



Berry Hills CC Pool Vision

A Resort Experience for Every Generation

MEMBER PROJECT & FINANCING PACKET

A lasting investment in the future of Berry Hills

A comprehensive plan to replace a failing 75-year-old pool with a modern, multipurpose Club destination designed for every generation.

SPECIAL MEETING | JULY 25, 2026



ENHANCE FOOD &
BEVERAGE
SERVICES



EXPAND EVENT
OPPORTUNITIES

*The Board recommends approval
of all three proposals.*

70+ Years

AGE OF THE EXISTING POOL

\$500,000+

REPAIRS IN THE LAST 3 YEARS

\$3.9 Million

APPROXIMATE PROJECT BUDGET

2027 Season

TARGET OPENING

Why Berry Hills Must Act Now

The existing pool is no longer a sustainable foundation for the Club's future.

A FACILITY AT THE END OF ITS
USEFUL LIFE

70+ YEARS OLD

\$500,000+

SPENT ON REPAIRS
IN THE PAST 3 YEARS

1-5 YEARS at
\$150,000/yr.

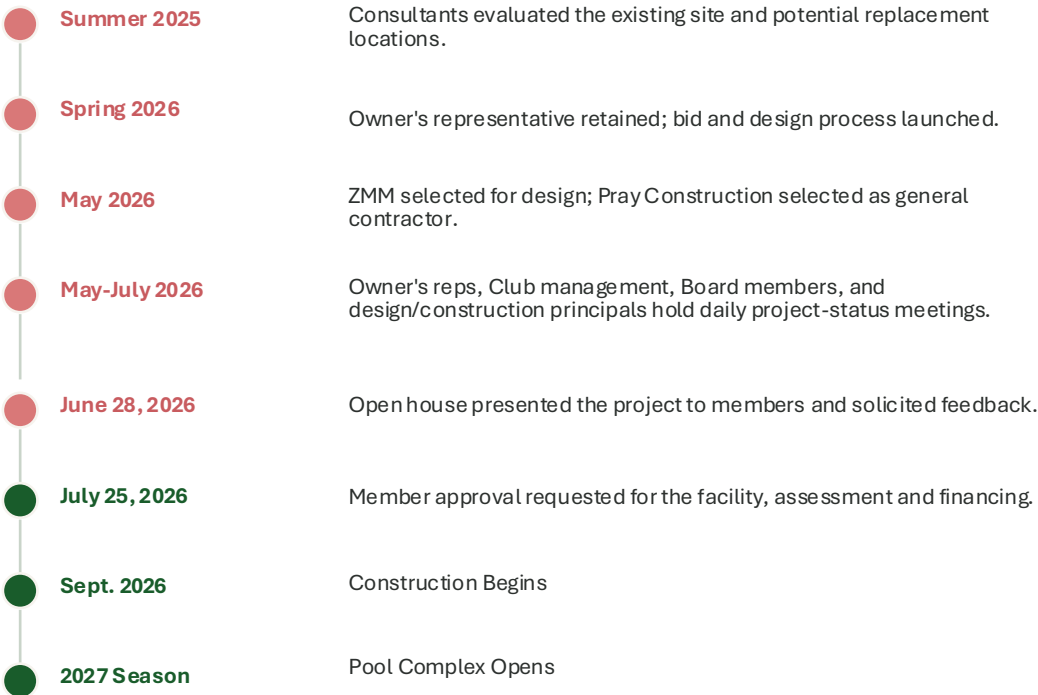
REMAINING LIFESPAN WITH
ANTICIPATED ANNUAL COSTS OVER
REGULAR MAINTAINANCE

Indefinite repairs do not solve the larger problems:

- “Berry Patch” must be replaced
- No accessible pool entry or modern ADA access
- Dated, undersized locker rooms and restrooms
- Inadequate kitchen and arrival experience
- No green space or flexible event area
- Leaks that cannot be easily repaired (adding \$10,000+ per month in utility costs)

AN 18-MONTH DELIBERATE PROCESS

Over the past year and half, the Board has consulted experts, solicited membership input, refined design options, and developed a financing structure that supports the project while limiting permanent debt.



