

Connestee Falls Property Owners Association
Capital Improvement Plan
Approved by CFPOA Board of Directors
07.29.20

In September 2019, the CFPOA Board appointed a Capital Improvement Plan (CIP) Task Force. The Board charged the group to develop a draft CIP for presentation to the Board and Administration by the end of Q2 2020, with subsequent presentation to members and inclusion in the 2021 budget development process. Task force members included a cross-section of representatives from Permanent Board Committees and current and former CFPOA Boards.

The document presented here represents the efforts of the appointed Task Force over a 10-month period. The narrative defines terms, identifies potential funding sources, describes the Task Force's process and assumptions, and concludes with recommendations. The appendices provide schedules and descriptions of capital assets and projects considered by the group.

The CIP, a component of the Comprehensive Master Plan, is envisioned as an informational and planning tool to be used in conjunction with the Strategic Plan, Facilities Master Plan, Annual Budgets and financial projections. As is the case with many plans and projects during this uncertain time, the timeframe for presentations of the CIP and related follow-up may be modified given the impact of the COVID-19 pandemic. It is a preliminary report which will continue to be revised as definitive planning and budget data becomes available.

Submitted by the Capital Improvement Plan Task Force:

Shirley Hallblade, Chair; CFPOA Board of Directors
John Harris, Finance Committee
Marty Hodgkins, former CFPOA Board of Directors
Bob Plummer, Facilities Planning Committee
Jackie Pollock, Strategic Planning Committee
James Ungaro, CFPOA Board of Directors
Donna Aiken-Colflesh, Strategic Planning Committee (alternate)
Dave Hunter, CFPOA Board President, *ex officio*
Jim Whitmore, General Manager, *ex officio*

I. Capital Improvement Plan Defined

- The Capital Improvement Plan (CIP) identifies long-term assets valued at over \$50,000 for which no purchase or replacement funding sources have been designated. The assets identified are primarily the real property assets owned by the CFPOA but may also include major equipment purchases and any other capital expenditures deemed appropriate.
- The CIP provides a blueprint for sustaining and improving the community's assets and infrastructures. It is intended to be a planning instrument that anticipates needs and capital expenditures beyond the timeframe covered by CFPOA annual budgets. It should be used in conjunction with other CFPOA planning documents, such as the Strategic Plan, Facilities Master Plan, and Five-Year Financial Projections, all of which are components of the Comprehensive Master Plan adopted by the CFPOA Board on July 1, 2020.

II. Capital Assets

- For the purpose of this CIP, capital assets are defined as buildings, other structures, major equipment, and infrastructure elements such as dams, lakes, bridges and culverts, from which the Association intends to derive benefit for a period exceeding one year. Capital assets are purchased, renovated and replaced from monies maintained in various reserve funds. The appendices detail the capital assets reviewed by this Task Force.

III. Reserve Funds / Funding Sources

- At Connestee Falls, a reserve fund consists of monies set aside for anticipated expenditures and obligations. Such funds help maintain the viability of the community and its amenities.
- The CFPOA maintains four reserve funds, with each fund having a specific purpose. None of these funds are earmarked for expenditures to purchase or renovate major buildings or structures having an expected original life of 30 years or greater.
- An **Emergency Reserve**, its purpose fairly self-explanatory, is currently capped at \$730,000. To date, this fund has never been used.

- The **Capital Reserve** derives its funding when transfers equaling a certain percentage of Annual Assessments received are made from the Operating fund to the Capital fund. Funds spent from the Capital Reserve are primarily used to make planned equipment purchases for the over 300 individual items valued at \$2,500 or more as detailed on a capital reserve schedule and projected in each Annual Budget.
- The **Infrastructure Reserve**, like the Capital Reserve, receives funds representing a certain percentage of Annual Assessments received. Monies from this fund are used for maintaining the community’s roads (including snow and leaf removal), bridges, culverts, dams, lakes and forest management. These expenditures are also planned and detailed in the Annual Budget.
- The **Amenity Fund**, intended to support major new projects and enhancement of amenities, is dependent upon real estate transactions within the community. Monies transferred to the Amenity Fund consist of amenity fees associated with new or resold homes, and lot sales. Expenditures from this fund generally consist of major capital projects such as the \$2,500,000 clubhouse renovation completed in 2019. Current, ongoing projects being funded through the Amenity Reserve include the Comporium fiber optic project on the west side, the golf practice facility improvements, the Lake Wanteska restrooms and multipurpose building, and the clubhouse parking lot expansion.

