

**Canyon Lake POA Long Range Planning Committee  
31512 Railroad Canyon Rd., Canyon Lake, CA 92587**

26 June 2009

Canyon Lake POA Board of Directors  
31512 Railroad Canyon Rd.  
Canyon Lake, CA 92587

Subject: Annual Report 2008/09

Attachment: LRPC Project's Priority 5.1.09 for BOD

Dear POA Directors:

The attachment to this report has been refined to include the most recent information and is noted in the comment section for each project. That should be sufficient for an annual report; however, the events surrounding a couple of projects need further comment and are presented below for POA Board members' information and future consideration.

This has been a frustrating year for the Long Range Planning Committee (from here forward referred to as LRPC) as it has been for many organizations and individuals dealing with financial frugality necessitated by an economy down-turn.

The LRPC has a list of community projects that are prioritized periodically. Many of these projects were requested by various Canyon Lake POA Committees but some have captured the attention of the LRPC as a result of community needs at a specific time.

The Lodge Bar Expansion was one of those community needs projects and has been at the top of the project list for over two years. There was and still is a need to increase patronage at the Lodge and the expansion was to provide a more relaxed atmosphere for a increased gathering of patrons that could enjoy a less expensive meal perhaps similar to the Country Club while hoisting a draft beer (money maker) or two. The related Lodge Patio Expansion would enhance the summer evening casual atmosphere and provided more shade below the patio deck for "Taco Tuesday" enthusiasts.

We approached the Lodge Bar Expansion with fiscal prudence. We had plans drawn at no-charge by LRPC member Bill Maxwell. These plans were approved by the Canyon Lake City Planning Department and the Health Department. We wanted to establish the project as 'in-house' by selecting a General Contractor with an excellent reputation within Canyon Lake to work with our POA Operations Manager. Originally this seemed to meet the approval of the POA Board but later fell out of favor because of complaints

that we did not solicit three (3) General Contractor bids. (It should be noted the 'General' would have been required to receive three bids from each sub-contractor.) We were in the process of soliciting three General Contractor bids when the POA financial situation brought that to a halt.

With a good chunk of the 2009/10 Community Facilities Development Fund earmarked for current projects of necessity, the LRPC has selected a possible cost saving Gate Entry Program as its top priority. However, we of the LRPC believe that establishing a functional efficient Lodge with an appealing atmosphere should be the POA Board's near future top priority. The community does not want to see the restaurant and bar components of that beautiful Lodge in its beautiful setting being set aside to waste. It needs to come alive! We stand by to assist in any physical or procedural project needed to accomplish this task.

We plan to get the Community Patrol Committee involved in examining the cost effectiveness of a gate entry system. It would also be good if they were invited to the presentations being scheduled for reputable companies specializing in gate entry systems that fit the community's needs.

The LRPC personnel consist of people experienced in design, construction and management. We are in place to serve the POA Board at your discretion.

Thanks for you attention to this Annual Report.

Sincerely,

*Art Zasio*

Art Zasio  
LRPC Chairperson

cc: Standard attendees – LRPC meetings