

Board Goal: Repurpose Rincon Room targeting more activity space (unbudgeted).

Problem Statement: How do we create more space to support Fitness
Wellness, and Recreation activity?

Team Approach

- Board Members:
 - Matt Kambic, Assistant Treasurer
 - Denise Leksell, Board Member
- Staff Members:
 - Walter Yazzie, General Manager
 - Ray Kuhn, Assistant General Manager
 - Matt Hudson, Director of Golf Operations
 - Alan Lambert, Director of Food and Beverage
 - Liz Lawson, Lifestyle and Events Manager



Additional Voices

- Doug Springer, Chairman – Fitness, Wellness & Recreation Committee
- Jeanette Pyle, Director of Fitness and Wellness

Background

- 2017: Golf Shop moved from Catalina Room to Rincon Room.
 - Temporary move until NEW 800 Sq Ft Golf Shop was designed and built!
- 2017: ALC moved from DesertView to Catalina Room which became a meeting room (one of two large meeting rooms).
- 2018: HOA2 Board nixes the build of the NEW Golf Shop.
- 2021/2022: MAC Task Force is formed, completes its work and reports out to the Board and the community.
 - MAC TF confirms the need for additional space for Fitness, Wellness and Recreation.
- 2023: Board establishes a Goal to move Golf Shop out of the Rincon Room.
- 25 JAN: Board presents their goals at the January Board Meeting.
- 3 FEB: 1st meeting with Walter and Staff.
- 13 MAR: Final coordination/discussion with Walter and Staff.

Working Assumptions

- No money allocated to solve the Rincon Room move.
- MAC Task Force research suitable for informing this decision.
- Create space for Fitness, Wellness and Recreation with minimal impact to ongoing services.
- Speed to final solution to be a consideration - sooner preferred over later!

MAC/MUAC Concept history

2015 HOA2 Survey

- Survey identified interest in expanded meeting, fitness, dance and group fitness facilities
- Also expressed interest in HOA1-like Activity Center

2018 DesertView Survey

- First defined concept of Multi-use Activity Center to expand fitness, meeting and socializing (Unit Potluck event) spaces based on survey results

2020 HOA2 Survey

- Survey results again highlighted community interest in additional fitness, meeting and social spaces independent of location

March 2021 “Multi-use Activity Center Site Analysis” document completed

- Architectural survey documenting notional concept, locations and options

May 2021 MUAC Focus Groups

- Community inputs on MAC (acronym changed) concept – Identified needs for flexible space supporting group fitness, dance, variety of activities, pot lucks, classes, etc.

MAC Task Force Process / Timeline / Flow

1. May 2021 - Focus Groups held

- All comments considered

10 Months of Work!

2. July 2021 - MAC TF chartered

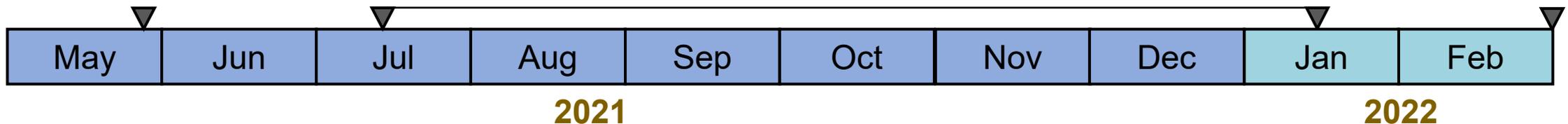
3. July 2021 - Jan 2022 weekly meetings and data research

