



New Clubhouse

How Did We Get Here?



Besides New and Shiny

What do we get?





**A new facility that reflects the quality of
the golf course and the club as a whole**

Space

- Banquet room seats 160+ vs 60
 - Ability to host full field tournaments with meal/speakers
 - Large club events have an indoor option for inclement weather
- Bar and Grill seats 84 vs 33
- Pro Shop is three times larger
- Increased stalls/sinks in bathrooms
- Larger Putting Green
- 12 cart parking spaces @Driving Range
- New cart staging area (current pad 28 vs ~50)
- Offices for General manager, Golf Professional, and Clubhouse Manager



BANQUET



WAMEGO
COUNTRY
CLUB

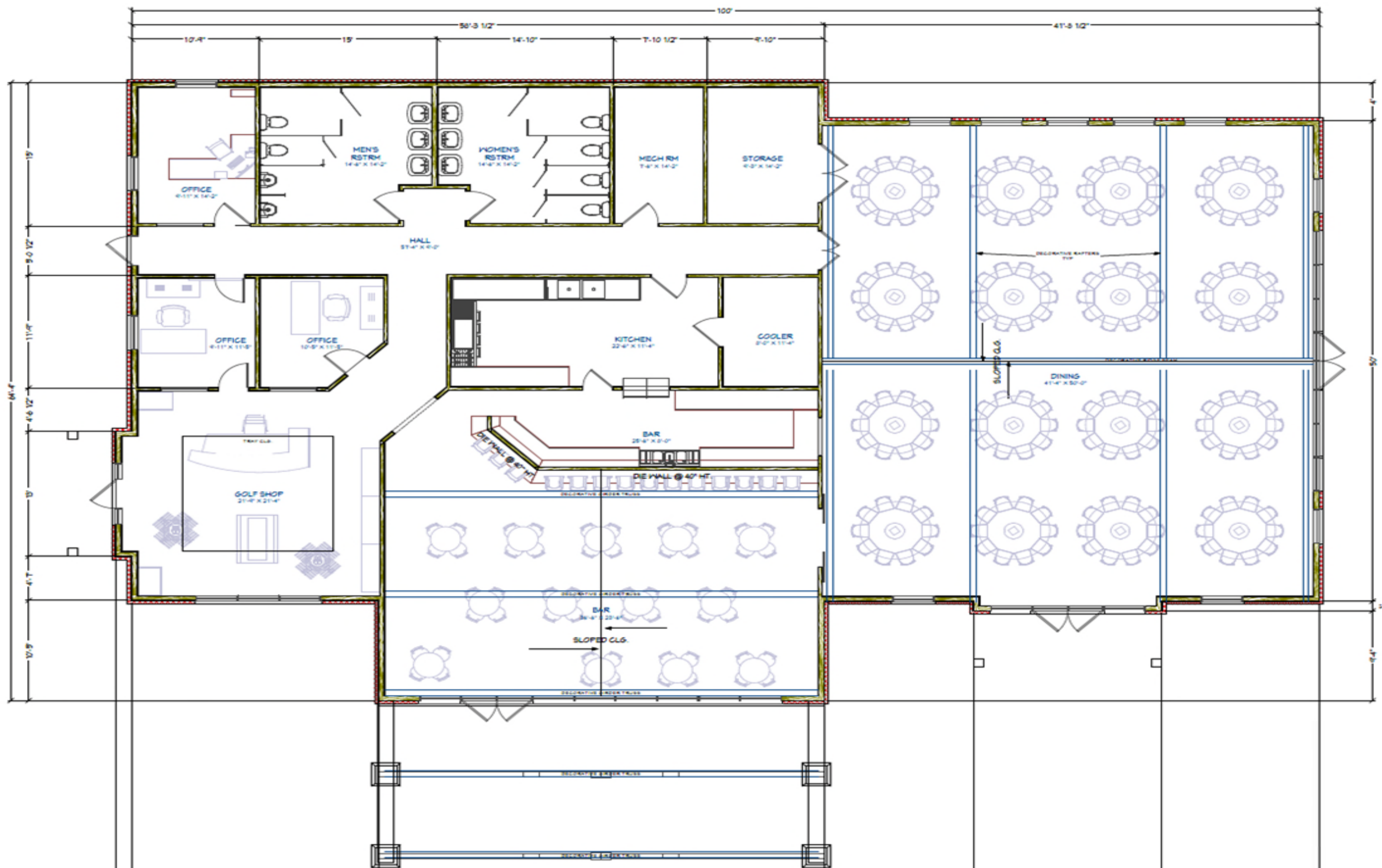
Efficiency

- Pro Shop location will have better control of golf operations
 - View of Range, 1 Tee, Putting Green, 18 Green, and flow
- Concrete parking lot will have 85 lined parking stalls
- To Reduce Risk (Safety)
 - Cart path 12 ft wide on north side of parking lot (keep carts out of parking area)
 - Rental carts, member carts and golf course equipment can safely access golf course
- Service Entrance
 - Deliveries, Caterers, Service Professionals
 - Access to pro shop, kitchen and bar through hallway
- Bar Service
 - 2 bartending stations with separate points of sale
 - Pass through window to banquet room
 - Rear loading merchandiser beer refrigerator



BAR





Why do we need to do this?

- To set WCC up for potential growth for the next 100 years
- Family Friendly (Bar isolation from children)
- Current Facility
 - Aging Infrastructure
 - Capacity
- Members: 163 (2006) vs 400 (current)
