

BEND TRAP CLUB

JUNE NEWSLETTER

26-June-2007

Quail Valley Ranch (QVR) Stock Tank Land Purchase Option

As part of the final closing agreements during the purchase of the Crook property, several lease options were extended to the neighboring property (Quail Valle Ranch). One of the agreements was a 30 year land lease that covered approximately 16.3 acres of land to be utilized by the ranch for locating a stock water tank. This lease contained a clause that allowed the ranch an option to purchase the land if exercised within 2 years. The purchase agreement of the club land, as designated by the lease agreement, is subject to the Bylaws of the Bend Trap Club. Per club bylaws, the membership must approve any sale of club real property. QVR has notified us of their intent to exercise the option and purchase the land covered by the stock tank land lease agreement. The board is therefore complying with the terms of the lease by presenting the membership with a ballot measure that would approve (should the membership pass the ballot measure by a majority decision) the sale of the land.

The board discussed this purchase option at the June board meeting and elected to NOT recommend approval (i.e. advise a NO vote) of the ballot measure at this time.

The enclosed membership ballot card must be returned to the club address by July 31st, 2007. A return club addressed envelope is included in this packet for your convenience. The ballot must be clearly marked and signed otherwise the card will not be considered in the vote tally. A formal copy of the ballot announcement and the lease agreement for the land parcel being voted on is also included with the distribution of this newsletter. A majority of the club membership must approve this ballot (not just the majority of returned votes). Please return your ballots by the requested date.

BTC Annual Meeting

The annual meeting was held March 11, 2007. A presentation on the state of the club was given which summarized the past, present and future situation of our club. An electronic copy of the presentation is available to any member upon request. Alternative site options were discussed and the membership asked the board to pursue evaluation of those sites. The general membership consensus was to find a site that would provide a similar club size as the former Brosterhous location, with options to expand up to 12 or 14 trap fields. The site needs to be developed within a budget set by the club's available funds. The primary motivation is the high cost of development and utility access for the Crook site. Due to the slowdown in housing market demands, work on utility expansion along Millican highway has been delayed. This delay would force BTC to use off grid power systems due to utility cost considerations as has been detailed in earlier newsletters regarding the Crook site.

CPA reviews of BTC's financial situation revealed that BTC must not receive more than 35% of total revenues from non-shooting activities (such as investment income, RV park fees, etc.). Exceeding the guidelines causes the club to risk loosing our non profit status as well as greatly increase the state and IRS tax liabilities. In addition, the club must reinvest the proceeds from the Brosterhous sale by approximately June 2008 in order to avoid additional capital gains taxation.

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Relocation Status

Following the annual meeting, discussions were held with Deschutes County planning staff to review site requirements for a gun club with respect to location and conditional use planning applications within Deschutes County. The county recommended that BTC locate the club away from populated areas; preferably by government land (to avoid future development conflicts). An alternative club site was previously identified within Deschutes County that could provide for a facility the size of the former Brosterhous site. The site has an existing 10 year old manufactured home as well as power and water on the property. The site was purchased on April 9, 2007. Development plans, including a site plan and documents in support of a conditional use application, are being prepared for submittal to Deschutes County. **Note that BTC has not abandoned the Crook site.** The scale of future development of the Crook site will be evaluated after the results of the conditional use application have been announced. The alternative site can be developed within a budget set by the money available from the sale of the Brosterhous facility. Due to IRS guidelines, BTC must reinvest the proceeds from the Brosterhous property sale by June of 2008 or suffer severe tax liability. The distance to the Deschutes site is about the same as the Crook site, as measured from the intersection of Hwy 20 and 27th street near the Bend Costco store.

General Club News

The Bend Memorial Day PITA shoot was held May 27, 28, and 29th at the Jefferson County Rod and Gun Club. Attendance was fair and the weather was good (except for the winds on Sunday). BTC board members have met with the Redmond Rod and Gun Club (RR&GC) and have extended the Memorandum of Understanding for 2007. The MOU has been endorsed by both club's boards as well as Deschutes County. Weekly shooting days at Redmond are Wednesday (trap), Wednesday night (games) and Sunday for trap practice. Practice rounds cost \$3 per round. RR&GC sells 10 round coupon books for \$25. Ticket books for practice shooting are available to members only over the counter during normal practice shooting hours (typically about 10am to 2pm). Next scheduled PITA shoot will be June 30, July 1 at the Redmond site. The Redmond Rod & Gun Club is located 2 miles east of Redmond, Oregon on Hwy 126. It is easy to find coming from the North or South. Follow Hwy 97 north or south to Redmond OR; follow the signs to Hwy 126. Take Hwy 126 toward the airport and look for the RR&GC sign on your left hand side.

BTC Board Meeting Locations

The regularly scheduled monthly board meetings are being held on the first Monday of each month, at the First Missionary Baptist Church. The church address is 21129 Reed Market road (about a block from the intersection of 27th street and Reed Market road). The meeting room is located at the rear of the church. The meeting start time is **630 pm**.

I invite everyone to send questions and comments to the club address (noted below). If you would prefer a personal contact, check the BTC website at www.bendtrapclub.com for email addresses if you have computer Internet access.

For the BTC board,
Bill Grafton, president

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