A Resort Experience for Every Generation

A modern pool and recreation complex designed to make Berry Hills a place members want to spend the whole day.



The new pool complex

~2,200 sq. ft.

RESORT-STYLE POOL

~20% more

RECREATIONAL SWIMMING AREA v. EXISTING POOL

~20% more

DECK SEATING CAPACITY

New Greenspace & Outdoor Dining

Sun shelf

A 9-inch sun shelf for in-water lounging.

Swim & play

Resort slide, multiple swim lanes and a 5-foot maximum depth.

Children's splash area

Toddler splash zone with bubblers, separated from deeper water.

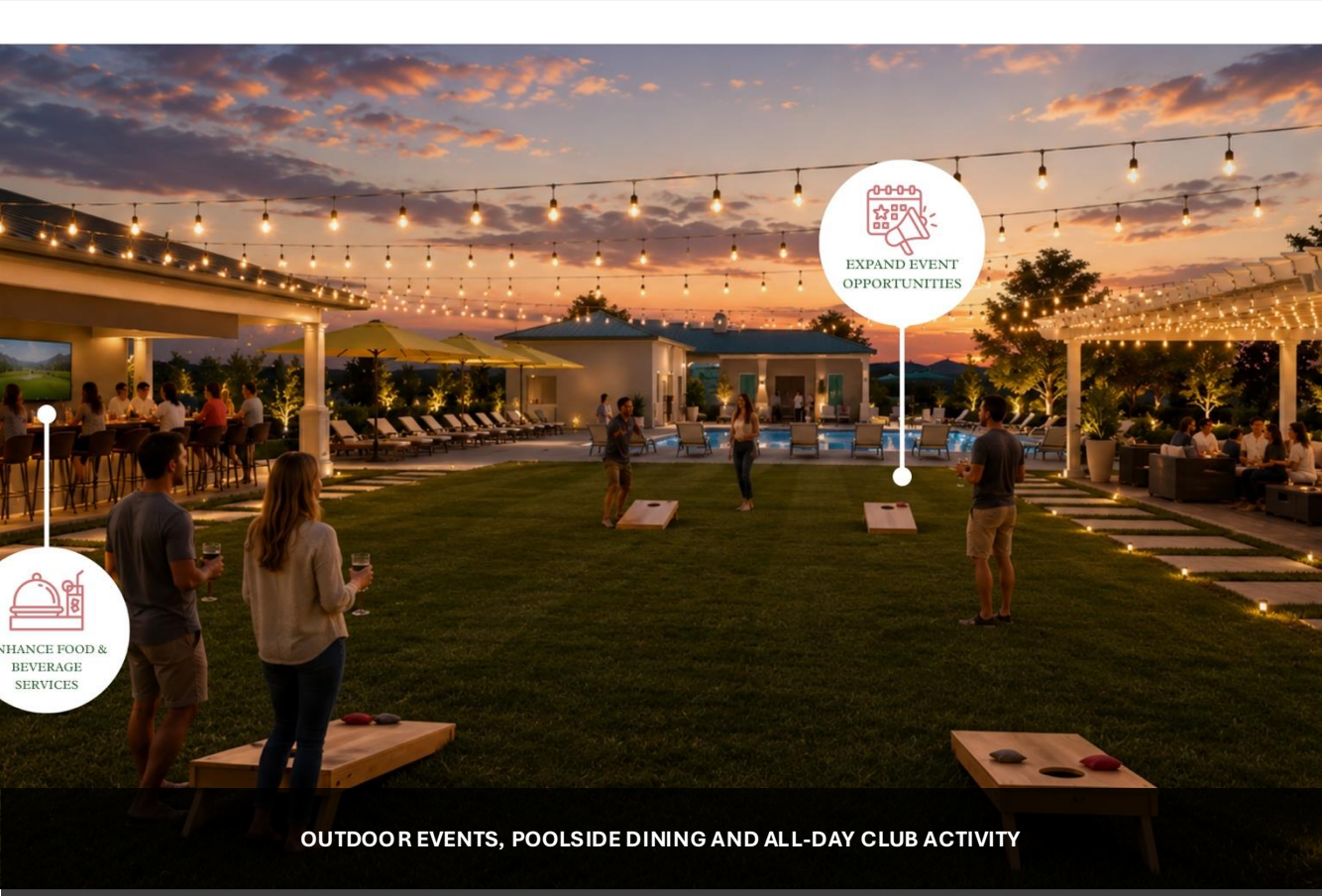
Shaded comfort

Shaded pavilion and dining tables adjacent to the kitchen.

Designed to serve families, golfers, social members and Club events - not simply to replace a swimming pool.

A Member Destination, Not Just a Pool

The project expands dining, events, family amenities and golfer convenience while preserving the Club's classic character.



Food & Beverage

Full-service kitchen, seasonal open-air bar, expanded dining options and better everyday service.

Events & Family Activities

Approximately 2,850 sq. ft. recreation lawn, overhead string lighting, lawn games and event flexibility.

Member Amenities

Spacious locker rooms, family restroom, private Mother's Nook, accessible showers and resort-level finishes.

Golf Integration

Fully staffed halfway-house, dedicated cart access and safety measures that complement the golf experience.

This is the next chapter of the Berry Hills experience.

Invest Now. Borrow Less.

Member participation and bank financing work together to reduce long-term debt and interest expense.

\$3.9 Million

APPROXIMATE PROJECT BUDGET

\$1.5M - \$1.612M

ASSESSMENT RANGE BASED ON PAYMENT OPTION

~\$2.2 Million

NEW LONG-TERM DEBT

How the financing plan works

- 1

Member Investment

The assessment demonstrates member commitment; reduces the amount the Club must borrow; and is expected to save more than \$1 million in interest over the life of the financing. Some expenses paid from existing operating budget.