- Current clubhouse was built in 1953
 - The original slab has been added on to 6 or 7 times
 - Energy efficiency
 - Utility and Maintenance Cost up 30% 2025
 - Deck needs replaced
 - Bathroom problems
 - Plumbing Problems
 - 1 Health Inspector from closing kitchen
 - Ice bin, patrons in kitchen, etc.
 - Handicap access



Why continued

- Revenue Opportunities
 - Space Rental(s)
 - Weddings, Graduation, Reunions, Holiday Parties, etc....
- Signals investment in our club's future
 - Member Recruitment and Retention
 - Current members (nicer/pride)
 - Community Pride





Location

- 18 Green
 - Strong First Impression
 - Closer to rental cart storage
 - Closer to parking lot member carts
- Lowered cost of construction
 - Eliminating basement
 - Logistics and staging during the build
 - Eliminating cart drop-off and additional parking
- **Current clubhouse remains fully operational during construction**





TR A

EMPLOYEE
PARKING &
DELIVERIES

CLUBHOUSE

92 PARKING
SPOTS

#18
GREEN

PRACTICE
GREEN

LAYOUT PLAN

1" = 20'

MAIN ENTRY



When Do We Start?

- When we reach the minimum fundraising level of \$1 million
- To include combinations of:
 - Cash Donations
 - In Kind Construction Donations
 - Membership levels
- We are aiming for \$2 million in fundraising



PRO SHOP ENTRY



BAR



BANQUET



BAR



What Does It Cost?



- Targeted Cost

- \$2,400,000 to Build
 - \$250,000 Concrete Parking lot and Path to Sheds
 - \$100,000 Sitework
 - Tie in cart paths, Range Parking and Putting green
 - \$150,000 Furnishings
- GRAND TOTAL \$2,900,000



