



6861 Via Campestre Las Cruces, NM 88007 Phone: (575) 523-8641

## **NEW PHCC OPTIONAL TRANSFERABLE MEMBERSHIP PLANS**

### **Social Family ("SFT") 2020 Membership**

#### **INTRODUCTION**

Spirit Golf Management, LLC (SGM), owned by Todd Barranger and Richard Holcomb, has closed on the purchase of Picacho Hills Country Club (PHCC) from Organ View Properties, LLC (OVP). As part of this purchase agreement, **SGM agreed with OVP to continue providing membership privileges to all existing classifications of PHCC memberships that are in good standing when SGM assumed ownership of PHCC. In addition, SGM intends to continue offering the existing basic membership programs to existing and potential new members.**

SGM now offers existing and future members an optional **TRANSFERABLE MEMBERSHIP** offering that can be sold by the member later if the member is in good standing with the club at the time of the membership sale and transfer. Specific terms and conditions will be included in the membership agreement and are detailed below. **The new transferable memberships will require an INITIATION FEE as detailed below.**

#### **MISSION STATEMENT & PLEDGE**

The PHCC property needs considerable improvements. The current SGM business plan allows for limited improvements in 2020, but SGM has already exceeded planned improvement expenditures, which include the liquor license, bar/restaurant renovations and bar/restaurant furniture.

All initiation fees received in 2019 have been deposited in a PHCC capital projects escrow account that only releases funds for PHCC capital projects. The funds will be applied to the 2020 planned improvement expenditures to date.

**Basic PHCC Improvement Spending** from initiation fees raised in 2019 were prioritized as follows: First \$800K to be spent on the PHCC clubhouse for essential improvements, **including a new full-service liquor license and furniture, fixtures and equipment (FF&E) replacement.** The second \$500K raised is to be spent on **golf maintenance facility improvements.**



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## MEMBERSHIP DEPOSIT

**Please make your Pre-Membership deposits at the club or at the title company shown below.**

The Membership Initiation Fee (Earnest Money Deposit) paid by the Membership Applicant ("Applicant") shall be held in escrow by Southwestern Abstract & Title Company ("ESCROW AGENT") in an interest-bearing account. In the event this Agreement is not terminated by the Applicant after reviewing the final membership agreement on or before the end of the Evaluation Period between Southwest Golf Management, LLC (Club Buyer) and Organ View Properties, LLC (Club Seller) in accordance with the provisions herein, the Earnest Money Deposit and the interest earned thereon shall, subject to the terms and provisions of this Agreement and in the event this Agreement is terminated by Club Buyer prior to the expiration of the Evaluation Period, be refunded to Applicant.



### GRICEL R. CHAVEZ

**President / Escrow Officer**

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1125 South Main Street  
Las Cruces, NM 88005

## New Transferable Social Family ("SFT") Membership

**Monthly Club Dues: \$50      Quarterly F&B Minimum: \$0**

**INITIATION FEE:** A transferable and sellable NON-EQUITY Social Family (SFT) Membership with an initiation fee of **\$1,000**.

**FAMILY MEMBERSHIP:** This SFT membership is a family membership for married couples or couples living together at one residence and it allows the member, their spouse or significant other and any children living full time at home under the age of 23 to have PHCC clubhouse membership privileges.

**FACILITY ACCESS:** New Members who make the initiation fee deposit with the escrow company prior to the SGM closing date for the club purchase may start using the PHCC facilities as a temporary Family Social Member and pay normal monthly golf club fees until their new Transferable membership documents are issued when SGM completes the purchase of PHCC.

**GOLF ACCESS:** SFT members will have discounted and limited access to golf and some restrictions will apply. Golf access will be at a lower fee than is charged to guests, and access will be limited to eight (8) times during the calendar year and no more than once a month during peak season (Mar – Sep).

**MONTHLY FEES:** The SFT member will receive a monthly club fee structure equal to the current 2019 membership monthly fee structure for four (4) years if the member stays current with their monthly PHCC payment obligations throughout the four-year period.