4. Feb 2022 - Presentation of findings and recommendations

Focus Groups

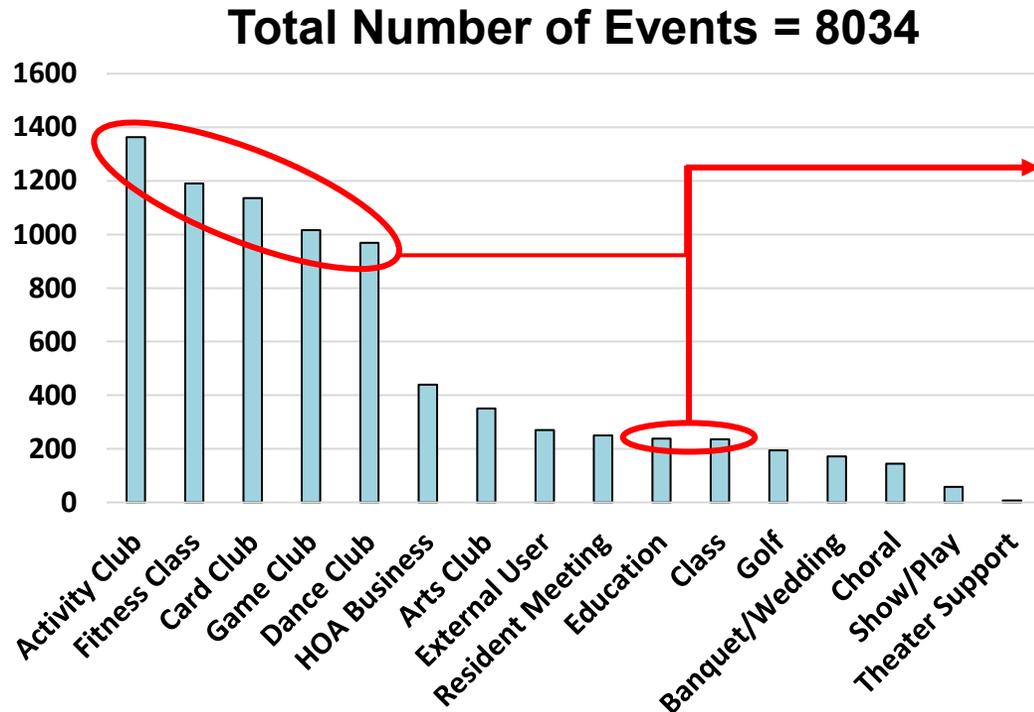
Task Force Sessions

Town Hall
Presentation



Room Use and Size Data – 2018

Number of Activity Events (2018)



Group and Room Size

Group / Club	Number of Events	Approx. Average Group Size	Approx. Room Size (SqFt)
Dance / Fitness	2155	18	1500-3000
Cards / Games	2151	16	500
Activity Club	1388	25	500-1600
Class / Education	464	25	500-900

- 2018 and 2019 HOA room reservation data examined and was very consistent (this page 2018 only)
- Initial MAC requirements driven by an “Activity Center” sized to accommodate groups of 120
- Additional room sizes (800-1000 SqFt) driven by historic needs of these higher demand groups

