2018 Questions via Proxy & Meeting

1. **Who owns the land?** Members own the land that the houses are on. Omni Barton Creek Resort own the land that their 3 homes sit on and 9 vacant lots.
2. **Why are ownerships not selling? Financial advisors advice against? Reality sale price = $20-35,000 add ownership resale is double that? Affiliate days limited to 7? Other realtors don’t stay long; poor feedback; etc.? Can the marketing/resale committee design a more appropriate sign for the entrance to The Owners Club than “For Sale” i.e. Investment opportunities, timeshares available, fractional ownerships.** In 2017 there were 20 interests sold so they are selling just not at a high price. We believe the declining price is due to members who want to sell their interest quickly and at whatever price they can get. We also believe that listing them with a reality company is hurting the price. These are a few reasons why we are creating a new resale program.
3. **What does the Board or others believe is the cause for such a dramatic decline? Austin is a destination city. Would it make sense to consider a rental program with The Owners Club receiving a portion of the rentals? This could conflict with OMNI and not be allowed. Thank you for your efforts.** We believe the declining price is due to members who want to sell their interest quickly and at whatever price they can get. Renting our homes would not be in our best interest because we could possibly lose our member privileges with the Resort.
4. **What are the “marketing efforts” to be used by Owners Club in selling available fractional ownership interests?** Our marketing efforts will include online marketing and possibly some print marketing.
5. **Would we entertain an offer for Omni to buy our property and homes? If not, what is the end-game for our Owners Club property? Our children don’t want and can’t afford these homes after we die. Are we thinking beyond simply resale of fractional ownership interests? Thank You!** Yes, the board has actually discussed all these questions and currently don’t have an answer either. We will continue to investigate all the possibilities for the club and membership as it pertains to the future.
6. **Can a grab bar be put on wall next to toilet for those with hip issues? Maybe in master bathroom on ground floor?** The Board will review and discuss at the first meeting in 2018.
7. **The grounds outside the homes are sub-par for a property such as ours. Any plans to improve/upgrade our landscaping and maintenance?** The Board will review and discuss at the first meeting in 2018.
8. **Get a 4th barstool in each home. Move TV to above fireplace for better viewing.** The Board will review and discuss at the first meeting in 2018.
9. **When will we uplift the cart path only regulation?** No sooner than March 31, 2018.
10. **When will the Fazio Foothills re-open?** Approximately 4 weeks after growing season.
11. **When will the construction on the Resort be completed?** April 16, 2019 however, the hotel will have a grand re-opening on May 1, 2019.
12. **Do you for see the relationship with the Owners Club continuing after the re-opening?** Absolutely, they understand the amount of money members and their guests spend at the hotel and enjoy the relationship.
13. **As a member of the Owners Club, how do we find out about the discounts we receive at Omni properties?** Signing up for Omni Select Guest frequent stay program is step one. As a member of The Owners Club at Barton Creek you will receive a Platinum status that will give you benefits when staying at Omni properties. Please look for this program to be sent to all members in the upcoming weeks.
14. **Will members get a discount at Bob’s Steak and Chop House?** No, that will be the only new restaurant on property that you will not receive member discounts.
15. **Can we get hangers that aren’t attached to the rods in homes?** The Board will review and discuss cost at the first meeting in 2018.