

BVA Clubhouse Renovation Survey

Analysis & Recommendations for the Board

Based on 159 Household Responses

Executive Summary

The survey reveals a community that values the clubhouse but is divided on the scope of renovation. The data points toward a **modest renovation approach** as the path most likely to achieve broad community support while meaningfully improving the facility.

Key Findings at a Glance:

- 36% favor modest updates; 28% favor full renovation; 17% want only if no assessment, 13% want to do nothing beyond essential repairs
- 71% would support a \$300/household assessment
- #1 priority: Bathroom renovations (77 votes), followed by interior updates (63) and deck/pool access (59)
- Primary use is gym (112 mentions) and pool access (84 mentions)

Renovation Direction Preferences

Approach	Count	Percent
Modest updates (new fixtures, same layout)	56	36%
Full renovation (multi-purpose hub)	44	28%
Only if no assessment increase	26	17%
Do nothing beyond repairs	21	13%
Other/nuanced responses	10	6%

Current Usage Patterns

Understanding how residents currently use the clubhouse is essential for prioritizing improvements that will deliver the most value.

Usage Frequency

Frequency	Count	Percent
A few times per season	76	48%
2-3 times per month	23	14%
Never	20	13%
Weekly or more	20	13%
Monthly / BVA events only	17	11%

Insight: Most residents are light users, visiting primarily during ski and pool seasons. The 20 weekly+ users represent a core constituency whose needs should be weighted, but improvements should benefit the broader seasonal user base.

How Residents Use the Clubhouse

Use Case	Mentions
Fitness/gym access	112
Pool access/changing	84
Children's play and activities	25
Don't use the clubhouse	21
Quiet work or reading space	14

Insight: The gym is the clear driver of clubhouse visits. Pool-related amenities (changing, bathrooms, outdoor access) are the second major use case. This suggests bathroom and deck/pool improvements will have high ROI.

Feature Priorities

Rated Feature Importance (1-5 Scale)

Feature	Avg Rating	% High Priority
Updated bathrooms	3.16	46%
Gaming area	2.91	34%
Flexible event space	2.76	36%
Enhanced lighting	2.68	28%
Adult lounge/social space	2.66	30%
Outdoor grilling area	2.60	31%
Expanded deck/patio	2.55	29%
Children's play area	2.52	29%
Security features	2.49	26%
Outdoor shower	2.21	20%
Updated kitchen	2.10	17%
Meeting room space	2.07	17%

Budget-Constrained Priorities (Select Top 3)

When forced to choose, residents selected:

Priority	Votes
Bathroom renovations	77
Interior flooring, paint, and finishes	63
Deck expansion and pool access	59
Outdoor lighting (sled hill and drive)	58
Outdoor shower	39
Landscaping improvements	33
Security systems	24

Budget Tolerance

Assessment Level	Count	Cumulative %
\$0 (no assessment)	41	28% opposed
\$150	1	72% willing
\$300	44	71% willing
\$500	33	40% willing
\$750	6	21% willing
\$1,000+	25	17% willing

Median willingness: \$300 | Average willingness: \$380

Rental & Revenue Considerations

Interest in Rentals

Personal interest in renting for family events:

56% said No or Probably Not | 26% said Yes, possibly or Yes, definitely | 17% Unsure

Support for larger event rentals (weddings, etc.):

46% support with restrictions | 25% strongly support | 32% do not support

Support for local meetings/ski groups:

49% support or strongly support | 31% neutral | 20% do not support

Revenue Allocation Priorities

If rental revenue were generated, residents ranked these uses:

Use of Revenue	Avg Rank	#1 Votes
Reduce BVA assessments	2.53 (best)	48
Support community events	2.55	34
Fund ongoing maintenance	2.75	30
Invest in additional amenities	2.78	23

The Pirate Ship

No opinion: 46 | Keep as-is: 34 | Update/renovate: 30 | Remove for different outdoor space: 25 | Replace with other playground equipment: 20

Insight: With the largest single response being "no opinion" and preferences otherwise split, further discussion of the pirate ship is warranted.

Survey Summary

Based on the survey data:

1. The renovation commands majority support

64% favor modest or full renovation, 71% willing to pay \$300

2. The board should address the following top priorities

bathrooms, interior finishes, pool deck access

3. The renovation should preserve what residents love

gym, pool access, cozy atmosphere, fireplace

4. Avoid divisive revenue-generating investments

large event rentals have mixed support

This analysis is based on 159 survey responses collected January 2026.