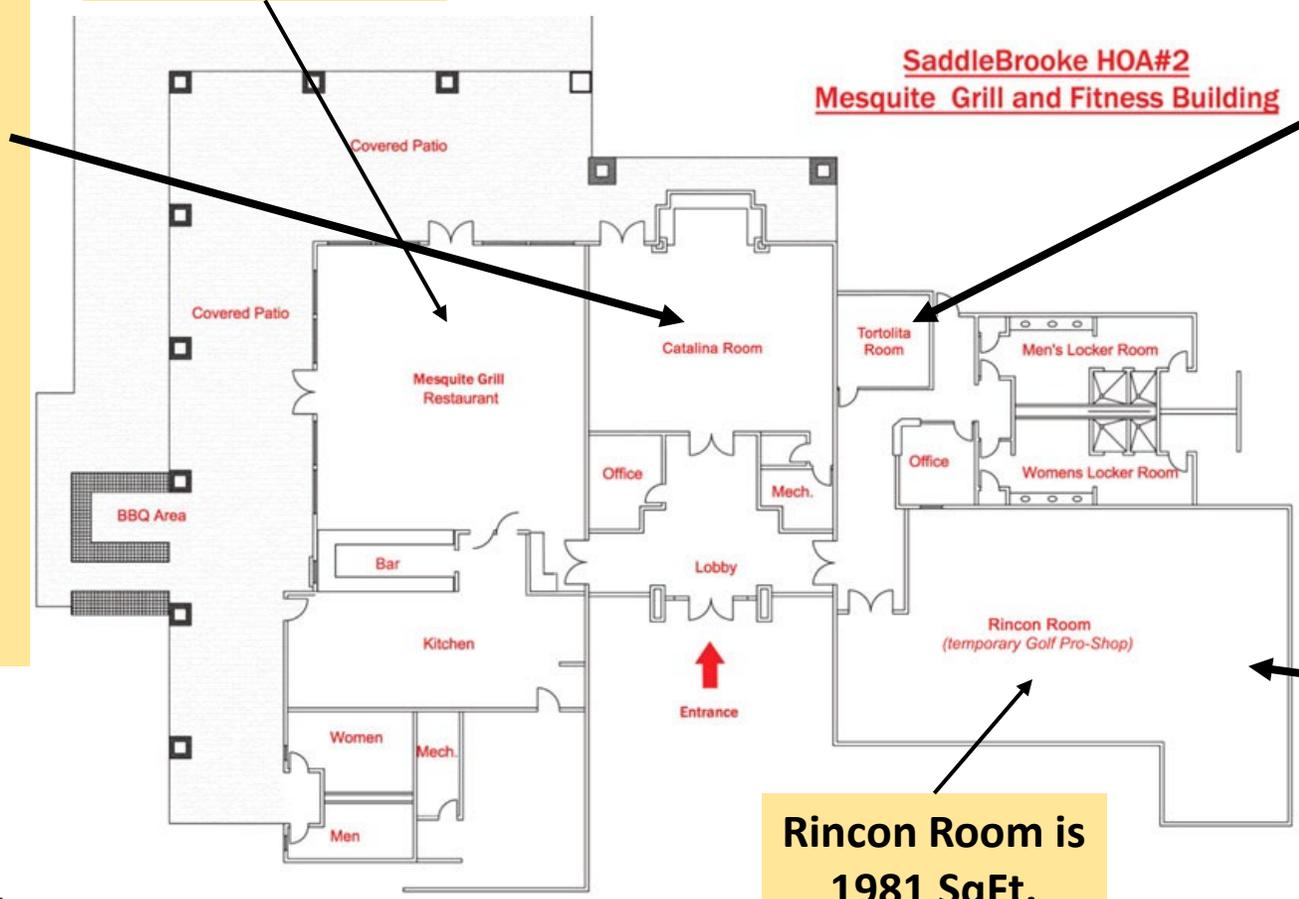
Mesquite Grill Building (DEC 1997)

Catalina 1612 SqFt
Average occupants 24

Activity clubs, cards, games, HOA2 and resident meetings, golf, luncheons, ALC meetings, external users

Existing AV Capabilities

Mesquite Grill is 1605 SqFt.



Tortolita 150 SqFt
Average occupants 6

Activity clubs, cards, games, arts and crafts, HOA2 and resident meetings, education, external users

Rincon Room is 1981 SqFt.

Proposed Rincon
Golf Pro Shop moves to another location TBD.
Re-purpose uses: Spinning (Exercise Bike) & Table Tennis

Green = Current Usage
Blue = Proposed Change

DesertView Building (Fall 2006)

Proposed Paloma

Relocate Spin Classes and Table Tennis to Rincon Room.

Re-purpose to accommodate yoga, fitness, dance, personal training.

Make use of existing wood floor and adjustable lighting.

