (all you wanted was a place to hold your meetings, not a way to waste a million dollars of ours!)

Appendix D

USAGE REPORT summarizes the CLUBHOUSE EVENTS by descriptive categories such as ROOMS, ACTIVITY, GROUPS, and ATTENDANCE.

USAGE REPORT enables the Board and committees to ask good questions to better understand and make decisions on how CCC Assets can better support the Charbonneau Community.

CHARBONNEAU COUNTRY CLUB (CCC)
Clubhouse: April through September of 2019

ASSIGNMENT to CCC Staff

Reservations for Clubhouse are:

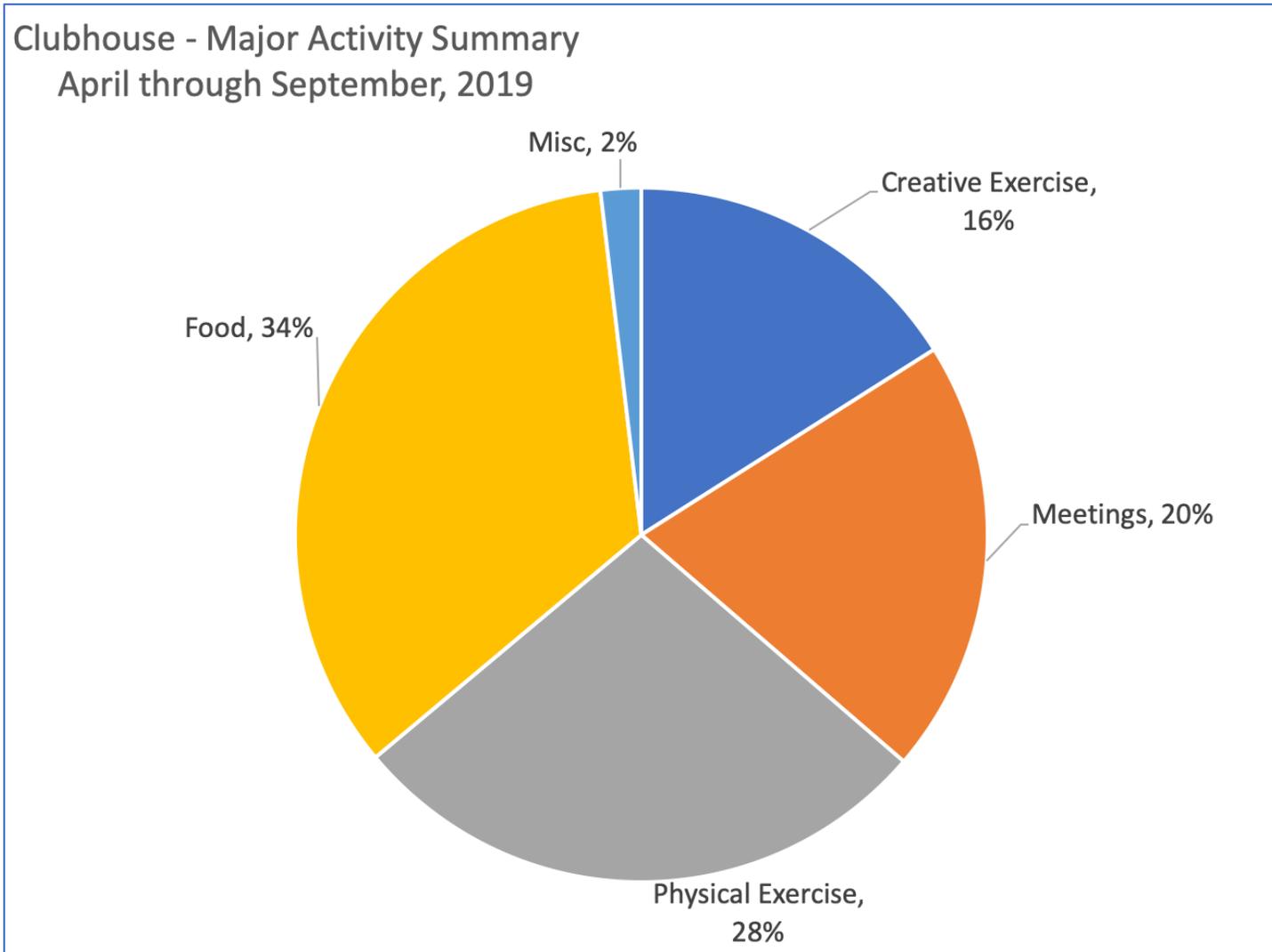
- *Converted from Manual Calendar into an Excel EVENT LOG*
- *Summarized by ROOMS, ACTIVITIES, GROUPS, ATTENDANCE*
- *Distributed in a Summary Report to Board, Committees, and posted on CCC website*

