



Project: Pool House

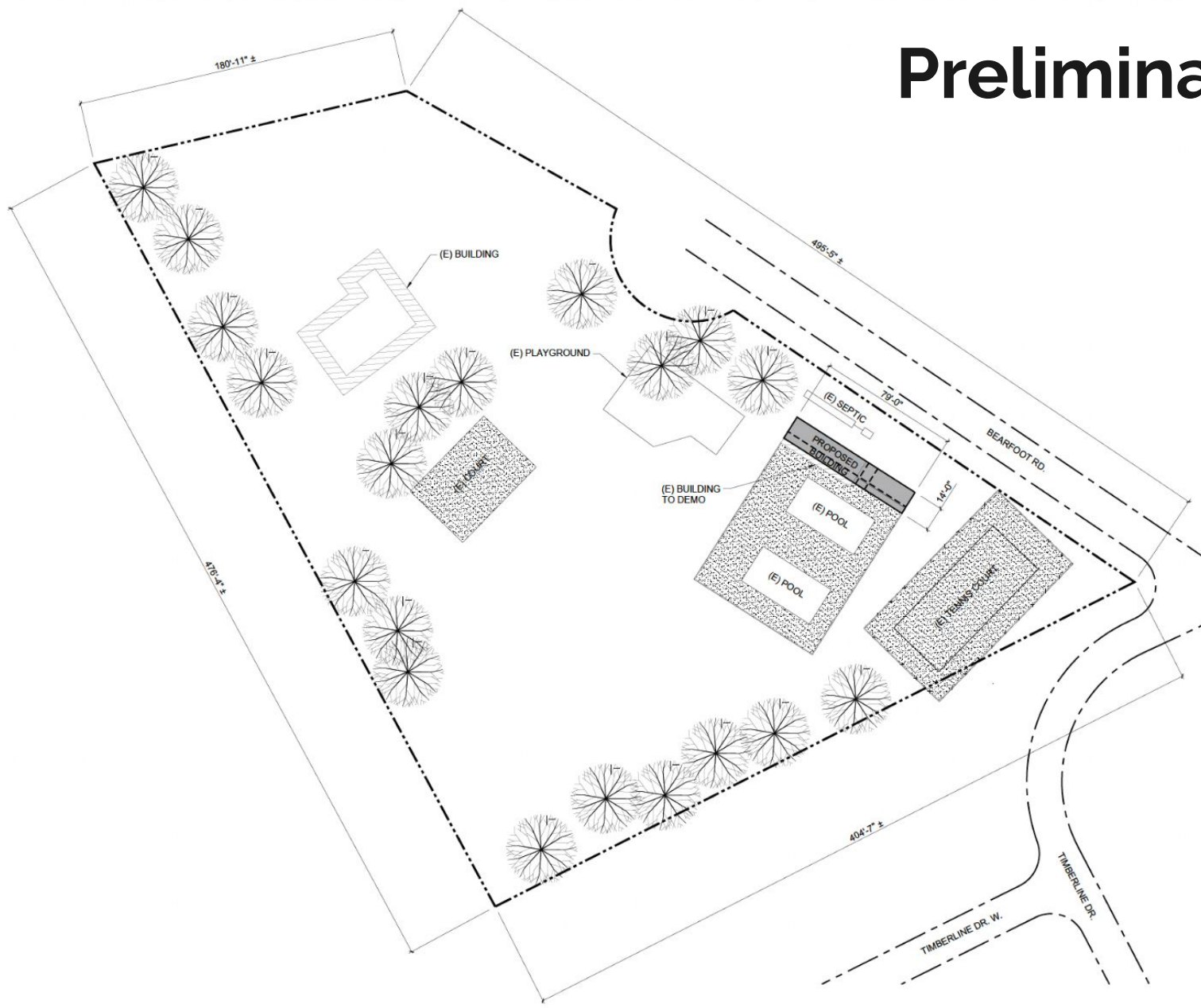
- 2 competing proposals
- Giving feedback
- Choose a final proposal
- Special meetings:
 - Share proposal
 - Plans
 - Finance
 - Set date for voting meeting
 - Vote to approve
- Start Labor Day 2027