- 2

Construction-to-Permanent Loan

The total long-term loan facility is expected to be approximately \$3.3 million, including refinancing approximately \$1.1 million of existing Club debt. The new long-term debt is approximately \$2.2 million.
- 3

Temporary Bridge for Assessment Revenue

A short-term bridge loan of up to \$1.5 million will cover assessment revenue, will be secured by assessment receivables, and will be repaid by assessment receipts within two years. It will not become permanent debt.

Assessment options

OPTION 1

One-time payment

Members may pay the assessment upfront, reducing the Club's bridge-financing needs and interest expense.

OPTION 2

Pay over 24 months

Members may elect to pay an assessment over 24 months, increasing the total payment by 7.5%

Proposed Assessment Options

Members may pay a one-time assessment or choose a 24-month deferred assessment option.

Assessment by membership category

Category	One-Time	Monthly × 24	Deferred Total
Full Family	\$3,500	\$156.77	\$3,762.50
Single	\$2,000	\$89.58	\$2,150.00
Intermediate	\$2,700	\$120.94	\$2,902.50
Junior-Intermediate	\$1,900	\$85.10	\$2,042.50
Junior	\$1,900	\$85.10	\$2,042.50
Social 40+	\$3,500	\$156.77	\$3,762.50
Social Intermediate	\$2,700	\$120.94	\$2,902.50
Social Jr./Inter.	\$1,900	\$85.10	\$2,042.50
Social Junior	\$1,900	\$85.10	\$2,042.50
Non-Resident	\$1,000	\$44.79	\$1,075.00

Total proposed assessment range: \$1,499,200 if all members pay upfront to \$1,611,640 if all members choose the deferred option.

Assessment Notes

- Military members will be assessed according to their appropriate regular membership category by age.
- All new members will be subject to the assessment for a period of at least two years.
- Assessment receipts above \$1.5 million will be dedicated to golf-course improvements.

July 25 Member Vote

Members will be asked to approve:

1. Pool Complex Relocation
2. Proposed Assessment
3. Pool Financing