

Charbonneau Country Club Board of Directors
Minutes of Special Meeting
April 13, 2018 – 1:30pm

A special meeting of the Board of Directors of the Charbonneau

Country Club, an Oregon non-profit corporation, was called by the president, Tony Holt, at the Charbonneau Clubhouse in Wilsonville, Oregon.

Present:

Guests present:

Staff:

Tony Holt, President	Jim Greene	Mark Watson, Cushman & Wakefield	Kim Hosford
Kathy Harp, Vice-president	Bob Harland	Bob Beauchemin, BC Group	Rick Schram
Kathy Fuller, Secretary	Kamran Mesbah	Timon Manongi, BC Group	Susie Stevens
Lindy Anderson, Treasurer	Pat Tewell	Jake Sly, R & H Construction	
Bobbie Fisher - excused			

- I. Call to Order:** President Tony Holt called the meeting to order at 1:30pm.
- II. Purpose of the Special Meeting:** President Tony Holt said a special meeting of the Board was called to gather more information from professionals to review costs to renovate or repair the restaurant building. Introductions commenced.
- III. Project Review:** Bob Beauchemin and Timon Manongi of BC Group reported there was some invasive testing done on the restaurant building and a group met with City of Wilsonville staff. Bob said the invasive inspection did not find any significant additional concerns although it is difficult to be certain without removing all siding. He reviewed the report from the City meeting. The project may need to go before the Development Review Board or may be approved with an Administrative Review, depending on the scope. He said system development charges are unlikely since CCC will likely not make any major plumbing improvements. Bob noted that the building will be considered a public building so must meet ADA requirements. He added that there is no current occupancy permit for the building and the City said it cannot be used until a permit is issued.
- Jake Sly from R & H Construction provided a review of the work needed to get the building in good shape based on the inspection reports. He said the most critical is to get the roof and entire building envelope water-tight and code compliant. Jake said a very ballpark estimate for this work is about one million dollars. He added ADA codes will require an elevator and perhaps a new ramp. He reviewed estimates for interior upgrades and changes. He said a ballpark on the interior costs are about a half million. Jake said a tear-down and build-new project would cost about four million although it's possible some tear-down materials could be sold to off-set these costs. Jake reviewed the main components that need repair or replacing. There was a discussion on the cost of an elevator and the condition of the fire sprinkler system. The board discussed "soft costs" such as an architect and engineering plans, plus the cost of interior work and furnishings. Following that discussion Bob fine-tuned the total estimate for a renovation to \$3,179,000, or \$2,540,400 excluding building purchase costs. This estimate includes a 20% contingency on hard costs and covers all costs, excluding furnishings. Bob compared this to \$4,560,000, or \$3,921,400 excluding purchase costs, to tear down and construct a new building. The difference between the two alternatives is \$1,381,000.
- Jake Sly, Timon Manongi, and Bob Beauchemin left the meeting at 2:35pm.
- Bob Harland made a motion to approve the April 6, 2018 special board meeting minutes. Kamran Mesbah seconded. Motion carried unanimously.
- Mark Watson said the building owners denied CCC's request for an extension to do further due

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diligence. There was a discussion about the value of the building as a community asset. President Holt polled the board on whether there was continued interest in purchasing the building. Lindy Anderson, Kamran Mesbah, Kathy Harp, Kathy Fuller, and Pat Tewell said the board should pursue the purchase at \$620,000. Bob Harland and Jim Greene recommended the board counter-offer \$500,000. Lindy said the inspections have both negative and positive information. Kamran said when viewed as a building that will be valued over \$2,000,000, then \$120,000, the difference between \$620,000 and \$500,000, is relatively small. Kathy Harp said purchasing is an opportunity for the community and she does not want to take the chance of losing it. Kathy Fuller and Pat Tewell agreed that it would not be good to lose the building. Tony Holt said there are intangible benefits beyond just property value. As an asset to the community, the building will provide activity space for a variety of interests. He added it will also put CCC in control of a building that has not been well maintained for decades. Bob Harland said \$620,000 is too much to pay for a building that may be torn down. Jim agreed and said he does not believe there is anyone else interested in the building. Tony said there is a risk of losing the building and agreed that \$620,000 is reasonable. Kathy Fuller moved the board purchase the restaurant building for \$620,000. Kathy Harp seconded. In favor: Lindy Anderson, Kathy Fuller, Kathy Harp, Tony Holt, Kamran Mesbah, and Pat Tewell. Opposed: Jim Greene and Bob Harland. Motion carried. Mark Watson said he would contact the owner's representative.

Respectfully submitted

A handwritten signature in blue ink, appearing to read "Kathy Fuller", is written over a horizontal line.

Kathy Fuller, Secretary, CCC Board of Directors