Project: Pool House

- Systems West Drawings

Preliminary Drawings



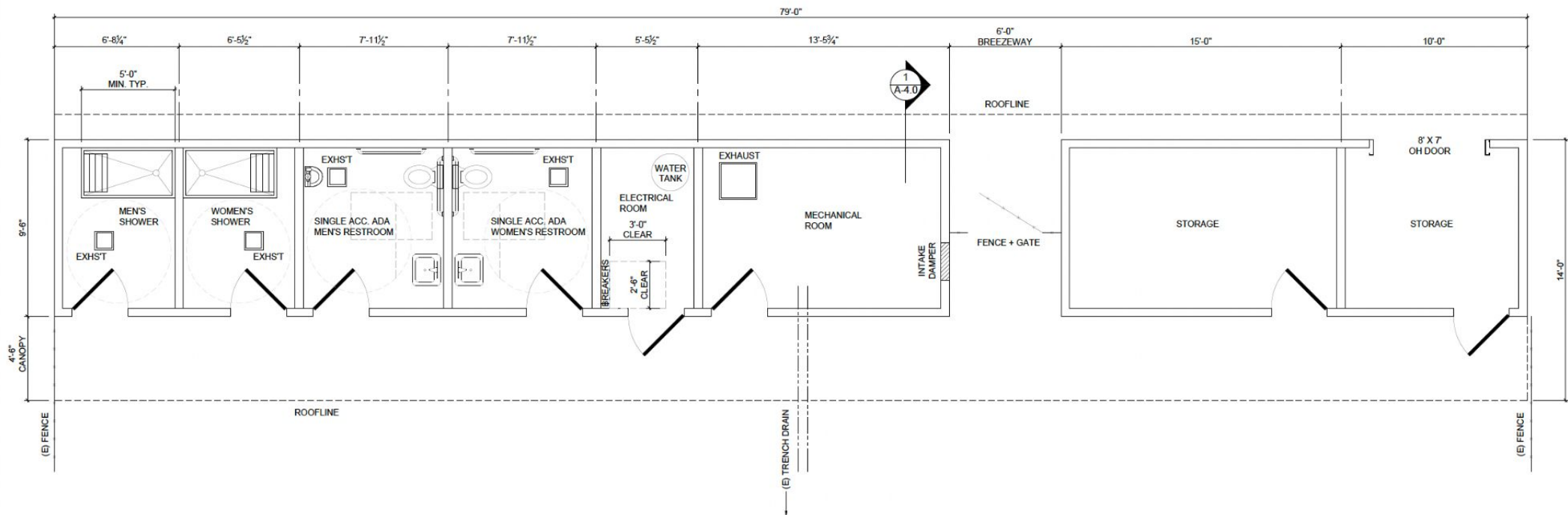
1 SITE PLAN
1" = 60'

PROJECT INFORMATION
PROPERTY OWNER: TIMBERLINE COMMUNITY CLUB
SITE ADDRESS: 107 BEARFOOT RD
PARCEL NUMBER: 010579053000
SIZE: 2.25 ACRES



 SYSTEMS WEST CONSTRUCTION 1800 Preston Place • Yakima, WA 98903 Phone 509 452 5500 • Toll Free 800 572 8662 • Fax 509 452 2787 WA Contractor LIC. # SYSTEMC00008 • OR Contractor LIC. # 88855		
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SYSTEMS WEST, LLC AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF SYSTEMS WEST, LLC.		
SCREEB SCHRUMPF PACKWOOD POOL PACKWOOD, WA		
Drawing Title: SITE PLAN		
FILE NAME: 26PAC_A-1.0	DATE: 04/29/25	DRAWING NO: A-1.0
SCALE: AS NOTED	REV NO: 1	

