

RANCHO MIRAGE COUNTRY CLUB HOA



July 2022

President's Message *By Cliff Gibbs*

GOOD NEWS!

During the past several months Steve Downs, Bob Lucas and I have been negotiating with New Urban West on the development of the center section of Rancho Mirage Country Club. I'm delighted to report that we have signed a letter of intent regarding this development. This is an important milestone for Rancho Mirage Country Club!

First, a bit of history. Rancho Mirage Country Club HOA and the Golf Course/Greenspaces have always been two different entities. Approximately 7 years ago the Golf Course operator sold the course to Oasis Ranch. Oasis Ranch proceeded to close the course and club house and fenced off the grounds. What ensued was a court battle between RMCC HOA and Oasis Ranch. Ultimately a settlement agreement was reached whereby Oasis Ranch was allowed to develop and market a center portion of the property and Oasis Ranch agreed to deed back to RMCC HOA the exterior golf course and a portion of the interior section upon completion of the redevelopment. A secondary settlement agreement was reached whereby Oasis Ranch agreed to a 200-foot setback from the rear lot of the interior homes along with other business points. Oasis Ranch has marketed the property for years and only recently has New Urban West showed an interest in the development.

Simultaneously to reaching a settlement agreement with Oasis Ranch, RMCC HOA was allowed to "rent back" the golf course with expense sharing elements. For the past two years RMCC HOA has operated the golf course with a \$72,000 annual payment from Oasis Ranch to offset expenses. This "rent back" may be cancelled by Oasis Ranch with notice, so our current arrangement with Oasis Ranch is not guaranteed.

This brings us to today. On June 29, 2022, on behalf of the Board of Directors, I executed a non-binding letter of Intent with New Urban West regarding the development of the inside approximately 29 acres. The letter of intent calls for the following business and economic points:

- A 180-foot setback from existing homes
- Create a landscape buffer between existing homes and new homes including desert-scape and drought tolerant plantings, low elevation landscaping to maximize views, small water features placed throughout the buffer, walking trails and retain as many mature palm trees as possible.

Continued on Page Two

Continued from Page One

- Construct new common area facilities (shared) including:
 - ◆ 5,000 sq/ft Community Center
 - ◆ 2 tennis courts (convertible to pickleball courts)
 - ◆ Kitchen and outdoor grill
 - ◆ Fitness Center, bocce ball courts, event lawns
 - ◆ Community Pool
- Remodel or construct a new Gate House on Bob Hope with enhanced water features.
- On or by June 30, 2026, the developer/Oasis Ranch shall pay RMCC HOA up to \$690,000 cash as follows:
 - ◆ \$300,000 cash on/by June 30, 2026.
 - ◆ Up to \$150,000 additional cash for each home allowed above 180 homes (at a rate of \$6,000 per home) to a maximum of \$150,000 on/by 6/30/2026.
 - ◆ Oasis Ranch to increase the monthly contribution toward Green Space by \$5,000 per month beginning July 1, 2022 until the property is transferred – potentially an additional \$240,000.
 - ◆ RMCC HOA would be able to utilize these funds as we find fit.
- Oasis Ranch will convey to RMCC HOA, or a to-be-determined Master HOA, prior to June 30, 2026 the entire perimeter exterior golf course (including land/walls/fountains/well/and lakes), a 4,200 sq/ft maintenance building and the RV storage lot. This is collectively about 56.8 acres of land.
- Oasis Ranch/Developer shall convey to the to-be-determined Master HOA, or as otherwise determined, the inside landscape buffer area land prior to December 31, 2026.