**CLUB CHARGING:** The SFT membership allows the SFT member charging privileges at the club if the SFT member provides and approves a credit card to be charged monthly for their club obligations. If the SFT member becomes more than 20 days delinquent on their payment obligations to the Club due to any reason, they will receive a notice and warning and then, after any subsequent delinquency of more than 20 days, that SFT member will agree to allow their minimum monthly fee structure to convert to the current 2019 fees being charged other SFT members.



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**PHCC STATEMENTS:** The SFT monthly dues structure is based on the member agreeing to electronic billing for their monthly statements. If the SFT member requires monthly statements prepared and delivered by mail, then PHCC will require an administrative charge of \$15 per month. If the member does not want electronic billing and instead would like to pick up their monthly billing statement at the club, that service would not require an administrative fee, but the member would agree to allow automatic credit card payments for their monthly billing.

**CONVERSION:** SFT members may convert and upgrade this membership to a Transferable Family or Individual Golf or Corporate Golf membership within the first three (3) years and their previously-paid SFT initiation fee will be credited toward the selected and current Transferable Golf membership initiation fee and their monthly fee structure would be the same as the existing category of golf membership selected. All the same rights and privileges of the Transferable Golf membership would apply to this conversion.

**TRANSFERABILITY:** The SFT member may sell this membership in the future to any potential new member approved by PHCC for membership at any price they like. If the membership is sold during the initial four-year membership period, then that new member would receive the benefit of that fee structure until the end of the initial four-year fee period. If the membership is sold by the SFT member after the initial four-year membership period, the new member would receive the same fee structure for the same type of "Initiation Fee" membership being offered to other SFT members.

**TRANSFER FEE:** Any SFT member who sells their membership to a new prospective member who is approved by PHCC for membership will agree to pay PHCC a \$250 administrative transfer fee. Any SFT member can request PHCC to sell their membership on behalf of the SFT member to a new prospective member who is approved by PHCC for membership and will agree to pay PHCC a transfer fee equal to 50% of the new member sales price that the existing SFT member approves and accepts.

**SURRENDER:** Should any SFT member desire to surrender their membership to the club, then they may surrender their membership and they will no longer be responsible for future PHCC membership fees if they are current with all of their PHCC financial obligations at the time they surrender their membership. SFT members who surrender their membership to PHCC agree that they waive their rights or claims to any proceeds from the re-sale of their membership.

**SOLICITATION:** SFT members cannot sell their memberships to individuals that have been previously solicited by PHCC to buy a PHCC membership without prior written consent of PHCC. Solicitation by PHCC means that an individual has shown an interest with key PHCC staff members and that individual, family member or corporate entity representative has met with PHCC staff members or communicated via mail, e-mail, phone with PHCC staff members.

## **GENERAL PHCC GOLF AND TENNIS / PICKLEBALL FEES**

*These are the anticipated 2020 fees starting February 1, 2020. PHCC reserves the right from time to time to adjust the fees as necessary.*

**GOLFCART RENTAL** **18 Holes \$18 / 9 Holes \$12**  
*Cart fees are PER PERSON and golf cart fees are based on two riders per cart*

**GUEST GOLF FEES W / MEMBER** **18 Holes \$70 / 9 Holes \$40**  
*All guest golf fees include a golf cart and PHCC requires two riders per cart when possible*

**GUEST GOLF FEES Without MEMBER** **18 Holes \$80 / 9 Holes \$50**  
*Based on space available, members may sponsor unaccompanied guests*

**JUNIOR GUEST GOLF FEES W / MEMBER** **18 Holes \$20 / 9 Holes \$10**  
*Based on space available; members may sponsor unaccompanied guests*



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**SFT MEMBER GOLF FEE INCLUDING CART**

**18 Holes \$40 / 9 Holes \$25**

**SFT TENNIS / PICKLEBALL GUEST FEE**

**\$10 per person per day**

**RENTAL GOLF CLUBS**

**18 Holes \$40 / 9 Holes \$20**

**GOLF HANDICAP SERVICES ANNUALLY**

**\$36 per person**

**CLUBHOUSE LOCKER FEE**

**\$10 per month per person**

**CLUBHOUSE GOLF BAG STORAGE**

**\$10 per month per person**

