

U-CLUB NEWS



Rogue River Valley University Club

September — October 2020

From Your Board



Following our August 6 Annual Meeting, your Board has pursued the issues which Members directed us to explore.

Recognizing issues presented by Covid and the Club's declining Membership, Members unanimously directed the Board to:

- explore issues involved in retaining ownership of our building,
- sale of the building,
- sale of the building and relocation of Club's operations to newly leased quarters.

Three Board committees were appointed to explore these three paths and they reported their findings to the full Board on September 17. You will find details of their reports on page 2.

None of the options contemplate returning to operations which include employment of resident staff. While Jason and Lori have been extremely important to us all, continuing their employment does not appear feasible from either their standpoint or our own. The Board remains open to exploring some lesser future relationships with them, however.

At its September 17 meeting the Board took action regarding our current financial standing. **IN THE EVENT THE BUILDING IS SOLD**, the Board determined that all Members in good standing on the date of any building sale will receive a cash reimbursement for their \$80 monthly payments from April 1, 2020 through the date of such sale (those reimbursements to be made from sale proceeds).

We will continue to keep you advised of new developments and invite your questions/comments which you can share with president Ron Kramer at ron@ronaldkramer.com.

**This
Newsletter is
being issued
as a combined
September —
October issue**

In This Issue

- [September 17 Board meeting actions](#)
- [Reports from Board Committees concerning retention/sale of our building vs. leasing of new quarters](#)

SPECIAL COMMITTEE REPORTS TO THE FULL BOARD

NOTES

- These scenarios all contemplate meals being provided on a catered basis (rather than in-house) and would end Club meal minimums.
- All scenarios contemplate the need to hire a bartender for bar operation (costs not included at this point because hours are not decided).
- All scenarios have been based upon our current number of Members. Decline or increase in memberships would obviously affect their financial modeling.

Keep the Building Committee:

- Monthly Club House assessment would be raised from \$45 to \$50 while monthly dues would remain at \$35. Members fixed monthly obligation would therefore be \$85.
- Annual losses would be approximately \$3,000 which would have to be funded with an assessment (or increases in the Monthly costs shown above).
- While it was not part of this committee's report, the board additionally discussed the possibility of significantly remodeling the main floor dining room and the building's exterior signage, with the idea that such steps could make the building and the Club would more successfully engage new (particularly younger) members. The source for funding such remodeling was not identified.

Sell the Building Committee:

- We appear to have several willing/qualified buyers.
- A commercial realtor would recommend listing the building at \$410,000. The building mortgage is currently \$103,000.
- The Club could also sell the building on a 30-year contract and receive annual income of approximately \$18,000.

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- Upon sale of the building the Board would determine the best use of the net sale proceeds beyond reimbursements to Members for payments made on and after April 1, 2020.

Lease New Quarters Committee:

The committee looked at several suitable properties.

- All were in the 5,000 sq. ft. range, all one the same floor) which would easily allow effective social distancing (and a return to operations) during the Covid pandemic. Our Club House is approximately 3,600 sq. ft., split between two floors, by comparison.
- Lease costs for all properties reviewed were approximately \$1/sq. ft. per year, triple net. This option is by far the most expensive costing approximately \$68,000/year. The cost of such increased operating expenses could be funded from Club funds realized from the sale of the Club House in anticipation of successful recruitment of new Members.
- This option has the advantage of being able to create more discretely “zoned” spaces (perceived to be more congenial for younger members and women) while allowing larger functions (private parties, etc.) than can be accommodated in our Club house.
- One location reviewed would have a commercial restaurant on premises making catered meals a more efficient process for all.
- One location reviewed holds the option of occasional uses of a much larger space for large special events of either Club or its Members.

Board Discussion of these Reports:

- The Board adopted a resolution, in the event it was decided to sell the building, under which it would reimburse Members in Good Standing as of the date of such sale, for monthly Club payments made from April 1, 2020 through to the date of sale.
- The Board took no action in terms of adopting any of these three scenarios deciding, instead, to circulate the substance of these three reports to Members and subsequently solicit Members’ advice.
- The Board decided to take prudent steps to further limit current monthly expenses by further mothballing certain aspects of our building.

The Board has regretfully accepted the resignations of Sue Kupillas and Jerry Barrett



"Let us remember that the University Club has been here since 1910. The culture of the Club may need to change with the times but the tradition and fellowship needs to carry on for future generations."

— President Jack Salter
August 2002

Many Members have previously provided for the Club's future in their estate plans and their generosity has helped create the experience you enjoy here.

Please consider helping to strengthen the Club's future by securing a bequest invitation form from [Jerry Jacobson](#) at 541-773-2727. Your bequest can be made to either the Club or the RRVUC Foundation's Scholarship Fund or its Historic Building Preservation Fund.

MEMBERSHIP

Do You Know Someone Who Would Like to Join the Club?

A Personal Membership Application can be
downloaded at:

[Personal Member Application](#)

Rogue River Valley University Club

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Contact Us

Give us a call for more information about our services and products

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