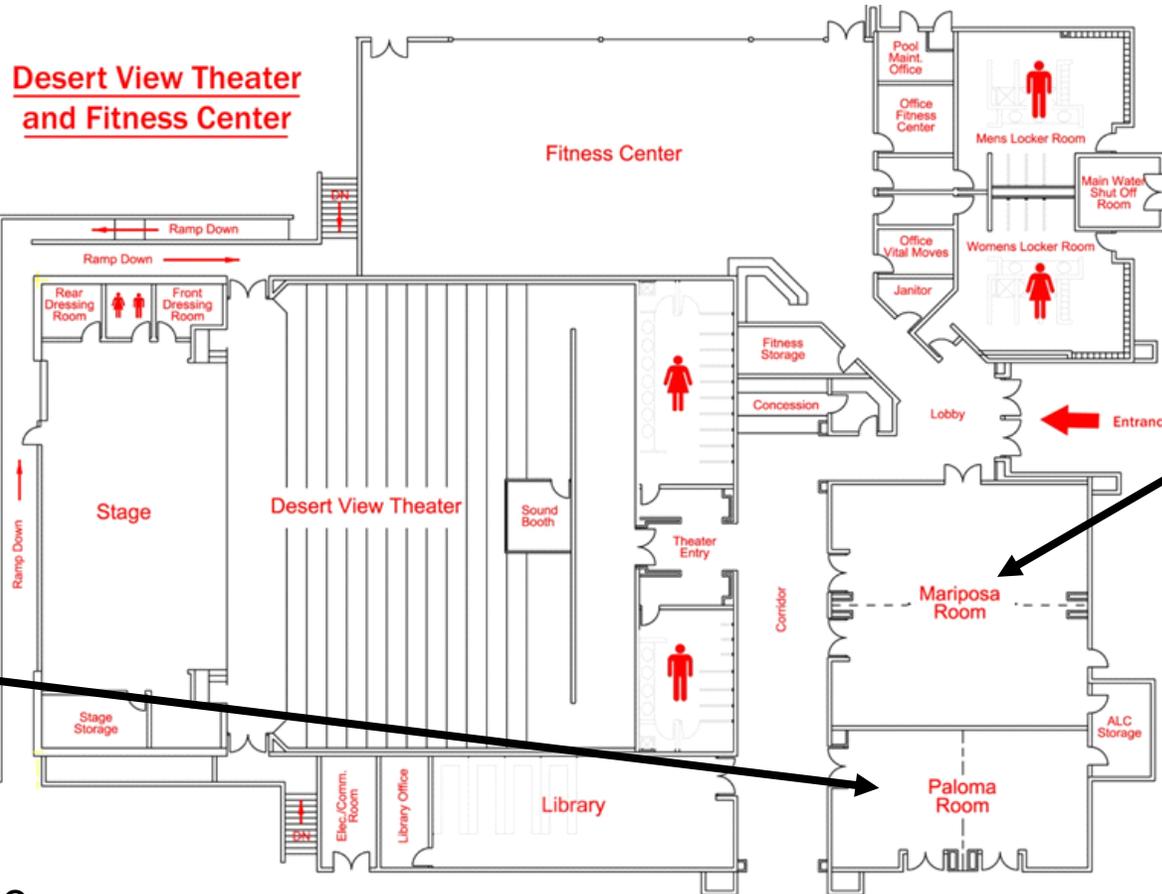
Paloma ~700 SqFt

Average occupants 10

Fitness and personal training

Green = Current Usage

Blue = Proposed Change



Proposed Mariposa

Fitness, dance and personal training.

Current miscellaneous users move to other rooms.

Open up times for additional fitness.

