

BACKGROUND OF THE SQUASH PROJECT

The purpose of this meeting today is to establish the financial and administrative arrangements that will govern the construction and use of the squash facilities.

Just to go over the history, it first started about 2 1/2 years ago when the Executive of the Club proposed the idea and the Club members authorized the Executive at the 1975 annual meeting to investigate the possibilities of converting the Club to year round use by building squash courts.

The Club Executive checked out the idea, concluded it would be feasible and a proposal was passed over a year ago to proceed at the 1976 annual meeting. As the more detailed plans were finalized last August, the Club reconfirmed the Squash Project at its 1977 annual meeting.

The Cascades Club Inc. & the Squash Players

Before going into those details lets take a brief look at the Cascades Club and the people involved.

The Cascades Club is of course a private club established in 1932 for the purpose, according to its charter, of fostering social and athletic activities among its members. To be a member, according to the bylaws, you must join the Club and pay the Club Dues.

There are two types of members: the Active Members who may vote at the annual meetings and Associate Members who get no vote. Although the bylaw is not precise, it would appear that the Associate Membership was designed to make it possible for people who live outside the immediate community radius to join. The bylaws also provide that the President and Vice-President must live within a three mile radius of the Club House. But this is not a condition for membership in the Club. Over the years, the Club has welcomed members from Chelsea to Wakefield and even a few from Ottawa.

The Squash Players

The individuals who have agreed to become squash subscribers are for the most part local residents who have been Active Members of the Cascades Club. Of the 51 individuals who have subscribed for squash, 30 were already members of the Cascades Club and a further 8 are local residents who are eligible for Active Membership and have indicated a desire to join the Cascades Club. This leaves a balance of 13 individuals who live outside of the immediate community, coming from Masham/Wakefield/Chelsea. It is proposed that these 13 charter squash subscribers be permitted to become Active Members of the Cascades Club.

The additional squash subscriptions to be obtained, in order to round out the financing, will also be from the local community, but again there may be a sprinkling of individuals who live outside of the immediate local community who would be permitted to join as Active Members if they subscribe to squash before July 1, 1978. Squash Players living outside the local community who subscribe after July 1, 1978 would become non-voting Associate Members of the Cascade Club.

In any event it is clear that the squash players are by a large majority from the local community and are already members of the Cascades Club. For this reason the Squash Project represents a vigorous advance in the activities of the Club provided mainly by the existing membership but supplemented by a few additional members from the local community with some of the people from Masham/Wakefield/Chelsea.

Conclusions

The Squash Project provides the Cascades Club and all its members with year round facilities on a basis that is free of risk and expense to the Club because the squash subscribers take on these financial costs themselves. Putting the Cascades Club on a year round basis should provide it with increased vigor and activity and give the Club a basis upon which to activate other long discussed projects.

SUMMARY OF THE PROPOSED BYLAW
THE SQUASH PROJECT & ITS BENEFITS TO THE CASCADES CLUB

The Cascades Club has agreed that a group of Cascades Club members will build at their own expense the following facilities:

Septic System and Related Plumbing
Mens & Womens Toilet Facilities
2 Meetings Rooms
2 Squash Courts
Changing Rooms & Showers

Costs and Where the Money Comes From

These facilities are estimated to cost approximately \$30,000. This estimate has been approved by two contractors and an architect and is based upon the squash members doing a substantial part of the work themselves. These Cascade Club members referred to above have already raised almost \$18,000.00. which has been deposited in the Bank and the construction as you can see has already commenced. The additional balance of roughly \$12,000.00. will come from additional memberships which will be readily forthcoming as construction brings the facilities closer to reality.

If however the required new members do not come forward, then a group of the squash players have agreed to put up the further funds, if necessary, in addition to the monies they have already provided.

Who Uses What

Since the squash playing members of the Club are providing the squash courts and changing facilities, the use of these facilities will generally be reserved for their use.

However the squash players have agreed to develop a squash learners program so that any member of the Club can see whether he likes the game. Any Cascades Club member can for a fee become a squash player, subject to court capacity. It should also be noted that only Cascades members can become squash players.

It is recognized that the squash facilities will be situated on Club land which of course belongs to all the Cascades Club members, including those who have not decided to take up squash. Therefore the squash playing members, in return for the use of the plot of land upon which the courts will be situated, will provide to the Club, at their expense, certain additional facilities, which will be available for the free use of all members of the Cascades Club. These additional facilities will consist of the following:

Septic System & Related Plumbing
Mens & Womens Toilet Facilities
2 Meeting Rooms

The facilities will effectively convert the Cascades Club into a year round operation, available for all the Club members. The value of these additional facilities is estimated at more than \$10,000.00.

Thus the squash playing members of the Cascades Club, in exchange for the use of a 45 x 55 foot piece of land, upon which the squash facilities will be constructed, are providing the Club as a whole with year round facilities with a value of more than \$10,000. These will be available for all members. It should be noted that all the facilities including the squash courts will be the property of the Cascades Club.

In addition to providing the Club with these year round facilities, the squash playing members of the Cascades Club will actively participate in conjunction with all the Cascades members, in efforts to winterize the existing Club House. It is hoped that we can all get behind this.

No Financial Risk or Cost to the Club

It should be noted that the squash project imposes no financial risk or expense upon the Cascades Club.

First, the cost of construction is the exclusive responsibility of the squash players and they have already raised the bulk of the required money and have committed to provide the balance either themselves or through additional squash subscriptions. In order to ensure this, it is specifically provided that the Cascades Club will not be jeopardized because it will be forbidden from borrowing any loans in connection with the squash project.

Second, with respect to the operation of the squash facilities after they have been built, it is provided that all expenses related to squash, including increases in taxes, insurance, electricity, etc. will be the exclusive responsibility of the squash playing members, through annual dues from players who have not taken long term memberships. Annual statements will be presented to the overall Club membership to ensure that this is done.

Conclusion

In this way, the Cascades Club obtains year round facilities in exchange for the use of a plot of land, on a basis that is free of risk and expense, because the squash players take on these financial costs themselves. Putting the Cascades Club on a year round basis should provide it with more vigor and activity and give the Club a basis upon which to activate other long discussed projects such as tennis courts, volley-ball, etc.