April through September of 2019, there were 15,484 people attending 848 events utilizing 1,510 rooms in the clubhouse.

98% of the events can be summarized by 4 categories ...

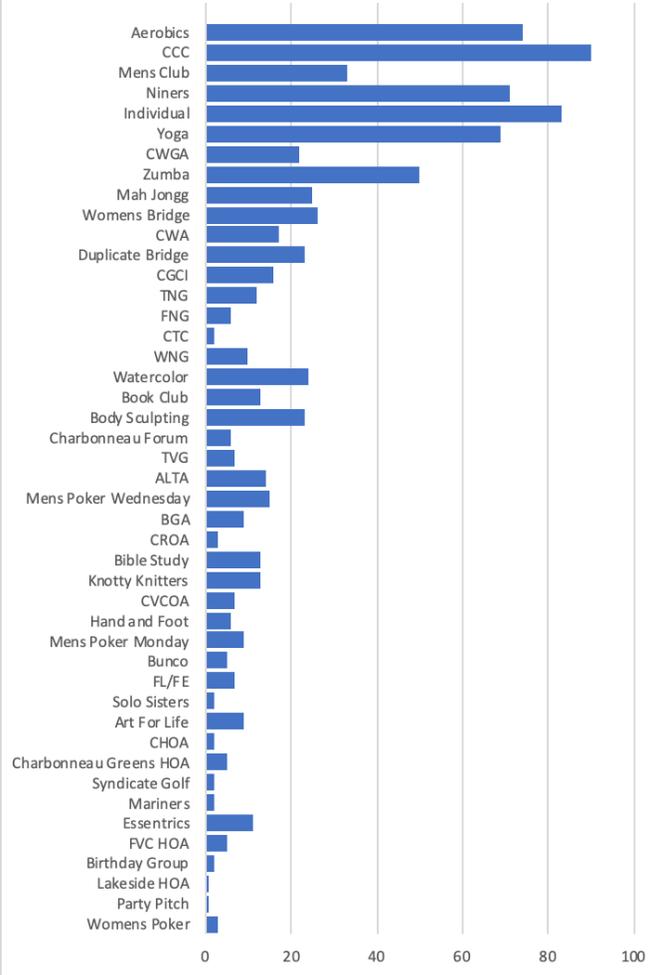
- 28% were PHYSICAL EXERCISE (dancing & jumping)*
- 16% were CREATIVE EXERCISE (Games, Arts & Crafts)*
- 20% were MEETINGS*
- 34% were FOOD activities (Breakfast, Lunch, Dinner)*