Preliminary Drawings

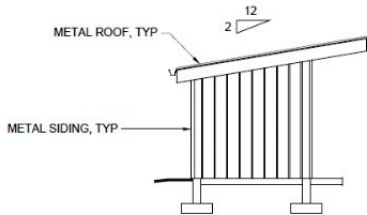


① FLOOR PLAN
3/16" = 1'

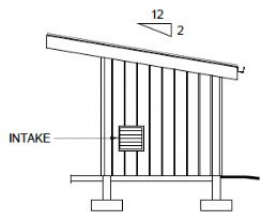


 SYSTEMS WEST CONSTRUCTION 1800 Preston Place - Yakima, WA 98903 Phone 509.452.2000 - Toll Free 800.573.8665 - Fax 509.452.2167 WA Contractor LIC. # 31578WLOOOR - OR Contractor LIC. # 88855		
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SYSTEMS WEST, LLC AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF SYSTEMS WEST, LLC.		
SCREEB SCHRUMPF PACKWOOD POOL PACKWOOD, WA		
DRAWING TITLE FLOOR PLAN		
FILE NAME 26PAC_A-2.0	DATE 04/29/26	DRAWING NO. A-2.0
SCALE AS NOTED	REV. NO. 1	

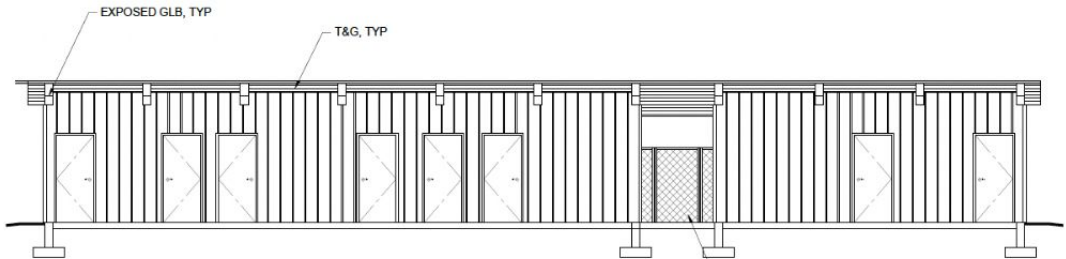
Preliminary Drawings



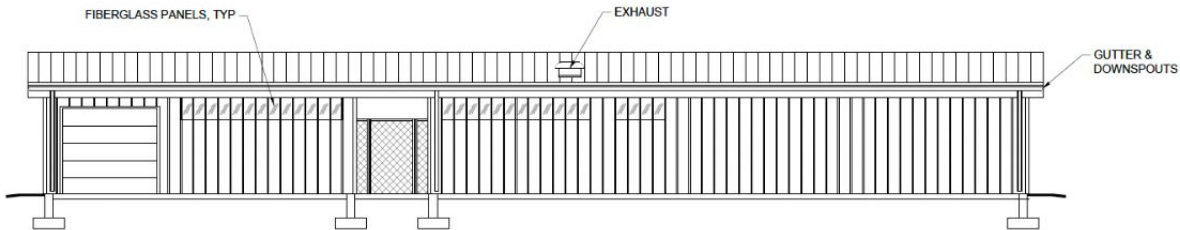
① SIDE ELEVATION
3/32" = 1'



③ SIDE ELEVATION
3/32" = 1'



② FRONT ELEVATION
3/32" = 1'



④ REAR ELEVATION
3/32" = 1'

**SYSTEMS WEST
CONSTRUCTION**

1800 Preston Place - Yelm, WA 99503
Phone 509-452-2900 - Toll Free 800-572-9662 - Fax 509-452-2287
WA Contractor Lic. # SYSTEMW000086 - OR Contractor Lic. # 99025

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SYSTEMS WEST, LLC AND
SHALL NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS
WRITTEN PERMISSION OF SYSTEMS WEST, LLC.