Mariposa 1482 SqFt

Average occupants 15

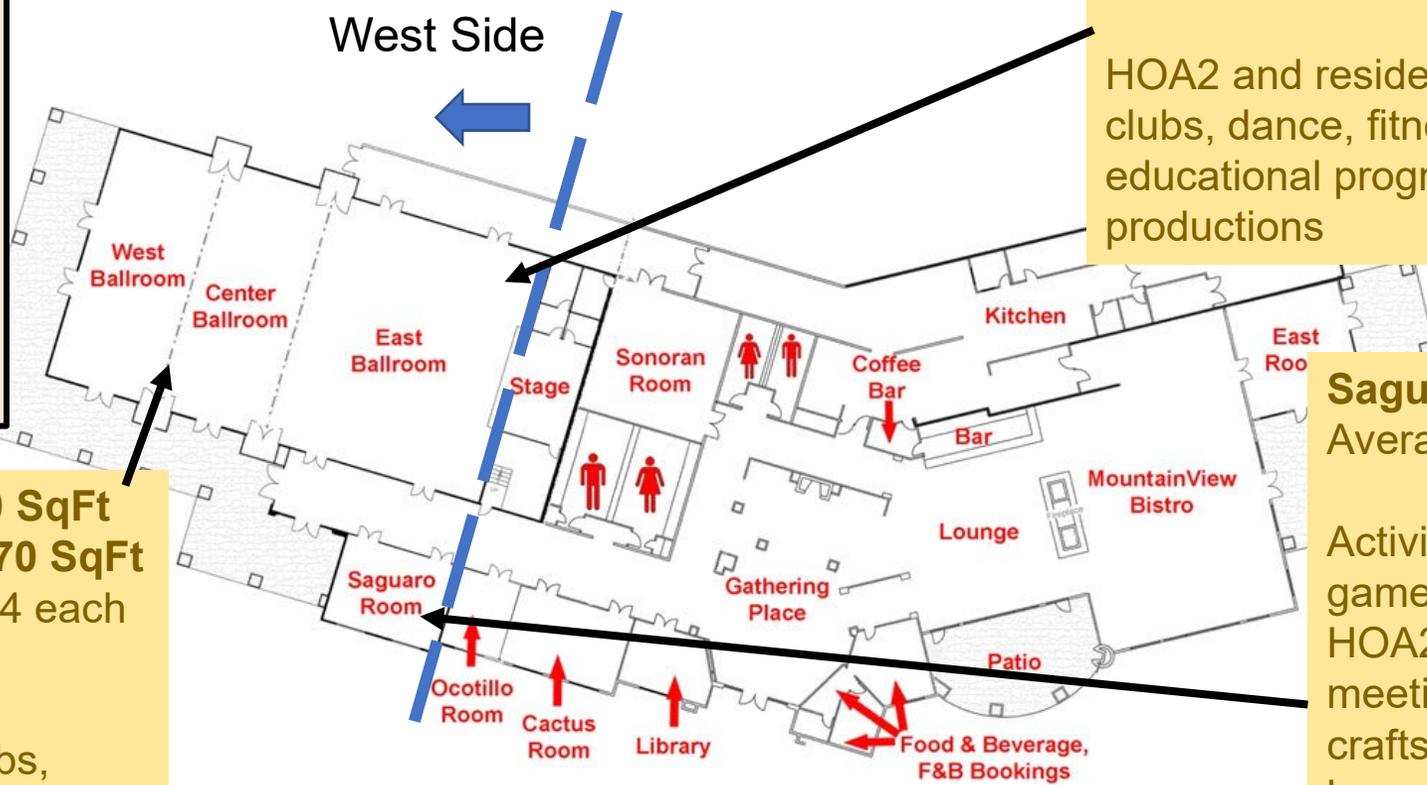
Fitness, dance, activity clubs, external users, HOA2 meetings, theater, choral

MountainView Clubhouse (Fall 1998) (West side)

Proposed Ballroom
Uses remain the same, HOA Board made decision to book large meetings in DVPAC theater, allowing additional usage of hardwood floor for other activities.

Ballroom West 1470 SqFt
Ballroom Center 1470 SqFt
Average occupants 44 each

HOA2 and resident meetings, activity clubs, dance, fitness, banquets, golf, educational programs, theatre productions



Ballroom East 2940 SqFt
Average occupants 44

HOA2 and resident meetings, activity clubs, dance, fitness, banquets, golf, educational programs, theatre productions