Reserve Fund	Funding Source	Description / Purpose
Emergency	<ul style="list-style-type: none"> • Annual assessment 	<ul style="list-style-type: none"> • Capped at \$730,000 • Operational funding and/or extraordinary expense related to a major emergency
Capital	<ul style="list-style-type: none"> • Annual assessment 	<ul style="list-style-type: none"> • Equipment purchase/replacement • Purchases in excess of \$2,500
Infrastructure	<ul style="list-style-type: none"> • Annual assessment 	<ul style="list-style-type: none"> • Maintenance of roads, dams, bridges, culverts, dams, etc. • Forest management • Lake management
Amenity	<ul style="list-style-type: none"> • Amenity fees from home sales and new construction • Sale of CFPOA lots 	<ul style="list-style-type: none"> • Major amenity projects (clubhouse renovation/improvements, fiber optic connectivity, golf driving range, etc.) • Partial support for operations

- **Other Funding Sources** include bank financing, special assessments and funds earmarked in the approved Annual Operating Budget.
- Funding and schedule details for all individual CIP items are not specified at this time, as these are defined during the project planning process for each item. Accumulated funds for specific CIP items could be invested in the interim until needed for approved projects.

IV. Process

- The CIP Task Force developed the CIP by:
 - Researching Capital Improvement Plan best practices
 - Reviewing relevant CFPOA planning documents
 - Identifying CFPOA's major capital assets and consulting the property schedule for insured components
 - Considering other capital assets, including those on the Capital Reserve depreciation schedule
 - Analyzing asset descriptions with reference to previous iterations of the Facilities Master Plan (FMP); verified data points and updated descriptions through additional research
 - Reviewing potential funding sources
 - Identifying approved and potential projects

V. Assumptions

- The CIP focuses on major capital assets valued at over \$50,000 since no reserve fund exists to address building replacement. Selected other capital items and future opportunities for projects or property acquisition or repurposing are also addressed.
- Although commercial building experts estimate that well-maintained natural wood structures can last 50-75 years or more, "functional obsolescence" rather than aging may require replacement of some Connestee Falls buildings sooner rather than later.
- The proposed Activity & Wellness Center project could extend the useful life of the Clubhouse by 15-20 years. This project is, however, currently on hold and may be reworked.
- The CIP was developed with reference to the latest draft Facilities Master Plan. Some items appear in both documents.
- Many items are listed as placeholders due to lack of definitive information.
- The CIP Task Force is an advisory and consultative, not decision-making, team.

VI. Recommendations

- Determine the appropriate timetable for review and approval of the CIP by the CFPOA Board, followed by communication to the membership.
- Determine how to address the proposed Activity and Wellness Center project within the CIP given its on-hold status.
- Maintain placeholder for possible Connestee Fire Rescue Department building acquisition as a long-term item.
- Determine the responsibility for maintaining, regular updating, and ongoing reporting of the CIP (potential roles for General Manager, Board, and the Facilities Planning, Finance and Strategic Planning Committees).
- Require annual updating of the CIP, with review beginning after annual budget approval by members, with certain elements revisited on a quarterly basis.

VII. Appendices

- **Attachment A** -- Schedule of major capital assets (primarily buildings) for which no reserves or ongoing funding is provided, including asset descriptions, major projects and opportunities reviewed by the Task Force.
- **Attachment B** -- Listing and descriptions of selected other capital assets and projects planned for and funded by the Capital or Infrastructure Reserves or part of the Annual Operating Budget.

CFPOA Capital Improvement Plan

Appendix A: Major CFPOA Buildings										
Building or Asset	Year New	Updates	Insured Value	Square Feet	Estimated Cost - New or Replace (in 000's)	Funding Source	Planned Expense (in 000's)	Projected Expenditures (in 000's)	Projected Expenditures (in 000's)	Projected Expenditures (in 000's)
							2021	2021-25	2026-30	2031-2040
1. Activity & Wellness Center	2022				4,500	AF, BF		4,500		
2. Swimming Pool	1998		148K	NA	1,000			1,000		
3. Swimming Pool Building	1973		118K	1,311				100		
4. Administration Building - Potential expansion	1985		479K	3,958					250	
5. Atagahi Park Pavillion - Potential enlargement	1987		122K	2,400	60	AF	60	60		
6. Atagahi Park Restrooms	2003	2018	61K	560						60
7. Chemical Pesticide Bldg	1990		76K	690					10	
8. Clubhouse - Parking expansion - Replace upper rear deck - Enclose lower deck patio - Cherokee Rm/Extend stage	1970 2020 2020	2001, 2018	6,500K	26,575	150 210 120 150	AF AF AF	120	120 150		16,000
9. Equestrian Center - Repurposing potential	1973		155K	3,108	240			250		
10. General Maintenance Bldg.	1980		504K	5,600					75	
11. Golf Maint. Equipment - Vehicle storage	1972		260K	2,880					50	
12. Golf Maintenance Shop - Shop, office, break room	1973		130K	1,440					300	
13. Main Gate House	1992		80K	484					50	
14. Old Maintenance - RV2 - Repurpose for storage	1972		86K	960	10			20		
15. Paint / Road Material Bldg.	1997		80K	952						
16. Tennis / Track Restrooms	1999		60K	400					40	
17. Wanteska Multi Purpose Bldg.	2020		120K	960		AF				60
							180	6,200	775	16120

