From: Northstar Property Owners Association
To: Sean Cutunilli
Subject: NPOA SPV Committee Update re: Member Lounge Space
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Northstar Property Owners Association Bulletin

NPOA SPV Committee Update re: Member Lounge Space

Hello Northstar Homeowners,

NPOA's Strategic Planning and Visioning Committee (Steve Klei, Jackie Apple, and Paul Schumacher) are pleased to be writing today to update you on the progress around our Member Lounge upgrade and the Game Room relocation. As always, we welcome any suggestions for improvements or feedback you may have. We will be talking more about this at the Annual Meeting in September with a planned vote to keep the facilities as currently configured or return to previous locations at our next Board meeting ahead of the Annual Meeting.

This past Fall we made some changes to facilities locations. When we re-opened the game room, we relocated it to the rear building (previous Adult Center) and moved our meeting and gathering space up front to the entry building which we are referring to as the Member Lounge. There were a number of key reasons that we felt the move was going to be an improvement.

- **Parent Supervision & Safety**: We believed the new Game Room location would be better - allowing parents to readily monitor their kids' activities there.

- **Noise in the Office Area**: A consistent message from our staff over the years had been that the significant noise level generated from having the game room in the entry building made work in the adjacent offices difficult and holding meetings there (particularly during Summer afternoons) almost impossible.

- **Facilities Utilization/Expansion**: The rear building - when utilized as an "adult center" - was minimally used and in fact, underutilized. Our goal in opening up the entry building for regular guest use was to reverse this, and in fact to create a warm and inviting space which would be used much more frequently by Members.

It has been 9 months since the change and it has been going well. The Member Lounge is ideal for our new Summer yoga series and the Game Room is being well-utilized and parents have mentioned this Summer that they are pleased with the new location. The SPV

Committee is intending to recommend this relocation continue and we move forward with the plans we have discussed in previous board meetings that we have started for this year and are included in the existing NPOA budget.

We are now in the later planning phase for some improvements to the Member Lounge, which we expect to implement during the remainder of this year and into next year and beyond.

We are each excited about what is happening and believe that as a membership group, we can and should expect these continual improvements to our overall community.

Upgrade to our Facility. Over the last couple of decades, we have not upgraded our facilities in any meaningful way. The entry building is an awesome facility with great "bones" and contains significant future potential. We are choosing to isolate this building first. We are currently working with an interior designer on improvements to make the space more attractive and inviting - to primarily include painting, some better lighting, flooring, and some new furnishings (what we have now is roughly 25 years old). We are creating a plan that will include items that we are expecting to complete this year and early next year. 2022 improvements are already included in this year's NPOA Annual Budget* and those that we expect to be completed in 2023 will of course need to be approved during the budgeting process for that year. Even in its current form, we have already seen that people are utilizing this space for quiet work, so we are encouraged about how we will make it far better utilized and enjoyed in the future.

Relax and Work. While your kids or friends are enjoying the facilities, we wanted to design a space where one could hang out and/or work inside including some work station bars. We wanted to encourage higher levels of engagement and increased homeowner activities throughout the year increasing the potential of the Lounge area for family, friends and neighbor gatherings, for member club (bridge, book, wine, yoga, and more) activities, and for more member activities like we have seen this Summer such as BBQs, small music events or other get-togethers for NPOA members like pizza night and wine or tequila tasting. This was all designed to bring us together more often with friends and neighbors and enjoy our facilities. While not included in the 2022 or 2023 initial cost plans, this location will also enable some future uses like possibly hosting some of our Summer events on the grassy area or potentially creating a pop-up winter apres ski area, all of which will be discussed with the potential additional costs.

Meeting Space. This space would be available for homeowner groups, board and committee meetings, as well as casual Member gatherings.

Improvement Approach. We are working with a designer to ensure we make changes that fit into a cohesive overall plan and there were a number of key tenets.

Cost - Phased Approach. While there are many great ideas and projects that are possible for the space, we are currently planning to take a phased approach over the coming years relying on funds from inside our approved NPOA Annual Budget. The current plan for the 2022 costs already included in the annual budget for all related items is currently estimated to be about $96 per Member. It is expected that we would be proposing something similar for the 2023 NPOA Annual Budget.

Flexible Space. We know there will be multiple different uses for this space and we have worked with our designer to ensure the space and furniture are flexible and can accommodate multiple use cases that we expect and will be planning.

As always, we welcome Member feedback and suggestions. Should you have any, please email our Strategic Planning and Visioning Committee at NPOAVision@npoa.info before August 24. We look forward to talking more about this at our Annual Meeting on September 3rd.

We hope you enjoy the rest of the Summer and take advantage of the wonderful NPOA facilities and increased events and activities.

Strategic Planning and Visioning Committee

Steve Klei, Chair
Jackie Apple
Paul Schumacher

**NPOA Annual Budget or similar terminology means monies from the current year's budget excluding previously set aside replacement reserves for normal updating of furniture, equipment, lighting, carpets, etc in existing spaces.*

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