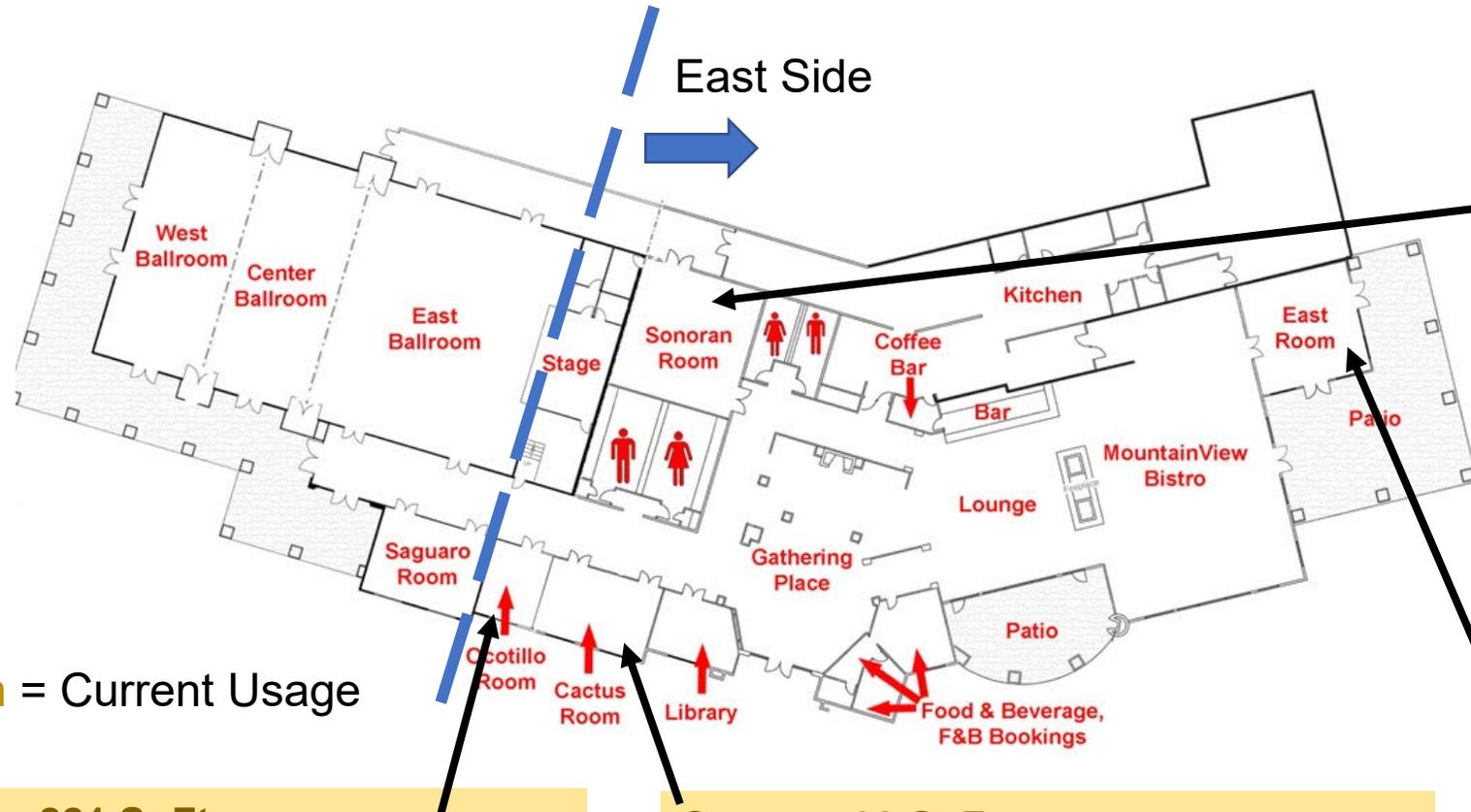
Saguaro 494 SqFt
Average occupants 15

Activity clubs, cards, games, external uses, HOA2 and resident meetings, golf, arts and crafts, education, choral, banquet, theatre green room

Existing AV Capabilities

Green = Current Usage
Blue = Proposed Change

MountainView Clubhouse (Fall 1998) (East side)



Green = Current Usage

Ocotillo 221 SqFt
Average occupants 8

Activity clubs, HOA and resident meetings, golf, arts and crafts, cards, dance, banquet

Cactus 500 SqFt
Average occupants 14

Cards, games, activity clubs, HOA2 and resident meetings, golf, education classes, arts and crafts

Sonoran 896 SqFt
Average occupants 24

Educational, cards, activity clubs, choral, HOA2 and resident meetings, banquet, arts and crafts, games, golf, theater green room

Existing AV Capabilities

East Room 676 SqFt
Average occupants 20

HOA and resident meetings, banquets, activity clubs, cards, games

No Re-purpose recommended by the MAC Task Force.