Funding Sources

Amenity Fund - AF
 Capital Reserve - CR
 Infrastructure Reserve - IR
 Emergency Reserve - ER
 Operating Budget -- OP
 Bank Financing -- BF

Capital Asset and Project Descriptions

Appendix A

(Items listed in order of appearance on the schedule)

1. ACTIVITY & WELLNESS CENTER	
Preliminary plans for an activity and wellness center to be constructed adjacent to the clubhouse were underway in late 2019 and early 2020. An initial presentation was made to the membership in March 2020 with plans for a final project presentation in May, followed by a member vote in June. The Stay-at-Home order and the potential impact of COVID-19 on CFPOA's financial resources and operations changed those plans. The A&W Center project is currently on hold. A line item for this project appears on the Appendix A schedule as a placeholder.	

2. SWIMMING POOL	
Purpose	Recreation (free swimming, lap swimming, water aerobics classes)
Size	
Construction Style	Gunite pool surface; concrete deck; propane gas heated
Date Built/Placed in Service	1997/1998
Improvements/Enhancements	Pool surface refinished in 2009; pool deck refinished in Spring 2017 The pool and its support facilities (pumps, heater, shelter, and fencing) are not in need of major improvements through 2020.
Estimated Useful Life	30 years
Remaining Life	Until 2028 (based on 30-year useful life)
Insured Value	\$148,000
Replacement	Significant funds are required for pool maintenance; at some point replacement may be considered the best course of action. Projected for 2021-2025.
Estimated Cost	\$1,000,000 to replace; 2022 pool maintenance projected at \$200,000.
Funding Source	TBD
Priority	Medium

3. SWIMMING POOL BUILDING	
Purpose	Lockers, bathrooms, dressing areas and pool equipment storage
Square Footage	1,311
Construction Style	Natural wood
Date Built/Placed in Service	1973
Improvements/Enhancements	Repainted and improved in Spring 2017
Estimated Useful Life	There is no estimate for life expectancy of pool buildings. They are usually replaced as needed or when the pool is replaced.
Remaining Life	Until 2028 (with pool)
Insured Value	TOTAL – \$167,990; BUILDING – \$117,900
Replacement	Building replacement with pool replacement should be considered. Projected for 2021-2025.
Estimated Cost	\$100,000
Funding Source	TBD
Priority	Medium

Appendix A (continued)

(Items listed in order of appearance on the schedule)

4. ADMINISTRATION BUILDING	
Purpose	CFPOA administrative offices and meeting space
Square Footage	3,958
Construction Style	Natural wood
Date Built/Placed in Service	1985
Improvements/Enhancements	
Estimated Useful Life	Well-maintained natural wood buildings can last 75-100 years.
Remaining Life	Until 2085 (based on 100-year useful life)
Potential Alternative Uses	TBD
Insured Value	TOTAL – \$553,708; BUILDING – \$478,708
Other	This building was constructed in 1985 by CFPOA personnel. It is conditioned by heat pumps, served by well water, and tied to the commercial sewer system. It requires normal periodic maintenance of all components, systems, furnishings and equipment. There is potential to expand the building footprint, as CFPOA owns the adjacent property. It could also be repurposed should a more desirable location for administrative offices be identified.
Recommendation	Hold off on any major plans for improvements until potential acquisition of the Connestee Fire Rescue building is determined. The second floor of that building could be used for administration offices as well as meeting rooms and multi-purpose space.
Priority	Low to Medium