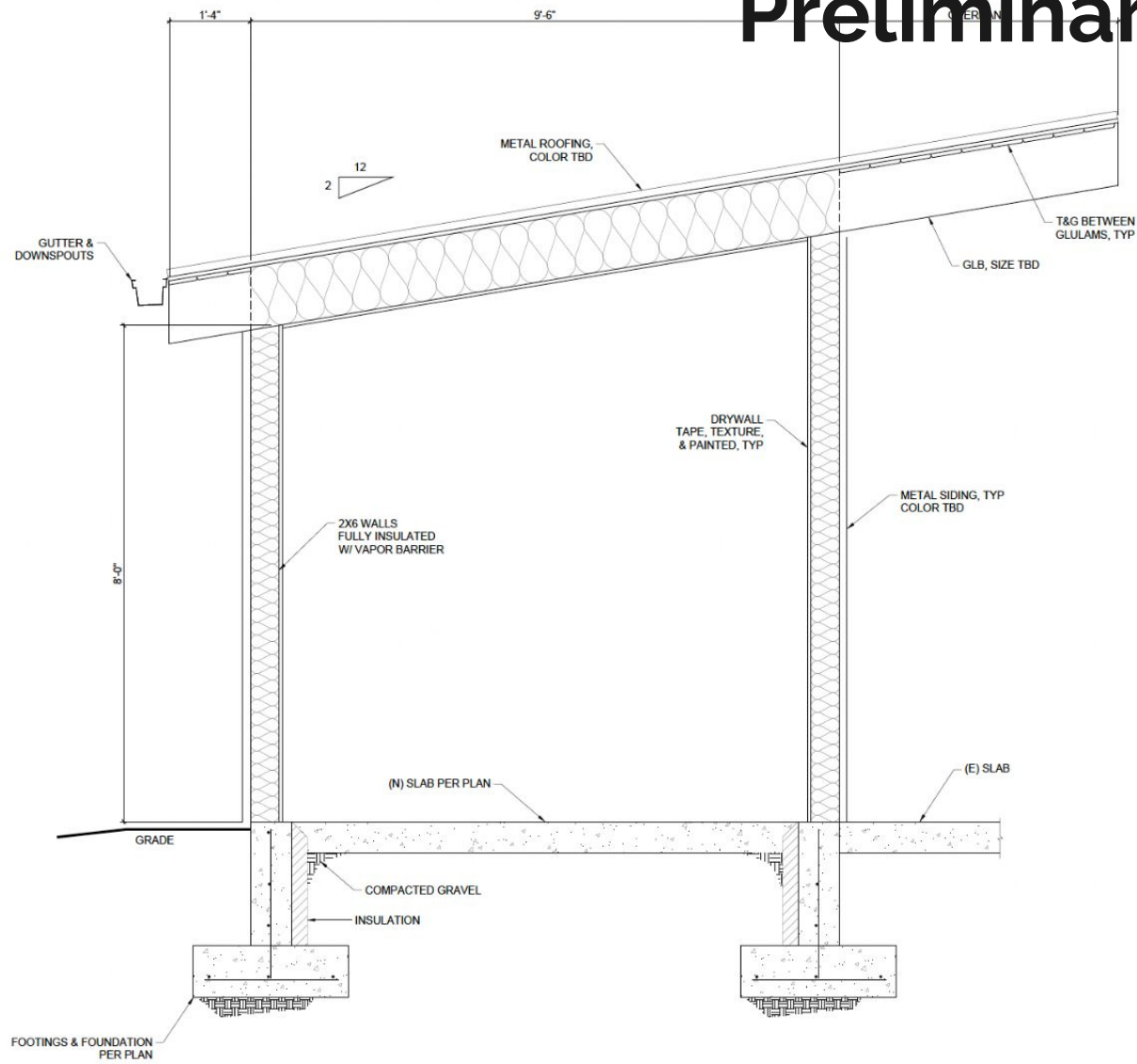
SCREEB SCHRUMPF
PACKWOOD POOL
PACKWOOD, WA

DRAWING TITLE:
EXTERIOR ELEVATIONS

FILE NAME: 26PAC_A-3.0	DATE: 04/29/26	DRAWING NO.:
SCALE: AS NOTED	REV NO.:	1

A-3.0

Preliminary Drawings



① BUILDING SECTION
1/2" = 1'