MAJOR SUMMARY

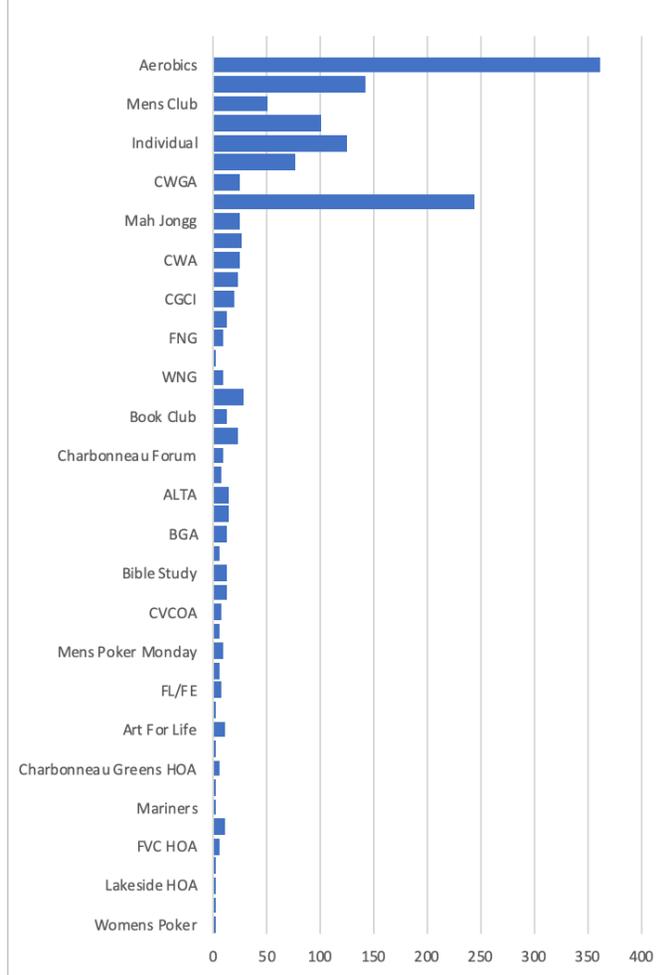


Final: 9/30/2019

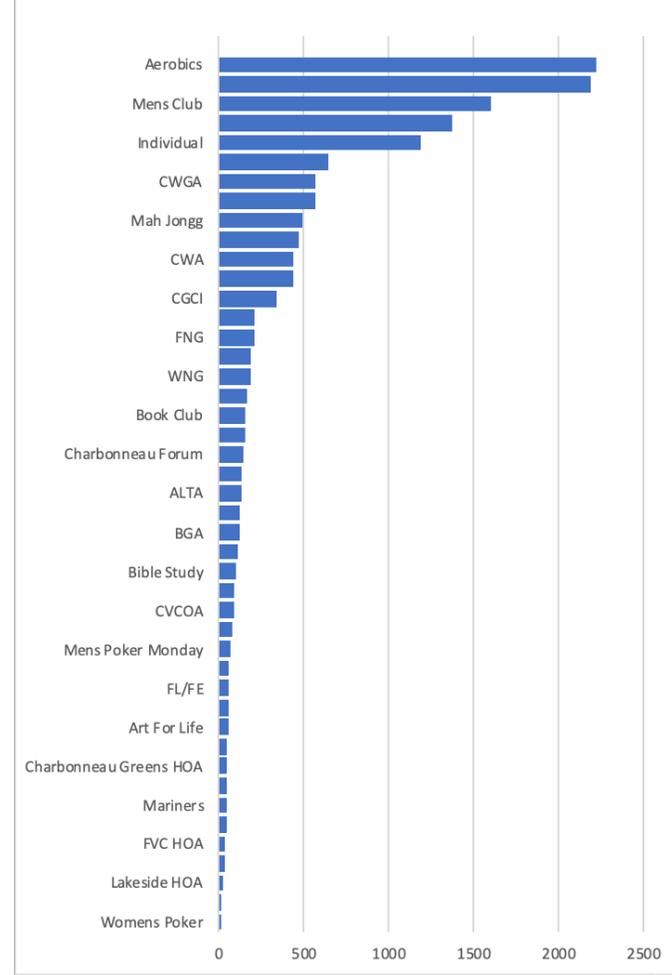
848 EVENTS Booked by GROUP April through September of 2019



