

## Analyzing the Resident Survey Results

A total of 274 surveys were returned. That represents 60.75% of Loch Alpine households. Residents were encouraged to mark “Yes” or “No” for each of the three options. However, some indicated a preference on only one option, while others indicated a preference on two or three options. A tabulation of the results appears on page 3.

**Table 1 – Tabulation of Overall Responses**

<u>Option</u>	<u>Yes</u>	<u>No</u>	<u>N.R.*</u>	<u>Total</u>
Pass assessment to purchase the note	91	124	59	274
Pass assessment to purchase AACC	126	114	34	274
Do nothing at this point	127	90	57	274

\*N.R. = No Response

### Single option respondents

Of the 274 respondents, 191 marked “Yes” for only one of the three options. Responses from these households appear below.

**Table 2 – How did residents who voted “yes” for only one option vote?**

<u>Option</u>	
Do nothing at this point	107
Pass an assessment to purchase AACC	59
<u>Pass an assessment to purchase the note</u>	<u>25</u>
Total	191

**“Single option” respondents heavily favored “doing nothing”.**

### Multiple option respondents

Because residents could indicate a preference for, or against, more than one option. It may be useful to see how residents who voted “Yes” for one option, voted on the other options. Tables 3-5 examine this.

**Table 3 – How did the 127 residents who voted to “do nothing” vote on other options?**

<u>Option</u>	<u>Yes</u>	<u>No</u>	<u>N.R.*</u>	<u>Total</u>
Pass assessment to purchase the note	12	96	19	127
Pass assessment to purchase AACC	13	100	14	127

4 of the “do nothing” voters also voted “yes” both of the other options

91 of the “do nothing” voters explicitly voted “no” on both the other options

107 of the “do nothing” voters either voted “no” on, or did not respond on, both of the other options

**Generally, residents who indicated an interest in “doing nothing” did not indicate an interest in any other option.** 127 residents explicitly voted “Yes” for “doing nothing”. Of these, 96 explicitly voted “No” for buying the note, and 100 explicitly voted “No” for buying AACC. Only 21 residents who voted “Yes” for “doing nothing” explicitly voted “Yes” for another option, and they were evenly split between buying AACC and buying the note.

**Table 4 – How did the 91 residents who voted to “buy the note” vote on other options?**

<u>Option</u>	<u>Yes</u>	<u>No</u>	<u>N.R.*</u>	<u>Total</u>
Pass assessment to purchase AACC	58	17	16	91
Do nothing at this point	12	59	20	91

4 of the “buy the note” voters also voted “yes” for both of the other options

7 of the “buy the note” voters explicitly voted “no” on both the other options

23 of the “buy the note” voters either voted “no” on, or did not respond on, both of the other options

**Some residents who indicated an interest in purchasing the note also indicated an interest in buying AACC.** 91 residents explicitly voted “Yes” for buying the note. 58 of these individuals also explicitly voted “Yes” for buying AACC. So, 63% of those interested in buying the note also indicated an interest in buying AACC outright. However, 17 residents who explicitly voted “Yes” for buying the note also explicitly voted “No” for buying AACC and 16 residents did not explicitly vote either “Yes” or “No” for buying the AACC. 12 of the residents who voted “Yes” to purchase the note also voted “Yes” for doing nothing.

**Table 5 – How did the 126 residents who voted to “buy AACC” vote on other options?**

<u>Option</u>	<u>Yes</u>	<u>No</u>	<u>N.R.*</u>	<u>Total</u>
Pass assessment to purchase the note	58	27	41	126
Do nothing at this point	13	74	39	126

4 of the “buy AACC” voters also voted “yes” for both of the other options

22 of the “buy AACC” voters explicitly voted “no” on both the other options

55 of the “buy AACC” voters either voted “no” on, or did not respond on, both of the other options

**Residents who indicated a preference for purchasing AACC were less open to buying the note.** 126 residents explicitly voted “Yes” for buying AACC. 58 of these residents also explicitly voted “Yes” for buying the note. So, only 46% of those interested in buying AACC indicated an interest in buying the note. 27 residents who explicitly voted “Yes” for buying AACC explicitly voted “No” for buying the note and 41 residents did not explicitly vote either “Yes” or “No” for buying the note. 13 of the residents who voted “Yes” for purchasing AACC also voted “Yes” for doing nothing.

### Resident Comments

A large number of comments were received. Some indicated a frustration that the community has not supported AACC more by becoming members. Others indicated a lack of confidence in AACC’s current business model, and expressed doubts that it will change. The most unifying theme was an expressed desire to see the facilities more fully available/incorporated into Loch Alpine, though the approaches to doing this are varied and often incompatible.

### Observations

Residents are divided on the question of what to do, if anything, regarding the impending sale of AACC. There simply is no clear mandate for action by the LAIA Board. More residents voted for “doing nothing” in this survey than voted for either of the other options. Adding together the votes for “purchasing the note” and “purchasing AACC” produces a “do something” total that is larger than the “do nothing” vote. However, the “purchase the note” and “purchase AACC” options are mutually exclusive options. Furthermore, only 58 residents explicitly voted “yes” for both of these options, while 17 of the residents

who voted to “purchase the note” explicitly voted against the “purchase AACC”, and 27 of those who voted to “purchase AACC” explicitly voted against “purchasing the note.” Furthermore, comments seem to indicate that those who support “purchasing AACC”, the more heavily favored of the 2 “action” options, are doing so for different, mutually incompatible reasons. One group seems to favor maintaining a country club business model, while another favors turning the fairways into parklands, playing fields, and natural areas.

Time is also prohibitive factor. Pursuing either of the “action” options would require a special assessment. LAIA Bylaws specify that in the case of a proposed major capital improvement assessment, the Board shall prepare and distribute to the members a written justification of the project, including its multi-year cost and per member assessment fee. The Board shall also conduct one or more public hearings on the proposed project prior to the meeting at which the project is to be voted upon. Twenty (20) days notice is required for the special meeting needed to vote on such an assessment. A quorum of 35 percent eligible members is required to conduct a vote, and a simple majority of the votes will determine whether or not an assessment proposal will pass. If LAIA must borrow funds to purchase either the note or AACC itself, a vote of 50% plus 1 of all class A lots, and 50% plus 1 of all class A, B, and C lots is required.

Given these time constraints, and the significant division of opinion within the community that provides no mandate for action, **we do not see the merit of placing an assessment proposal on the agenda for the March 24 Annual Meeting.** This does not rule out future meetings and a vote on a special assessment, but there must be much more agreement among residents to determine a viable course of action. As circumstances continue to evolve, the Board and neighbors will continue to evaluate the situation and look for ways to address this challenge to the community.