 SYSTEMS WEST CONSTRUCTION		
1800 Preston Place - Yakima, WA 98903 Phone 509.452.2556 - Toll Free 800.575.8880 - Fax 509.452.2767 WA Contractor LIC. # 01576WLOO000 - OR Contractor LIC. # 88892		
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SYSTEMS WEST, LLC AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF SYSTEMS WEST, LLC.		
SCREEB SCHRUMPF PACKWOOD POOL PACKWOOD, WA		
DRAWING TITLE BUILDING SECTION		
FILE NAME: 26PAC_A-4.0	DATE: 04/29/26	DRAWING NO. A-4.0
SCALE: AS NOTED	REV NO. 1	

Preliminary Rendering ISO-1



Preliminary Rendering ISO-2



Preliminary Rendering Front





Project: Pool House

- 2 competing proposals
- Giving feedback
- Choose a final proposal
- Special meetings:
 - Share proposal (\$550-600K)
 - Plans
 - Finance
 - Set date for voting meeting
 - Vote to approve
- Start Labor Day 2027



Project: Tennis Court

- Proposal
 - Demo existing asphalt
 - Remove / dispose existing net & anchors
 - Paving subgrade 5/8
 - Pave with G-mix 3"
 - Total: \$38,000
- Researching
 - Install net & anchors
 - Surface & lines
 - Fence



Project: Financing Options

Two Capital Projects, One Funding Decision

Both projects are moving forward. The only open question is how the \$650,000 cost gets paid.



Pool Building

Commences August 2027

\$550,000

capital cost



Tennis Court

Commences February 2028

\$100,000

capital cost

\$650,000 total capital need • **315** active members • **\$2,063** per member if paid at once

Note: all numbers in this presentation are hypothetical.