5. ATAGAHİ PARK PAVILION	
Purpose	A covered gathering place for informal groups, club meetings, and special events featuring food, music, etc.
Square Footage	2,400
Construction Style	Concrete floor; natural wood structure
Date Built/Placed in Service	1987
Improvements/Enhancements	
Estimated Useful Life	Open wooden buildings that are well-maintained can provide 40 – 60 years of service.
Remaining Life	Until 2047 (based on 60-year useful life)
Insured Value	TOTAL – \$122,000; BUILDING – \$120,000
Other	The pavilion is part of the Atagahi Park facilities which include small shelters with grills, a children’s playground and swim area, basketball court, restrooms, and docks for fishing, swimming, boat launching and storage. The level of pavilion use, especially during warmer months, has increased with more members attending events. Some popular events, such as the annual Fish Fry, extend beyond the boundaries of the current pavilion. More covered pavilion space would provide additional days and times for larger events, protection from sun and rain, etc.
Recommendation	Obtain drawings, cost estimates and possible implementation for enlarging the pavilion with the possibility of adding roll down screens or portable walls for weather protection. Projected for 2021.
Estimated Cost	\$60,000 (using CFPOA personnel)
Priority	Medium

Appendix A (continued)

(Items listed in order of appearance on the schedule)

6. ATAGAH I PARK RESTROOMS	
Square Footage	560
Construction Style	Natural wood structure; asphalt shingle roof
Date Built/Placed in Service	2003
Improvements/Enhancements	Heat installed in 2018
Estimated Useful Life	These types of buildings have a life expectancy of 30-50 years but can last less due to a lack of maintenance.
Remaining Life	Until 2033 – 2053 (based on 30-50 year useful life)
Insured Value	TOTAL – \$81,000; BUILDING – \$61,000

7. CHEMICAL PESTICIDE BUILDING	
Purpose	Storage
Square Footage	690
Construction Style	TBD
Date Built/Placed in Service	1990
Improvements/Enhancements	
Estimated Useful Life	TBD
Remaining Life	TBD
Insured Value	TOTAL – \$85,900; BUILDING – \$75,900
Other	Building is well maintained; no deficiencies noted

Appendix A (continued)

(Items listed in order of appearance on the schedule)

8. CLUBHOUSE	
Purpose	Dining (2 restaurants and kitchens), bar/lounge, meetings, performances, exercise classes, wellness equipment room, golf shop, manager and staff offices
Square Footage	26,575
Construction Style	Natural wood and stone
Date Built/Placed in Service	1970
Improvements/Enhancements	The Cherokee Room, grill, wellness center, new pro shop and expanded kitchen were added in 2001. A plan to upgrade the Clubhouse was approved by the general membership in 2017. The renovation project was completed in 2018 with expenditures under the \$2.5M projection.
Estimated Useful Life	Natural wood buildings have a life expectancy of 50-100 years or more. Marble, slate, and granite are also expected to last for about 100 years. Life expectancy can be reduced due to a lack of maintenance. The Clubhouse will likely need to be replaced due to functional obsolescence not aging. The preliminary Activity & Wellness Center proposal suggests that the Clubhouse's remaining life could be extended by 15-20 years if the new center is built and the present exercise room is converted to multi-use space.
Remaining Life	Until 2038 with proposed A&W improvements
Insured Value	TOTAL – \$8,500,000; BUILDING – \$6,500,000
Other	Landscaping updates are being deferred until a decision is made on the A&W Center proposal. Master Plan Elements: Original plan to install a standby generator was replaced by the purchase of multiple portable units at a lower cost.
Parking Lot Expansion	Work started in late February 2020; project completed in July
Estimated Cost	\$150,000
Funding Source	Amenity Fund
Priority	High
Upper Rear Deck	Replacement and structural repair; projected for 2020
Estimated Cost	\$210,000
Funding Source	Amenity Fund
Priority	High
Lower Rear Deck Patio	Enclose open patio under deck; create additional meeting rooms; projected for 2021
Estimated Cost	\$120,000
Funding Source	Amenity Fund
Priority	High
Cherokee Room	Buildout space for storage and stage extension; projected for 2021
Estimated Cost	\$150,000
Funding Source	Amenity Fund
Priority	Medium

Appendix A (continued)

(Items are in order of appearance on the schedule)

9. EQUESTRIAN CENTER	
Purpose	Storage for administration, maintenance, CATS, Fishing Club and Woodworkers
Square Footage	3,108
Construction Style	Natural wood
Date Built/Placed in Service	1973
Improvements/Enhancements	
Estimated Useful Life	Well-maintained natural wood buildings have an estimated life expectancy of 50-100 years or more
Remaining Life	Until 2073 (based on 100-year useful life)
Insured Value	TOTAL – \$165,400; BUILDING – \$155,400
Other	This structure, located on a level lot, was built to support construction and then used as an equestrian facility to house horses, tack, gear, etc. Equestrian use ceased many years ago. Building has no heat or insulation but does have power and a restroom.
Potential Alternative Uses/Improvements	The building could be converted for use as meeting rooms, music practice, rehearsal space, etc. Availability of this building could relieve some demand for additional indoor gathering places. Repurposing for multi-use space with restroom enlargement and expanded parking is being considered and projected for 2021-2025.
Estimated Cost	\$240,000
Funding Source	TBD
Priority	Medium