Screening Criteria

- Feasible – fits within available resources.
- Acceptable – worth the cost or risk.
- Suitable – solves the problem and is legal and ethical.
- Distinguishable – differs significantly from other solutions.
- Complete – contains the critical aspects of solving the problem from start to finish.

COA 1: Move Golf Shop to Catalina Room, make Rincon Room a meeting room to replace Catalina Room.

Pros

- Moves Golf Shop to original location.
- Closer to putting green and driving range.

Cons

- Does not provide a solution to creating more space for Fitness, Wellness and Recreation.
- ALC Impacts.

COA 2: Build 800 – 1,000 Sq Ft stand-alone Golf Shop.

Pros

- Creates dedicated permanent Golf Shop location.
- Adjacent to putting green and driving range.

Cons

- Cost – No Budget
- Time to Build
- Longer time to make Rincon Room available for Fitness, Wellness and Recreation.
- Could not be accomplished in 2023!

COA 3: Build out Mesquite Patio area to house Golf Shop.

Pros

- Creates dedicated permanent Golf Shop location.
- Adjacent to putting green and driving range.

Cons

- Cost – No Budget
- Time to Build
- Longer time to make Rincon Room available for Fitness, Wellness and Recreation.
- Location for outside player access to Golf Shop.
- Impact on Mesquite Grill operations.
- Could not be completed in 2023!

COA 4: Relocate Breakfast/Lunch to Bistro, relocate Golf Shop to Mesquite Grill, establish snack bar operation

Pros

- Creates dedicated permanent Golf Shop location.
- Space is available 1 May.
- Rincon Room can be made available for new mission mid-year.
- Positive impact for F&B operationally.
- Snack Bar revenue generation.
- Creates new revenue opportunities for FWR.

Cons

- Emotional attachment to Mesquite Restaurant.

COA 5: Do nothing!

Pros

- Maintains status quo.

Cons

- Does not create additional space for Fitness, Wellness and Recreation.
- **Fails to address 2023 Board goal!**

Repurpose Rincon Room Screening Criteria

	COA 1	COA 2	COA 3	COA 4	COA 5
Feasible	✓	✗	✗	✓	✓
Acceptable	✓	✗	✗	✓	✗
Suitable	✗	✓	✓	✓	✗
Distinguishable	✓	✓	✓	✓	✓
Complete	✗	✓	✓	✓	✗

COA 1: Move Golf Shop to Catalina Room, make Rincon Room a meeting room to replace Catalina Room.

COA 2: Build 800 - 1,000 Sq Ft stand-alone Golf Shop.

COA 3: Build out Mesquite Patio area to house Golf Shop.

COA 4: Relocate Breakfast/Lunch to Bistro, relocate Golf Shop to Mesquite Grille, establish Snack Bar.

COA 5: Do Nothing!

Unanimous Recommendation – COA 4

- Matt Kambic – SBHOA2 Assistant Treasurer
- Denise Leksell – SBHOA2 Board Member
- Walter Yazzie – General Manager
- Ray Kuhn – Assistant General Manager
- Matt Hudson – Director of Golf Business Operations
- Alan Lambert – Director F & B
- Liz Lawson – Lifestyle and Events Manager

Recommendation Summary

- Golf Shop ideally located!
- Makes Rincon Room available to FWR sooner vs later.
 - Creates new revenue opportunities.
 - Rincon Room Revenue
 - Mariposa and Paloma Rooms
 - Expands service delivery to our residents.
- No impact on current meeting rooms (Catalina and Sonoran).
- No impact on ALC Operations (remain located in Catalina Room).
- Simplifies F&B Operation.
- Maintains community food service operation at MountainView:
 - Breakfast
 - Lunch
 - Dinner

Related Actions

- Snack Bar Operation - (Walter and Alan Lambert)
- Board / Staff Action:
 - Funding for new floor in Rincon Room.
 - Golf Shop Office.
 - New Counter for Golf Shop.

Motion

- ☐ I move that this presentation be made available to the community for review and comment for a period of 21 days.