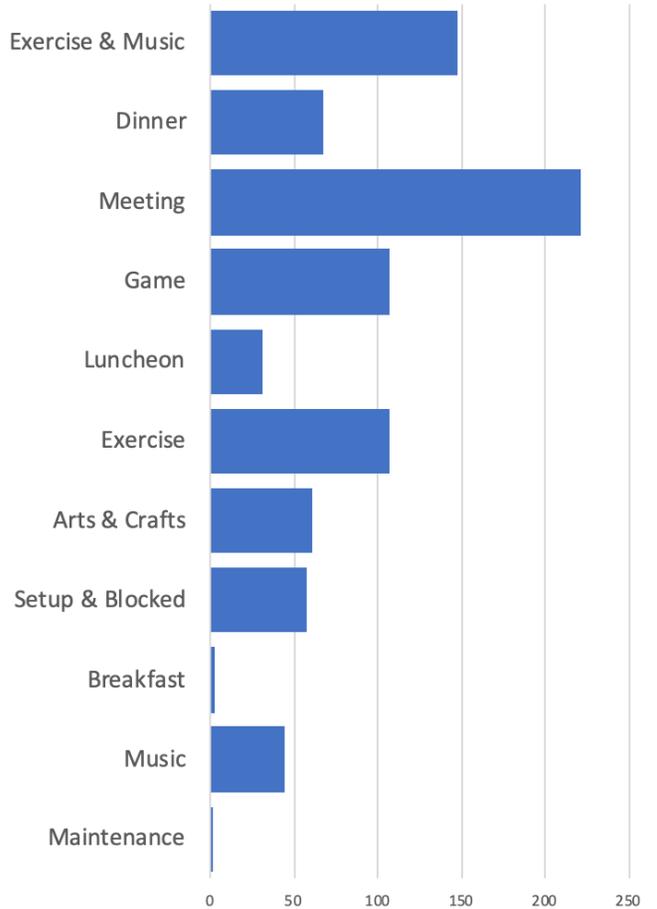
1,510 ROOMS BOOKED by GROUP April through September of 2019



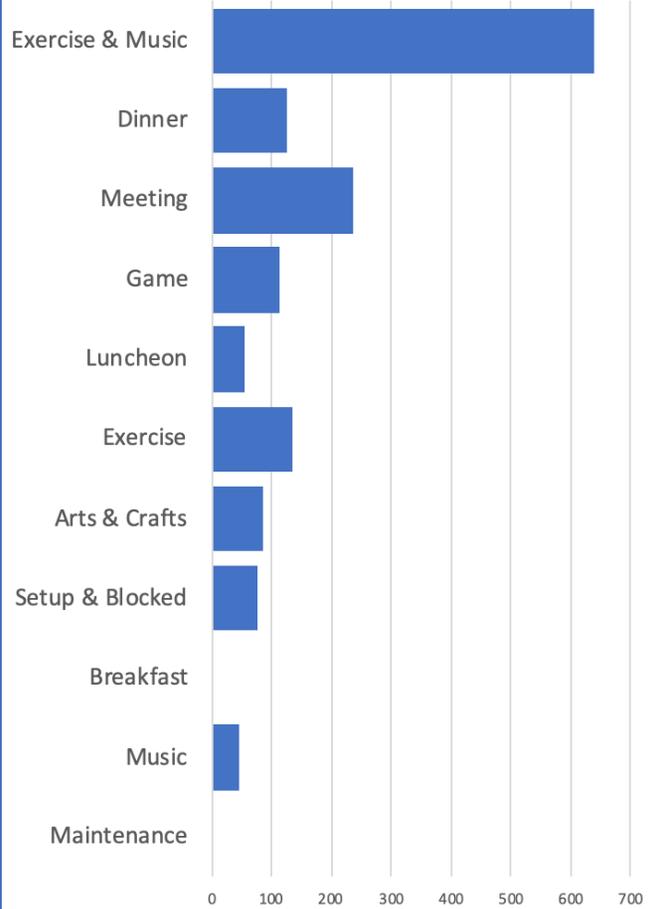
15,484 PEOPLE ATTENDING by GROUP April through September of 2019