10. GENERAL MAINTENANCE BUILDING	
Purpose	Originally a 2,400 SF fire station, now used by general maintenance
Square Footage	5,600
Construction Style	Concrete block and wood siding
Date Built/Placed in Service	Built – 1980; placed in service - 1988
Improvements/Enhancements	
Estimated Useful Life	Well-maintained natural wood buildings have an estimated life expectancy of 75-100 years or more.
Remaining Life	Until 2080 (based on 100-year useful life)
Insured Value	TOTAL – \$579,000; BUILDING – \$504,000
Potential Alternative Uses	TBD
Other	The IT Building (see Appendix B, item 7) is located behind this building.
Recommendation	Hold off on any major plans for improvements until potential acquisition of the fire station is determined. The lower garage bays of that building could be used for golf and equipment maintenance, as well as equipment storage.
Priority	Medium

Appendix A (continued)

(Items listed in order of appearance on the schedule)

11. GOLF MAINTENANCE EQUIPMENT BUILDING	
<i>Purpose</i>	Chemical and winter vehicle storage; no restrooms
<i>Square Footage</i>	2,880
<i>Construction Style</i>	Natural wood
<i>Date Built/Placed in Service</i>	1972
<i>Improvements/Enhancements</i>	
<i>Estimated Useful/Remaining Life</i>	Building is inadequate from the standpoints of serviceability and physical condition. It is proposed that the building be razed, the site developed for proper use, and a new shop/office/break room facility constructed.
<i>Insured Value</i>	TOTAL – \$269,200; BUILDING – \$259,200
<i>Other</i>	Master Plan Elements: Construction of a new shop/office/break room building and vehicle storage facility
<i>Recommendation</i>	Hold off on any major plans for improvements until potential acquisition of the fire station is determined. The lower garage bays of that building could be used for golf and equipment maintenance and storage.
<i>Priority</i>	Medium

12. GOLF MAINTENANCE SHOP	
<i>Purpose</i>	Initially a firehouse, currently used as a shop, office, break room; no restrooms
<i>Square Footage</i>	1,400
<i>Construction Style</i>	Natural wood
<i>Date Built/Placed in Service</i>	Built – 1973; placed in service - 1980
<i>Improvements/Enhancements</i>	
<i>Estimated Useful/Remaining Life</i>	Building is inadequate from the standpoints of serviceability and physical condition. It is proposed that the building be razed, the site developed for proper use, and a new shop/office/break room facility constructed.
<i>Insured Value</i>	TOTAL – \$147,600; BUILDING – \$129,600
<i>Other</i>	Master Plan Elements: Construction of a new shop/office/break room building and vehicle storage facility
<i>Recommendation</i>	Hold off on any major plans for improvements until potential acquisition of the fire station is determined. The lower garage bays of that building could be used for golf and equipment maintenance and storage.
<i>Priority</i>	Medium

13. MAIN GATEHOUSE	
<i>Purpose</i>	Security/access control
<i>Square Footage</i>	484
<i>Construction Style</i>	Natural wood
<i>Date Built/Placed in Service</i>	1992
<i>Improvements/Enhancements</i>	
<i>Estimated Useful/Remaining Life</i>	Well-maintained natural wood buildings have an estimated life expectancy of 75-100+ years.
<i>Insured Value</i>	TOTAL – \$174,000; BUILDING – \$80,000

Appendix A (continued)

(Items listed in order of appearance on the schedule)

14. OLD MAINTENANCE BUILDING AT RV2	
<i>Purpose</i>	Storage
<i>Square Footage</i>	960
<i>Construction Style</i>	Various - wood, metal
<i>Date Built/Placed in Service</i>	1972
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	TBD
<i>Remaining Life</i>	TBD
<i>Insured Value</i>	TOTAL – \$104,400; BUILDING – \$86,400
<i>Other</i>	Building is well maintained; no deficiencies noted.
<i>Recommendation</i>	Clean out current storage and repurpose for CATS and other member club storage in lieu of Equestrian Center storage. Projected for 2021-2025
<i>Estimated Cost</i>	\$10,000
<i>Funding Source</i>	TBD
<i>Priority</i>	TBD

15. PAINT/ROAD MATERIAL BUILDING	
<i>Purpose</i>	Storage
<i>Square Footage</i>	952
<i>Construction Style</i>	TBD
<i>Date Built/Placed in Service</i>	1997
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	TBD
<i>Remaining Life</i>	TBD
<i>Insured Value</i>	TOTAL – \$160,000; BUILDING – \$80,000
<i>Other</i>	Building is well maintained; no deficiencies noted.

