

CAMPGROUND

MASTER PLAN FY 2008-2012

I. MISSION: The LOWA mission is to maintain a campground with facilities and utilities to provide short-term camping accommodations for LOW owners and guests.

II. RESPONSIBILITIES: The campground operates under the supervision of the Activities and Wellness Director who is responsible for recommending facility improvements, procedures, and activities that lead to operation of a safe, orderly, attractive and economical facility.

III. BACKGROUND:

A. Demand. The demand for year round campground site users has decreased, but the use of unsecured campground spaces for RV storage for a fee has significantly increased the use of campground sites.

B. Reserve Study. The reserve study projects a significant expense for upgrading the campground to standard if it is retained at its initial capacity.

C. Land Use Update Study.

1. Ten Improved Spaces. The Land Use Update Study concluded that a ten space campground would satisfy current and projected camping demand. In February 2006 the BoD approved proceeding with this concept in the study's Phase II Implementation Plan and suggested that a tenting area would also be desirable. A subsequent proposal to construct ten improved camping sites between the laundry facility and the road to 9.9 was not approved by the BoD for funding in FY 07 and is now proposed for FY 08.

2. Residential Uses. The study also recommended converting remaining portions of the campground to residential uses as a source of revenue to the LOWA. However, Proposal #9 of the 2006 Referendum that addressed creating a smaller campground did not receive sufficient votes from the membership for passage.

3. RV Parking. The study also considered locations for additional RV parking as a mean of alleviating the long waiting list for parking in the boat storage lot. It did not recommend further action at that time. Subsequent to decision not to convert part of the campground to residential use, the concept of building an RV lot between the laundry facility and the tot lot has been proposed as a member service and to create an additional revenue source. The BoD has authorized proceeding with that study.

IV. Five Year Plan.

A. Restrooms. The BoD previously authorized expenditure of \$23,000 to renovate the laundry, showers, and rest room facility in the campground. Of this amount, \$10,000 was spent to repair the facility roof. Action was deferred on further repairs pending completion of the Land Use Update Study and recommendations for Campground modification. The condition of the rest rooms and showers demands early action. Expenditure of the balance of those funds is now planned in FY 08 to refurbish the rest rooms using a competitive bid process.

B. Replacement Reserve Backlog. The Replacement Reserve backlog, currently \$40,000, requires reevaluation to determine funds available.

C. Piping System. The piping system in Lot A requires reevaluation. An estimate of the cost effectiveness of removing water and electric lines in Lots B & C is needed because the LOWA is charged each month for existing lines whether they are used or not. Possible retention of electric lines for a small improved campground and an RV parking facility must be considered in conjunction with the evaluations.

D. New Signage. New signage is needed to identify site spaces in Lots A and B. The cost estimate is \$5,000 for river rock, signs, lumber, and labor.

Projected projects are summarized in the table following:

PROJECT	COST ESTIMATE	YEAR
Refurbish rest rooms and showers in laundry building using competitive bid	\$10,000	08
Evaluate piping system in Lot A; evaluate cost effectiveness of removing water and electric lines in Lots B and C	?	08
Install new campground signage	\$5,000	
Construction of an RV parking lot between the laundry and tot lot depending on outcome of the RV parking study.	\$135,000	09
Constructing an improved ten space campground and tenting area.	\$15,000	09