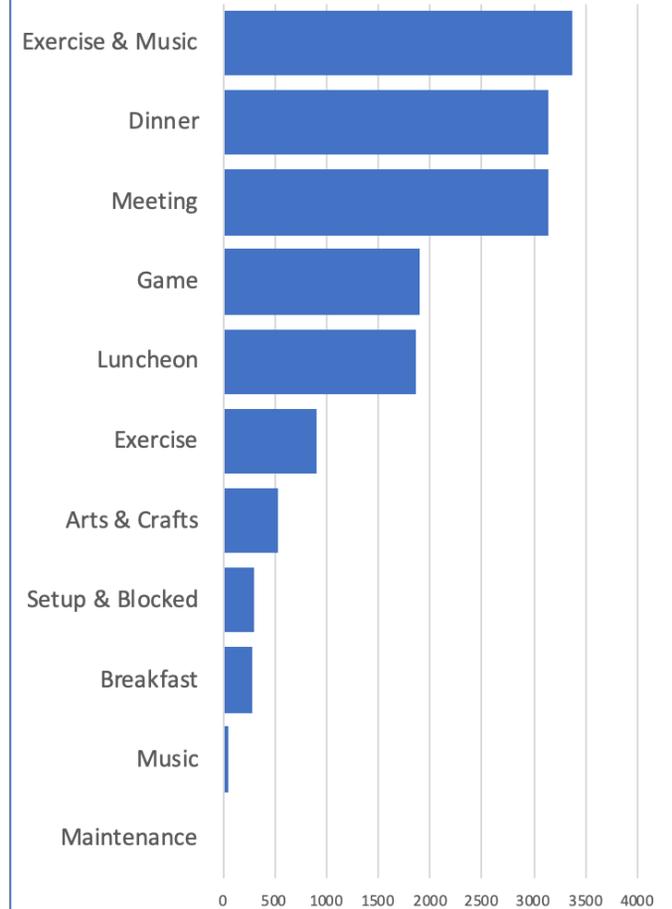
848 EVENTS Booked by ACTIVITY
April through September of 2019



1,510 ROOMS Booked by ACTIVITY
April through September of 2019



15,484 PEOPLE ATTENDING by ACTIVITY
April through September of 2019



Final: 9/30/2019

Appendix E

BOARD FOCUS QUESTIONS FROM PAST PRESIDENTS' DINNER

May 23, 2019

Below are the answers/comments to the question: "What do you think is the most important thing the board should be focusing on for the betterment of Charbonneau?"

- Merge with CGC. Hold off on Annex until merger is a go or not. Annex and main building would probably be much different if merger went through.
- The Annex!
- Golf course and CCC
- Build a beautiful Annex with much needed space. Golf course is #1. We would not be here without it!
- Get a great lawyer and negotiate wisely to save the golf course! Without it our property values will plummet.
- Levi's bridge game. Got my vote
- Vision for the future
- Updating and improving the physical assets so that we are not outdated, falling into disrepair, or unappealing to newcomers. Let's plan for the future.
- The Annex – developing something that works for Charbonneau and is utilized and appreciated by the community.
- Creating a new building (the Annex) and working with the golf group and supporting them
- Golf support to help keep it solvent
- Working with and supporting financially the golf board, which is the most important asset Charbonneau has!
- Concluding a successful affiliation with the Golf Club.
- Golf Club
- The Annex
- The Annex
- More (and soundproof) activity and meeting space as soon as possible. Second on the list is a beautiful lounge for informal get-togethers with coffee available.
- Resolving the relationship between the CCC and Golf Club.
- Golf course and CCC merger – Begin improving and updating community. Consider cost but go for quality. If I were still on board there would be an all-purpose room with wood floor, mirrored wall, ping pong, dance, exercise, tap!
- Attempt to work with the Golf Club to bring them under the CCC umbrella.
- Combine with the golf course. Revitalize Village Center. Expand clubhouse with great new programs.
- Find a way to merge the Golf Club into the Country Club. Allowing CCC to legally help fund CGC. Provide more room for activities and meetings by use of the Annex.
- Socializing, safety and security.
- Merge Golf and Country Club.
- The most important is the combination with the Golf Club. Short of that, get the details of the incorporation of the annexation done with.
- Better and visible security (and that doesn't end at 3am). The job of our security is fine, but concerned about those critical hours of 3am to 5am. Thanks

- Partnering with the Golf Course. It is what keeps our home prices up!
- The Annex and continuing talks between CCC and CGC.
- Be aware of your spending. Don't spend too much money on attorney fees in making decisions with the Golf Club. Listen to the community on what decisions to make on the Annex.
- Upgrading the physical plant: Community Center, Clubhouse & Annex. Sustaining the Golf Course as a vital part of our community.