16. TENNIS COURTS/WALKING TRACK RESTROOMS	
<i>Square Footage</i>	400
<i>Construction Style</i>	Natural wood
<i>Date Built/Placed in Service</i>	1999
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	Well-maintained natural wood buildings have an estimated life expectancy of 75-100+ years.
<i>Remaining Life</i>	Until 2099 (based on 100-year useful life)
<i>Insured Value</i>	TOTAL – \$121,000; BUILDING – \$60,000

Appendix A (continued)

(Items listed in order of appearance on the schedule)

17. LAKE WANTESKA MULTI-PURPOSE BUILDING	
<i>Purpose</i>	Restrooms and 440 SF multi-purpose room
<i>Square Footage</i>	960
<i>Construction Style</i>	TBD
<i>Date Built/Placed in Service</i>	2020
<i>Improvements/Enhancements</i>	NA
<i>Estimated Useful Life</i>	TBD
<i>Remaining Life</i>	TBD
<i>Insured Value</i>	TBD
<i>Other</i>	Under construction, building will be access-controlled and include wireless internet; completion anticipated by Fall 2020
<i>Estimated Cost</i>	\$120,000
<i>Funding Source</i>	Amenity Fund
<i>Priority</i>	High

CFPOA Capital Improvement Plan

Appendix B: Other Assets & Projects										
Building or Asset	Year New	Updates	Insured Value	Square Feet	Estimated Cost - New or Replace (in 000's)	Funding Source	Planned Expense. (in 000's)	Projected Expenditures (in 000's)	Projected Expenditures. (in 000's)	Projected Expenditures (in 000's)
							2021	2021-25	2026-30	2031-2040
1. Docks and Piers	Various		30K	NA		OP				
2. East Fork Gate	2000		50K	256		OP				
3. Golf Course Restroom #5	1989		28K	192		OP				
4. Golf Course Restroom #16	1989		28K	192		OP				
5. Golf Pump House - Atagahi	1976		7K	168		OP				
6. Golf Pump House - #4	1994		10K	256		OP				
7. IT Building	2012		10K	140		OP				
8. Lake Ticoa Gazebo	1972			256		OP				
9. Lake Ticoa Restrooms	1972		14K	180		OP				
10. Maintenance Tank -- above ground	2004		42K	NA		OP				
11. Walnut Hollow Gate	1972		12K	64		OP				
12. Various Fence Additions					40	AF	40			
13. Tennis Courts	1999	2019, 2020	260K	NA		CR				
14. Bocce Courts						CR				
15. Pickleball Courts						CR				
16. Parks, Playgrounds, Picnic Areas										
17. Forest Management						IR				
18. Lake Maintenance/Silt Removal						IR				
19. Connetsee Fire Rescue Building										

Funding Sources

Amenity Fund - AF
 Capital Reserve - CR
 Infrastructure Reserve - IR
 Emergency Reserve - ER
 Operating Budget -- OP
 Bank Financing -- BF

Capital Asset and Project Descriptions

Appendix B

(Items listed in order of appearance on the schedule)

1. DOCKS & PIERS	
<i>Date Built/Placed in Service</i>	Various
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	
<i>Remaining Life</i>	
<i>Insured Value</i>	\$30,000
<i>Other</i>	Well maintained; no deficiencies noted

2. EAST FORK GATEHOUSE	
<i>Purpose</i>	Security, access control
<i>Square Footage</i>	256
<i>Construction Style</i>	Natural wood
<i>Date Built/Placed in Service</i>	2000
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	Well-maintained natural wood buildings have an estimated life expectancy of 75-100+ years.
<i>Remaining Life</i>	Until 2100 (based on 100-year useful life)
<i>Insured Value</i>	TOTAL - \$123,000; BUILDING - \$50,000

3. GOLF COURSE RESTROOM #5	
<i>Square Footage</i>	192
<i>Construction Style</i>	Natural wood
<i>Date Built/Placed in Service</i>	1989
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	These types of buildings have a life expectancy of 30 – 50 years but can last less due to lack of maintenance.
<i>Remaining Life</i>	Until 2039 (based on 50-year useful life)
<i>Insured Value</i>	\$28,000