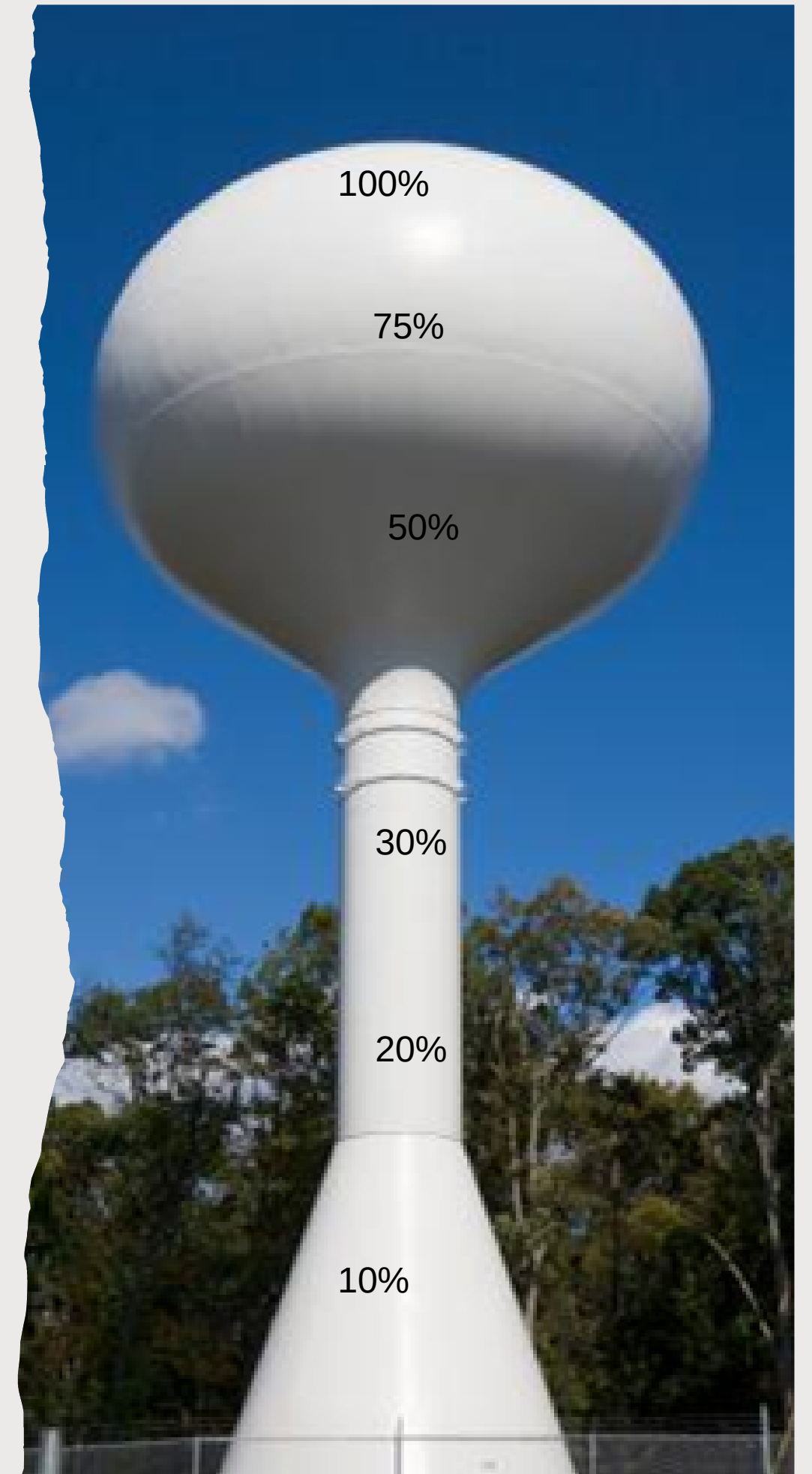
How Do We Pay For This?





2 Part Plan

- Fundraising
- Fundraising
- Fundraising
- Fundraising



Targeted Amounts

	Fund Raising	Loan	Membership Dues	Family Rates	Loan Payment
High	\$2.0M	\$900K	O% increase* *net new	\$0	\$11,077/month
Medium	\$1.5M	\$1.4M	10% Increase	\$25/Month	\$14,452/month
Low	\$1.0M	\$1.9M	20% Increase	\$50/month	\$17,828/month

- Key Elements:
 - Current 2026 Budget supports \$10K/month
 - 250 members with 20% increase supports \$10K/month
 - Currently out of Debt except two 0% tractor payments
 - We have serviced over \$2.5M of Debt in the last 20 yrs
 - Zoysia, Back 9, others (plus inflation would be over \$4M)



Vote
Wed.12/3/25
To
Sun 12/7/25



What happens next?

- If Yes

- Fundraising Starts Immediately
- Technical Drawings
- Reach Committed Fundraising Levels
- Construct new 18 Green
- Staging and Permit
- Dirt starts moving





FAQ

1. Why do we need a new clubhouse?

Answered in the presentation- Aging facility, limited spaces, utility inefficiencies, out of compliance

2. How much will the new clubhouse cost?

Answered in the presentation. Slide 26.

3. How will we pay for it?

Answered in the presentation. Slide 26.

4. How will this impact my monthly dues?

Answered in presentation. Slide 26.

5. What is the financial ROI of the new clubhouse?

Expected dip in current membership, but long term will see increase in all types of memberships. Additionally, a potential for increased new revenue with the banquet room rental and bar revenue.

6. How long will construction take?

Projected begin date will be immediately after 2026 Member /Guest and be opened by 2027 Member/Guest.