Conversely, we agree to:

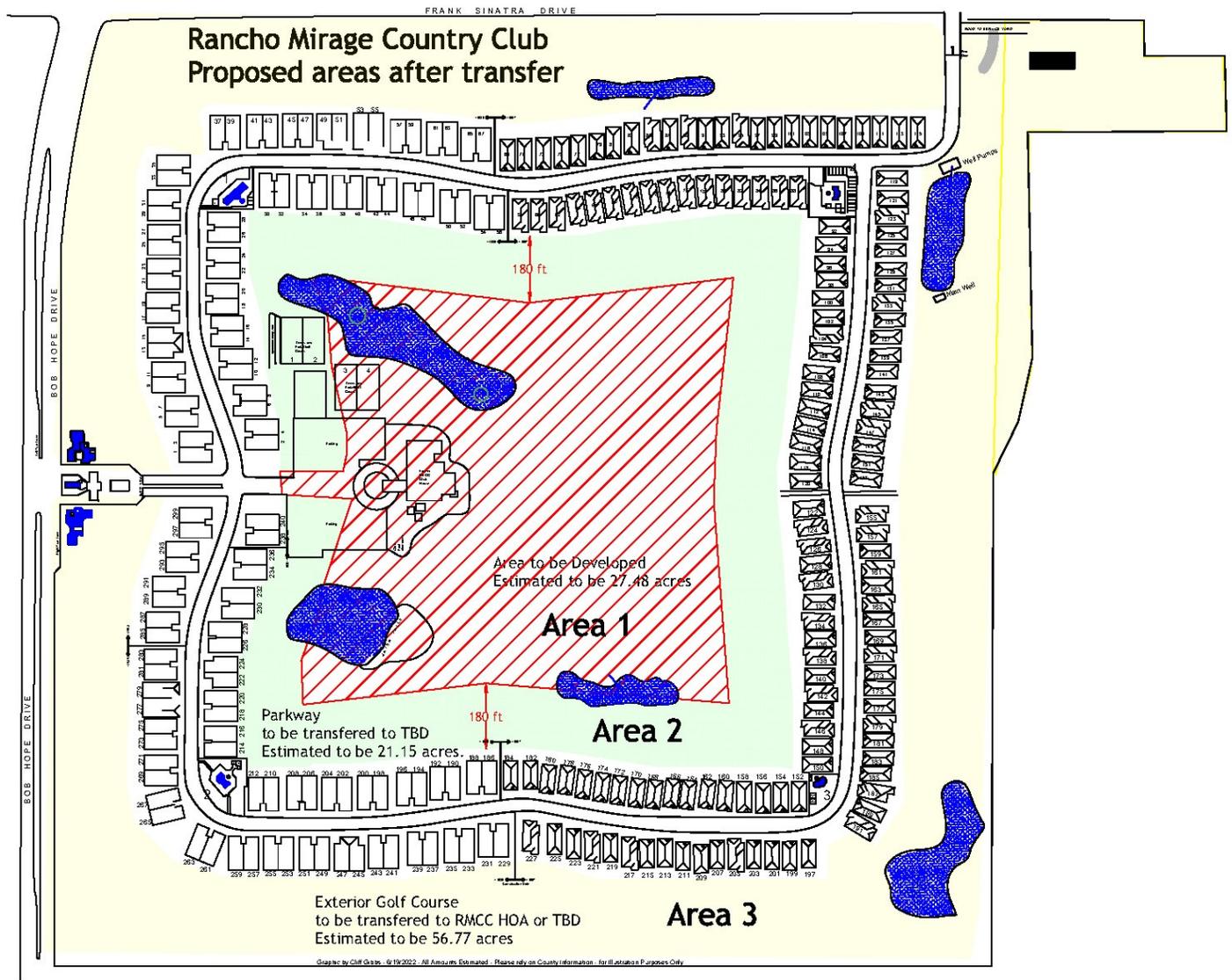
- Support the Project – up to 210 total 2 story homes – including zero lot line, streetscape, existing monumentation.
- Approve a change in the C C & R to remove a golf course only restriction on approximately 29 acres on the inside of RMCC within 90 days of acceptance.
- Approve creation of a Master HOA and Sub HOA.
- Agree to participate in the CVWD non-potable water pipeline project.