Option 1 vs. Option 2, Side by Side



OPTION 1

Special Assessment



OPTION 2

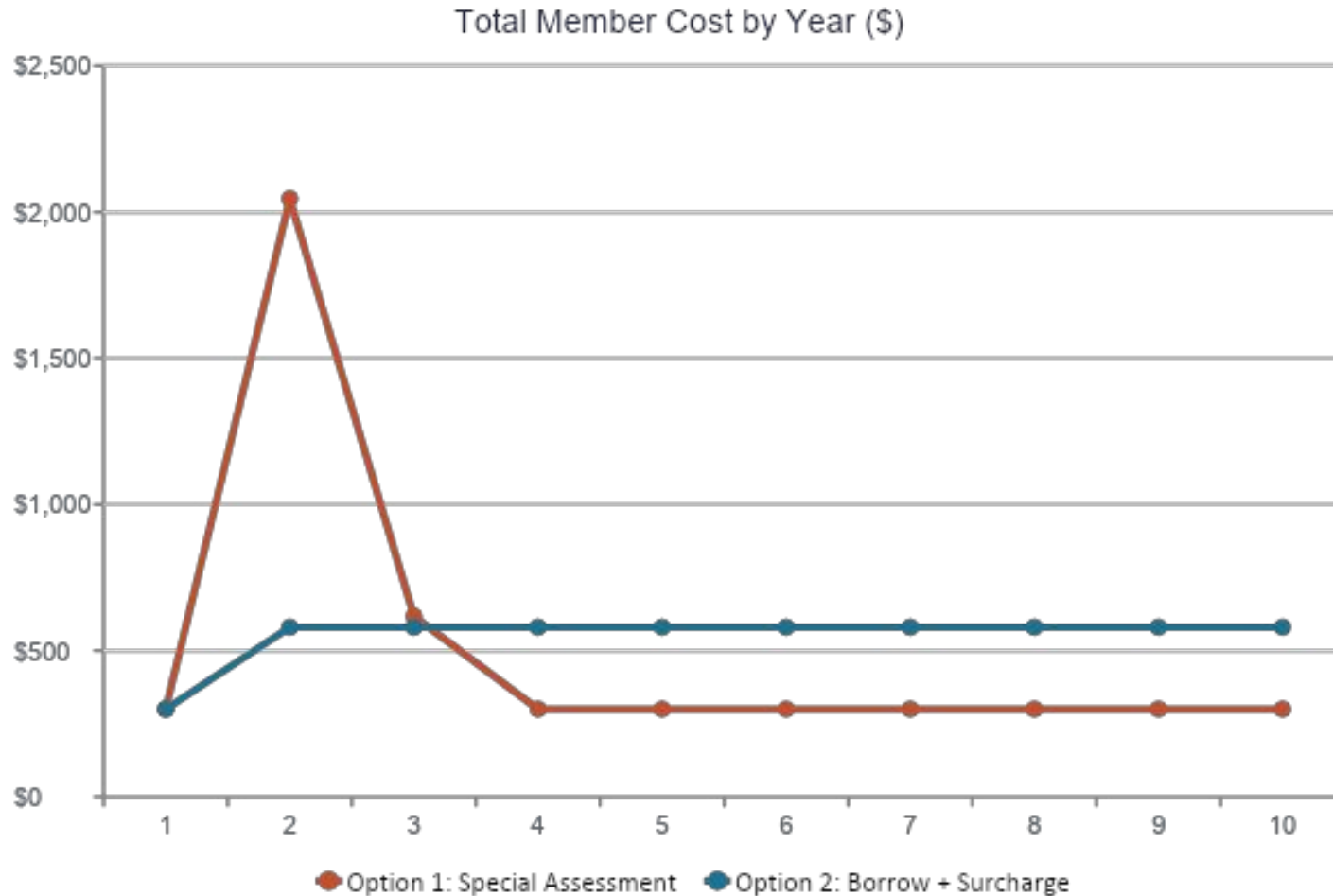
Borrow + Dues Surcharge

How capital is paid	One-time bills to members when each project begins	\$650K loan at 6%, repaid via a dues surcharge
Base annual dues	No change — stays \$300	No change — stays \$300
2027 cost per member	\$2,046 (dues + \$1,746 assessment)	\$580 (dues + \$280 surcharge)
2028 cost per member	\$617 (dues + \$317 assessment)	\$580 (dues + \$280 surcharge)
2029–2035, per member/yr	\$300 (dues only)	\$580 (dues + surcharge continues)
10-year total per member	\$5,063	\$5,523
Interest cost (10-yr)	\$0	~\$145,000 association-wide
Cash-flow risk	Low — pay as projects occur	Moderate — fixed loan obligation
Best suited for	Members able to absorb large one-time bills	Members who prefer smaller, predictable bills



What This Means for Your Annual Cost

Total dues + capital charge per member, 2026–2035



10-YEAR TOTAL PER MEMBER

\$5,063 vs **\$5,523**

Option 2 costs ~\$460 more per member over 10 years

LARGEST SINGLE-YEAR BILL

\$2,046 vs **\$580**

Option 1's biggest bill lands in 2027

ASSOCIATION-WIDE INTEREST COST

\$0 vs **~\$145,000**

The cost of spreading payments over time

Which Option Fits Us?

Both options fully fund the pool and tennis court. The right choice depends on how the membership wants to carry the cost.



Consider Option 1 if we...

- Prefer paying only for what's built, with no interest cost
- Have members who can absorb a larger bill in 2027 and 2028
- Value the lowest total 10-year cost (\$5,063/member)
- Have reserves that ease the one-time impact



Consider Option 2 if we...

- Prefer smaller, predictable annual bills over spikes
- Want to avoid a large one-time assessment
- Accept ~\$460 more per member over 10 years for that predictability
- Are comfortable with a fixed loan obligation through 2035

Full year-by-year detail is on the Assumptions, Comparison Summary, and each option's tab in the financial model. Bring your questions to the member meeting before the vote.