7. Where will the new clubhouse be located?

Answered in presentation. Slide 15. Projected to go where current 18 green, the green will be moved to create a slight dog leg left. The location will allow for current clubhouse to remain operational the entire construction time. There will be a disruption to the play of Hole 18 due to a temporary green.

8. What are the risks of building a new clubhouse?

There is always a risk of cost overruns and delays. Additionally, a major vote like this may initially lose some current members or create membership disagreement or resistance.

9. When is the vote, and what percentage is needed to approve?

Voting will be from Wednesday December 3rd to Sunday December 7th. All members will receive a voting link to vote online. A simple majority is needed to approve/disapprove the project.



FAQ

Why not just renovate instead of building new?

1. Cost Comparison		
Category	Renovation	New Build
Estimated Total Cost	\$1.2M–\$1.8M typical for major renovation (structural + systems + finishes)	\$2.8M–\$3.5M typical for new clubhouse (full build)
Unexpected Cost Risk	High — hidden issues in old structure (asbestos, wiring, plumbing, foundation) often add +30%	Low-Medium — fixed-price bids more reliable
Cost Overruns Likely?	Very likely	Less likely
Long-term maintenance	Higher — aging structure still needs continual fixes	Lower — new systems, efficient materials
2. Code & Compliance		
ADA Compliance	Difficult/expensive; existing footprint may not support true ADA compliance	Fully ADA compliant out of the gate
Health & Safety Codes	Partial compliance only; many grandfathered items remain	100% code-compliant
Fire & Life Safety	Hard to retrofit; costly upgrades needed	Modern standards built in
Kitchen & Ventilation	Limited by old infrastructure	Modern, efficient commercial kitchen
3. Building Size & Capacity		
Square Footage	Limited by current footprint	Can design to meet modern needs
Dining & Bar Capacity	Cannot meaningfully expand without major structural work	Designed for peak usage and events
Event Space	Restricted—low ceilings, support beams, outdated design	Flexible, open event space for revenue
4. Layout & Efficiency		
Flow & Efficiency	Inefficient old layout remains; “patchwork fixes”	Modern, open layout designed for operations
Kitchen-to-Dining Flow	Still constrained	Fully optimized
HVAC Efficiency	Old duct paths limit modern systems	Energy-efficient, low-cost systems
5. Member Experience		
Aesthetic Upgrade	Limited; still looks like a refreshed old building	Completely fresh, modern clubhouse
Outdoor Spaces	Restricted	Designed patios, decks, viewing areas
Appeal to New Members	Moderate — “better, but still old”	High — major selling point for growth
6. Financial Return (ROI)		
Attracts new members?	Slight bump	Significant growth potential
Event Revenue Increase	Limited	Major — more space + modern design
Energy Cost Savings	Low	High due to modern HVAC/insulation
7. Construction Disruption		
Clubhouse Closure	Likely significant downtime (4–12 months)	None
Impact on Golf Ops	Moderate; shared footprint issues	Low if placed strategically
Member inconvenience	High — noise, dust, staged closures	Low — old clubhouse stays open until move-in

FAQ

What happens if we do nothing?

1. Growing Health, Safety & ADA Risks

- Building does **not meet modern codes**
- Increasing liability exposure
- Insurance costs may rise or coverage could be restricted
- Risk of forced code and safety upgrades

2. Escalating Repair Costs

- Aging HVAC, plumbing, electrical systems
- Frequent emergency repairs
- Money spent on short-term fixes, not long-term value
- Costs increase every year as the building deteriorates

3. Member Experience Stagnates

- Clubhouse remains **too small**
- Inefficient layout, poor flow, outdated aesthetics
- No improvement to dining, bar, kitchen, or event spaces

4. Revenue & Growth Stay Limited

- Cannot host larger events or banquets
- Kitchen cannot support expanded menus
- Harder to attract new members, especially younger families
- Competes poorly with modernized clubs

5. Emergency Renovation Becomes Likely

- A major system failure could force closure
- Costs are **higher under crisis conditions**
- Members face sudden assessments with little warning

6. Long-Term Value Declines

- Club remains stuck with a 1970s facility
- Property value perception decreases
- The longer we wait, the more expensive the eventual fix becomes



Bottom Line

Doing nothing is the most expensive long-term option.

It increases risk, raises costs, and limits growth—while delivering no new value to members.