What is clearly not presented in the LOI is any mention of a hotel. That went away between the 1st and 2nd settlement agreements. Also, as you can see, any references to the long wish list of “things we want” was replaced with a cash settlement. Also take note that the original 150-foot set-back was pushed to 180 feet.

Our first Town Hall meeting will be a live meeting next **Saturday, July 23, 2022 at 10:00 AM**. The meeting will be held at the Berger Foundation Building – at Cook and Merle – 42-600 Cook Street, (Alzheimer’s Coachella Valley) Suite 134, Palm Desert, CA 92211. Please try to attend this meeting. We will hold other Zoom/smaller in-person meetings. But this will be our major kick off meeting. Our plan is to distribute a ballot measure at the end of this month (end of July 2022), with the plan that we will need the ballots back by the end of August 2022. For this to pass, we will need at least 75% of ALL HOMEOWNERS to vote in the affirmative (200 homes) to modify the C C & R to accommodate this project.

Approving this project and moving forward should permanently remove the cloud which has been over RMCC for the past several years. This is a great move forward.

PROPOSED AREAS AFTER TRANSFER



AREA 1: Approximately 27.48 acres to be developed including 180-210 2 story homes plus amenities (Community Center, pool, fitness center, etc.)

AREA 2: Approximately 21.15 acres in landscaped “buffer zone” with walking trails and desert scape

AREA 3: Approximately 56.77 acre golf course to be transferred to RMCC HOA or TBD Master HOA



Social Committee

By Anita Wardle

I would like to thank everyone who came out for the luau we had at the end of June. Everyone had a wonderful time and we had a great turn out! We had amazing Hawaiian food, Hawaiian music and a big screen TV on the lawn playing a Hawaiian movie. Everyone on the social committee worked very hard to bring this to our community and get the residents out of their homes to meet neighbors. There were quite a few people who donated things for our raffle and it was a great success, everyone loved it. We hope to continue bringing new ideas to the community to help get people together and socialize. You never know what we're going to do next so be prepared!!!!

Thanks again to all who donated, to all of my committee members, and to all who came out and participated. We look forward to our next event!

Additionally, two speakers went missing at the conclusion of the Luau. If anyone has any information as to the whereabouts of these speakers, please contact Anita directly at (951) 858-8656.

Thank You!



IMPORTANT DATES

Town Hall Meeting – New Development

July 23, 2022 10:00 AM

Location: Berger Foundation Building

42-600 Cook Street, Alzheimer's Coachella Valley Suite 134

Palm Desert, CA 92211

Board of Directors Meeting

July 28, 2022 9:00 AM

Via GoTo Meeting

Officers and Board Members

President: Cliff Gibbs

Vice President: Rob Kovacs

Secretary: Marie Mendoza

Director: Les Nelson

Director: Bob Lucas

Treasurer: TBD

RMCC Committee Volunteers

Architectural & Landscape: Chuck Cowley (Ch), Tom Brady, Rob Kovacs and Shannon Palmer

Lighting: Randy Hansen (Ch) and Rob Kovacs

Social: Anita Wardle (Ch), Claudia Denney, Linda Weiss, Lady Jeff Cutler, Marie Auger, Susie Lucas and Cameron Evans

Emergency Preparedness: Mary Willis (Ch), Faye Clerget, Anita Wardle, Marie Mendoza, Fran Chisholm and Linnette Amalfi

Rules and Regulations: Tom Brady (Ch) and Jay Clasgens

Internet/Cable: Terry Gable (Ch) and Marshia Bauman

Budget: Cliff Gibbs (Ch), Les Nelson and Jay Clasgens

Earthquake: Greg Trout (Ch) and Marty Strelecky

Access Control: Evan Charnov (Ch), Marie Mendoza, Gary Mendoza



TownSq is the community and HOA app dedicated to improving your community's organization, productivity and effectiveness. Manage your homeowners' requests & messages on-the-go. Streamline your processes and needs in one easy-to-use app.



RMCC HOA

38500 Bob Hope Drive

Rancho Mirage, CA 97720

(760) 346-1161