4. GOLF COURSE RESTROOM #16	
<i>Square Footage</i>	192
<i>Construction Style</i>	Natural wood
<i>Date Built/Placed in Service</i>	1989
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	These types of buildings have a life expectancy of 30 – 50 years but can last less due to lack of maintenance.
<i>Remaining Life</i>	Until 2039 (based on 50-year useful life)
<i>Insured Value</i>	TOTAL - \$56,000; BUILDING - \$28,000

Appendix B (continued)

(Items listed in order of appearance on the schedule)

5. GOLF COURSE PUMP HOUSE ATAGAH	
<i>Square Footage</i>	168
<i>Construction Style</i>	Concrete block, metal roof
<i>Date Built/Placed in Service</i>	1976
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	TBD
<i>Remaining Life</i>	TBD
<i>Insured Value</i>	TOTAL - \$14,720; BUILDING - \$6,720
<i>Other</i>	Building is well maintained; no deficiencies noted

6. GOLF COURSE PUMP HOUSE #4	
<i>Square Footage</i>	256
<i>Construction Style</i>	Natural wood
<i>Date Built/Placed in Service</i>	1994
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	TBD
<i>Remaining Life</i>	TBD
<i>Insured Value</i>	TOTAL - \$78,240; BUILDING - \$10,240
<i>Other</i>	Building is well maintained; no deficiencies noted

7. INFORMATION TECHNOLOGY BUILDING	
<i>Square Footage</i>	140
<i>Construction Style</i>	
<i>Date Built/Placed in Service</i>	2012
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	
<i>Remaining Life</i>	
<i>Insured Value</i>	TOTAL - \$130,000; BUILDING - \$10,000
<i>Other</i>	Located behind General Maintenance Building

8. LAKE TICOA GAZEBO	
<i>Purpose</i>	Covered gathering place for meetings, food, holiday events, etc.
<i>Square Footage</i>	256
<i>Construction Style</i>	Natural wood, asphalt shingle roof
<i>Date Built/Placed in Service</i>	1972
<i>Improvements/Enhancements</i>	Remodeled in 2017
<i>Estimated Useful Life</i>	Open wooden buildings that are well maintained can provide 40 – 60 years of service.
<i>Remaining Life</i>	Until 2032 (based on 60-year useful life)
<i>Insured Value</i>	TOTAL - \$24,200; BUILDING - \$10,240

Appendix B (continued)

(Items listed in order of appearance on the schedule)

9. LAKE TICOA RESTROOMS	
<i>Square Footage</i>	180
<i>Construction Style</i>	Natural wood, asphalt shingle roof
<i>Date Built/Placed in Service</i>	1972
<i>Improvements/Enhancements</i>	Remodeled in 2017
<i>Estimated Useful Life</i>	These types of buildings have a life expectancy of 30-50 years but can last less due to a lack of maintenance; life expectancy extended with remodel.
<i>Remaining Life</i>	Until 2029
<i>Insured Value</i>	TOTAL - \$72,000; BUILDING - \$14,000

10. MAINTENANCE ABOVE GROUND TANK	
<i>Date Built/Placed in Service</i>	2004
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	
<i>Remaining Life</i>	
<i>Insured Value</i>	\$42,000
<i>Other</i>	Well maintained; no deficiencies noted

11. WALNUT HOLLOW GATEHOUSE	
<i>Purpose</i>	Security, access control
<i>Square Footage</i>	64
<i>Construction Style</i>	Natural wood
<i>Date Built/Placed in Service</i>	1972
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	Well-maintained natural wood buildings have an estimated life expectancy of 75-100+ years.
<i>Remaining Life</i>	Until 2072 (based on 100-year useful life)
<i>Insured Value</i>	TOTAL - \$27,000; BUILDING - \$12,000

12. VARIOUS FENCE ADDITIONS	
<i>Purpose</i>	Provide additional fencing in unsecured areas along CFPOA property perimeter
<i>Linear Footage</i>	
<i>Construction Style</i>	
<i>Date Built/Placed in Service</i>	
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	
<i>Remaining Life</i>	
<i>Insured Value</i>	
<i>Other</i>	Needed to preclude unauthorized access to community; projected for 2021
<i>Estimated Cost</i>	\$40,000
<i>Funding Source</i>	Amenity Fund
<i>Priority</i>	High

Appendix B (continued)

(Items listed in order of appearance on the schedule)

