



The Idaho Club
216 Clubhouse Way
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TheIdahoClub.com

To update our HOA members on the development activity in 3Q and 4Q of 2017, we have made significant progress on several fronts and are formulating our plans for 2018.

We have successfully appealed to the Bonner County planning department to allow us to rebuild the clubhouse in the existing location and on the existing foundation. This allows us to begin the design process in earnest and get back on schedule to begin construction in 2018. This may delay us a bit from the goal of starting in the Spring, but should only cost us a few months. We have engaged John Hendricks of Hendricks Architecture to design the clubhouse exterior and will later decide between having Hendricks also provide the interior design services or engaging a hospitality design firm for the interior.

On our second attempt to drill wells to provide water service to a majority of The Idaho Club, we were successful with our well location just North of 200, to the left just before the main entrance. We were hoping for wells that produced 200+ gallons per minute and this well tested to 440 gallons per minute. This will provide sufficient water to fully service all of the remaining development at The Idaho Club. The required redundant well will be drilled, and we hope to also have the pump equipment and pump house approved and completed, by the end of the year. This will be dependent upon several factors, including most notably weather and regulatory approvals. Regardless, it is reasonable to expect this will all be completed by Spring 2018.

As many of you may know, we completed the paving of four of the roads on Moose Mountain where many of your lots and homes are located. We will evaluate the costs to complete the remaining roads again in the Spring 2018, and will look to complete those as well, as cash flow from lot sales next year is realized.

We are working with our golf management company on certain improvements to the golf course for 2018. They are committed, and so are we, to addressing as many of the comments and concerns as are practical that we received from members and residents. Examples include plans to add new tee signs, ball washers and waste bins, wayfaring signs, range equipment and other accessories. We are also looking at ideas to soften the course to make it more playable, while

balancing the impact of such changes on the original design intent of Jack Nicklaus and his team. Hopefully such changes will make play more enjoyable for a wider range of players and skill levels.

Finally, we are planning to make a land donation to Kaniksu Land Trust for permanent conservation. We hope to donate, by year end, three parcels — two North of 200 on the hill Northwest of The Idaho Club and one larger parcel South of 200 that was previously planned for 26 estate lots. This will reduce the overall density of The Idaho Club, reduce the infrastructure requirements and future construction activity, and provide additional permanent open space. We hope to generate some good public relations and local goodwill from this by supporting an important local non-profit and its mission to protect the critical natural habitat of the wildlife in the area.

Sincerely,
Bill Haberman

