

Dear Community Members,

Details regarding the **upcoming board meeting and vote on Plan A or Plan B** for the Community Project, scheduled for **Tuesday, December 10th**. The meeting will be **online only** for members and the zoom meeting will be able to hold 3000 members.

1. No board members are affiliated with the Owners' Representative (Lineage), the Architect (Urbal Architecture), or the prospective banks proposing to finance the project.
2. The Community Project will replace Mountainview Pool, its locker room facilities, and the Klahanie Association office, with an option in Plan A to include additional meeting space.
3. The Community Project is estimated to take 18–24 months (minimum) to complete and will provide benefits for decades to come.
4. The decision is **NOT** to commit to the entire project's cost, but rather to determine the direction (Plan A or Plan B) and proceed with initial steps, including permit applications and professional studies.

Key clarifications:

- The expenses for architects and engineers will be incurred quarterly.
- Decisions will depend on feedback from city and county processes.
- Klahanie Association is not writing a check for the total project cost in 2024 or early 2025, nor entering into a loan agreement during this timeframe.
- HOA dues for 2025 will be ratified at the December 3rd budget meeting. Contact us for zoom invite at communitydirector@klahanie.com
- While 2026 dues will be finalized as part of the 2026 budget (preparation begins in August 2025), there is currently no indication of increases exceeding 10%. In fact, increases could be less than 10%.
- FAQ's will be released after November 28th and more FAQ's (frequently asked questions with answers) will be added on a regular basis.

Acknowledging Feedback and Challenges

Thank you to everyone who has shared feedback and questions over the past several weeks. We have reviewed all emails received as of today. However, the recent weather-related power outage caused delays, and we appreciate your patience as we work to respond to all inquiries. We also thank those who attended the recent Town Hall. We recognize the technical difficulties that occurred and are pleased to confirm that we will be able to host up to 1,000 members for the next board meeting.

Since November 12, we have received both support and opposition to the project through calls, emails, office visits, and comments on social media. We'd like to remind members that the Klahanie Families page on social media is not operated by the Association.

Addressing Misinformation and Improving Communication

We've noticed many mistaken assumptions circulating and are committed to addressing them clearly. This includes personal outreach through phone calls and frequent e-blasts to ensure accurate information reaches our members. We sincerely thank those who have shown grace to board members and committee members who have worked tirelessly all year to move this project forward.

To clarify:

- **No board members are affiliated** with the Owners' Representative (Lineage), the Architect (Urbal Architecture), or the prospective banks proposing to finance the project.
- Board members have no personal financial gain from the decision between Plan A or Plan B. Like you, they aim to make the best decision for the community.

Project Overview

The Community Project will replace Mountainview Pool, its locker room facilities, and the Klahanie Association office, with an option to include additional meeting space. The project is estimated to take 18–24 months to complete and will provide benefits for decades to come.

This is not a rushed project. However, we acknowledge that presenting the final price tag without thoroughly explaining the process and details created confusion. At the upcoming board meeting, **the decision is not to commit to the entire project's cost but to determine the direction (Plan A or Plan B)** and proceed with initial steps, including permit applications and professional studies.

Key clarifications:

- The expenses for architects and engineers will be incurred quarterly.
 - Decisions will depend on feedback from city and county processes.
 - Klahanie Association is not writing a check for the total project cost in 2024 or early 2025, nor entering into a loan agreement during this timeframe.
-

Key Updates

1. FAQs and Ongoing Updates

- A detailed FAQ addressing common questions and concerns will be posted next week. Topics include cost comparisons between plans, studies required (soil, traffic, topography), permitting expenses, and financing options.
- The FAQ will explain why financing mid-to-late 2025 is financially advantageous compared to saving cash reserves.
- It will also outline pool income, the costs of a new facility, and why renting office space is not a viable option.
- Starting in 2025, FAQs will be updated every 90 days (or more frequently) to ensure transparency and correct misinformation.
- The next BSP meeting is tentatively set for **December 9th**, pending further updates from Lineage and Owners' Representative Gary Lin.

2. Project Coordination

- Our Owners Representative is collaborating with the BSP Committee, the Board, and members to clarify the project's timeline and financial implications.
- A detailed estimate of project spending in 2025 will be presented at the board meeting.
- The expenses for permitting and studies are already accounted for in the 2025 budget, linked [HERE](#).

3. Future Dues – 2026 and Beyond

- HOA dues for 2025 will be ratified at the **December 3rd meeting**.
- While 2026 dues will be finalized as part of the 2026 budget (prepared in August 2025), there is currently no indication of increases exceeding 10%. In fact, increases could be less than 10%.

We encourage you to review the additional information provided to stay informed and engaged. Your continued involvement and dedication to the success of this project is invaluable.

Weekly updates will continue, and we are always available to answer your questions and concerns.

Best regards,

Klahanie Board of Directors

via Community Director and Staff