13. TENNIS COURTS	
<i>Square Footage</i>	Total of four courts
<i>Construction Style</i>	
<i>Date Built/Placed in Service</i>	1999
<i>Improvements/Enhancements</i>	Improved in 2019 & 2020
<i>Estimated Useful Life</i>	
<i>Remaining Life</i>	
<i>Insured Value</i>	\$260,000
<i>Other</i>	The tennis courts were refinished in 2017 but started cracking and separating soon after. In 2019, the installation of two courts of Clay-Tech was approved. As they proved to solve the maintenance issues and give players an improved playing surface, the remaining two courts were similarly refinished and completed in July 2020.
<i>Funding Source</i>	Capital Reserve

14. BOCCE COURTS	
<i>Square Footage</i>	Total of two courts; small covered shelter; benches
<i>Construction Style</i>	
<i>Date Built/Placed in Service</i>	1979
<i>Improvements/Enhancements</i>	
<i>Estimated Useful Life</i>	
<i>Remaining Life</i>	
<i>Insured Value</i>	
<i>Other</i>	Well maintained; no deficiencies noted

15. PICKLEBALL COURTS	
<i>Square Footage</i>	
<i>Construction Style</i>	
<i>Date Built/Placed in Service</i>	2011
<i>Improvements/Enhancements</i>	Additional courts added in 2018
<i>Estimated Useful Life</i>	
<i>Remaining Life</i>	
<i>Insured Value</i>	
<i>Other</i>	Well maintained; no deficiencies noted

16. PARKS, PLAYGROUNDS, PICNIC AREAS	
<i>Square Footage</i>	Various
<i>Construction Style</i>	
<i>Date Built/Placed in Service</i>	Various
<i>Improvements/Enhancements</i>	
<i>Insured Value</i>	
<i>Other</i>	Well maintained, no deficiencies notes

Appendix B (continued)

(Items listed in order of appearance on the schedule)

17. LAKE MAINTENANCE	
Regular three-year (or more frequent) lake maintenance is needed. This includes dropping the lake levels for silt removal. Some dredging may be required to maintain the lakes. Little Atagahi Lake may need priority. Projected to begin in Fall 2020.	
Estimated Cost	TBD
Funding Source	Infrastructure Reserve
Priority	High

18. FOREST MANAGEMENT	
CFPOA's aging forests need attention in order to retain a healthy, natural environment for trees, other plants and wildlife. Outside forestry expertise is needed to inspect forested property and develop overall plan for forest and wildlife management. Initial efforts underway in 2020. Projected for additional work in 2021.	
Estimated Cost	TBD
Funding Source	Infrastructure Reserve

Appendix B (continued)

(Items listed in order of appearance on the schedule)

19. CONNESTEE FIRE RESCUE DEPARTMENT BUILDING AND 2 AUXILIARY BUILDINGS (possible acquisition)	
The current Conneestee Fire Rescue Department (CFRD) station is a manufactured two-story building with six large garage bays on the ground floor and office space, multi-purpose rooms, kitchen and bathrooms on the second floor.	
Square Footage	7,878
Construction Style	Manufactured metal pole
Date Built/Placed in Service	1986
Improvements/Enhancements	Garage added behind main building (date TBD)
Estimated Useful Life	100 years
Remaining Life	Until 2086 (based on 100-year useful life)
Potential Improvements / Alternative Uses	The current building has potential office or meeting space on the upper level. The lower garage bays could be used for golf and equipment maintenance, as well as equipment storage. There is room for expansion if needed. CFPOA owns the land adjacent to the fire station, which is CFPOA green space. There is an approximately two-acre unimproved parcel that could be subdivided for additional development.
Insured Value	TBD
Other	<p>The CFRD purchased an eight-acre lot at the corner of HWY 276 and East Fork Road in June 2019 and is planning to build a new fire station on this property soon. A \$3M building has been proposed and is in the planning stage. The proposal for the new fire station land acquisition was approved on June 25, 2018.</p> <p>CFRD's plans for the current building are unknown. The property was deeded to them when the fire station was constructed. Conneestee Falls has the first option to buy this property if CFRD decides to sell, with the price is to be determined at the time of sale. A commercial appraisal would probably value the building far less than the current assessment due to severe building use restrictions in the original deed.</p> <p>Info from property card PIN 8592-19-8816-000 Property transferred to CFVFD October 1985. 2.04 Acres Land appraised \$ 187,270.00 B \$ 900,600.00 OBXF <u>23,400.00</u> Total \$1,111,270.00</p>
Recommendation	Hold off on any major plans for improvements to the following CFPOA-owned buildings until potential acquisition of the current fire station is determined and potential repurposing options are identified: Administration Building, General Maintenance Building, Golf Maintenance Equipment Building, Golf Maintenance Shop.
Priority	Medium