



**Annual
Member
Meeting**
—
**Monday
May 17**

Spring - a time for renewal

We know you're wondering what's going on? So we'll try fill in the "big picture" items and then toss a whole bunch questions your way inviting your thinking.

First, for reasons which are entirely unclear to us, the owners of the Elks Building seem to have disappeared. They have been unresponsive since mid-February. As a result, we're not sure what's happening with that building, but it seems that we can no longer reasonably anticipate tenancy there.

Survey responses currently indicate that about 75% of our Members are now willing to reconvene OUTDOORS and 50% INDOORS. We have resumed Centennial pation lunches on Mondays and Fridays in response to the former and we are considering the latter.

Please see the article on Page 2 for a discussion of re-suming Club activities in our Club House.

Please note the Annual Meeting is scheduled for May 17 where these matters will be discussed in person.

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Re-open the Club? - Issues at Hand

With the pandemic abating and the majority of our Members having received vaccinations, your Board is considering the issues involved in re-opening the Club.



The Board is disinclined to re-establish meal minimums. The Board's sense is that Members who have lunch at the Club should pay only for meals actually taken.

Without meal minimums it is financially impractical to employ an in-house chef like Jason and a regular hostess like Lori. Dues at the minimal level we have been charging in recent months cover our fixed costs on the building but leave no funds for staff.

Given the above, should we begin serving lunches on a limited basis (perhaps Mondays and Fridays)?

If so, should we:

- ⇒ use a caterer to provide meals which would have to be ordered somewhat in advance (how would a meal reservation system work?)
- ⇒ try make arrangements for a suitable food truck to park outside the building from which Members could order meals

Should we reopen the building for Members general use (including private meetings)?

Given the above matters, how might we handle opening and closing the building, clean-up after meals or other Members uses and general “eyes on” security/ oversight of the building?

What Member monthly dues level for the above would be reasonable for Members and provide sufficient funds for Club operation?

Your board will consider these matters at its April meeting and its preliminary findings on these topics will be discussed at the Club's Annual Meeting on May 17 at RoxyAnn Winery.

Selling our Building and Lease Back Our Use

The Board remains of the opinion that we should go forward with our plan to sell the building and achieve debt-free status. Funds from a sale would be used to retire outstanding obligations (including repaying dues payments made since April 1, 2020) and various improvements to the Club House which might help attract new Members.

The Board is exploring leasing the upstairs for commercial professional uses.

The Board would prefer to sell the building to one (or more) of our Members before listing with a commercial realtor.

Would You Like to Be Our Landlord?

Our Building: a Broker Opinion of Value set our building's value at \$420,000

If Purchased by a Member for \$400,000, with the second floor rented by the landlord for professional office space with the Club renting the first floor, a total rent \$36,000 plus taxes and insurance for both floors, would make such a purchase a decent investment for one (or a group) of our Members in the opinion of our Board members. The Club's first floor rent would equate to between \$30 and \$40 per month per Club Member.

Selling the building to a Member seems more comfortable and cost-effective to your Board than listing with a commercial realtor.



If you would like to consider being the Club's landlord
please reach out to Peter Sage,
peter.w.sage@gmail.com or (541) 261-3506



“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

Many Members have previously provided for the Club’s future in their estate plans and their generosity has helped create the experience you’ve enjoyed 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.**

Contact Us

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

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Visit us on the web at
www.rrvuclub.org

MEMBERSHIP

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

A Personal Membership Application can be

downloaded at:

[Personal Member Application](#)

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