

Presentation of Royal Hotel + Motel.

N. H. committee has investigated many properties, of which ~~ten~~ could be considered for use of the ski club. The one chosen fulfills every requirement set by the ground rules committee, and ~~the following~~ ^{has many} specific advantages.

Survey comparison here

Its ~~other~~ ^{specific} advantages include:

1. It is complete and in excellent condition now. It is currently being operated ~~year~~ ^{winter & summer} and operating costs are known. It requires no particular ~~cost~~ ^{repairs} and ^{if we voted for it, it} could be used by us as soon we could complete the formalities. All furnishings, dishes, linens, and many extras are included, such as piano, juke box, bar with sink, bathroom facilities,

2. Priced very fairly in comparison with any other property seen. Lodges of this quality and condition were generally \$45,000 to \$52,000. Other lodges were found of equal size but in worse condition or with questionable heating, for the same or less money, but would require expensive work bringing their cost above the price of this lodge.

This price is without a real estate agent, through whom it would have been \$35,000.

3. Flexibility of room arrangements is provided with most rooms having semi private, ^{or private} bathrooms. Five ground floor motel units ~~there~~ are complete with efficiency kitchens and bathrooms for small groups + families during the week. The ^{efficiency} kitchens could also be made into ⁵ extra bedrooms if needed.

4. Aesthetically pleasing structure, ~~and~~ ^{with} charming and congenial interior. Very large living room with fireplace ~~at~~ ^{surrounded} by several functional ^{group} rooms. Although it is not isolated, ~~and the building location~~ building location and landscaping provide summer ^{outdoor} privacy.

5. Excellent accessibility from Boston over all weather superhighway in only $2\frac{1}{4}$ - $2\frac{1}{2}$ hours. ~~Route 93~~ Route 93, which now goes to Plymouth, will eventually go ~~right~~ through ~~to~~ ^{the other side of} ~~Casson Mountain~~ North Woodstock.

6. Summer vacation possibilities ~~will~~ present themselves. This property adjoins the Alpine Hotel ~~with~~ golf course. A variety of swimming, hiking, sightseeing, & other summer attractions are nearby.

7. Area growth potential, ~~in~~ addition to the ^{existing ski} four areas within easy drive of this lodge. Now that route 93 has improved access to this area, two new ski developments are being built. Loon Mountain, less than three miles away, is being developed by a group including Sherman Adams (Rep. N.H.), ~~it~~ will be an intermediate area based on a 4 passenger gondola, according to current plans, and will be ready in June '66.

Also, a \$2 million expansion of the Waterville Valley area is in progress. Four double chair lifts will service a development around a 1930's CCC built ski trail on Mount Tecumseh, also scheduled to open in winter '66.

Financing

Exact financing figures depend ~~to a great extent~~ on how many families and single memberships are interested, and buy the bonds. This estimate is therefore conservative and can be altered ^{as required} ~~slightly if desired~~. It is presented ^{only} to show that purchase is ~~possible~~ possible.

Cost

~~Property~~
 Property \$ 32,000.
 Misc Fees 1,000.
\$ 33,000

Down Payment 9,000
 Mortgage \$ 24,000

Yearly mortg cost 2,000
 yearly Taxes 600
 yearly heat ~~1,000~~ 1,000
 Yearly utilities 300
 Maintenance fund. 250
\$ 4,200

Income

On hand 1,000
 Bond issue 8,000 $\frac{36,000}{72,000} \times 8,000$ + 8 singles 800
9,000
 Total 9,000

Dues @ \$ 40/family 2,000
 Function 1,000
 Room rent @ 1²⁵/person/nt 1,200
\$ 4,200

Rent assumed. 20 rooms/wk for 10 weekends \$1,000.
 20 family weeks of vacation 200.
 1200.

Financing (cont)

Other sources of revenue possible.

Guest charges.

Additional functions at lodge (only if required)

Extra charge ~~for~~ ^{to keep room} all seasons.

Use during summer at winter price schedule.

148 Wood Street
Lexington, Mass.
June 26, 1965

Richard Masters
1 Burns Rd
Lexington, Mass.

Dear Dick,

Elisabeth and I drove up to N. Woodstock, N.H. this morning to look at the building that you propose the club purchase. I am writing this letter to state that my wife and I are 100% in favor of your proposal, and since I will not be able to attend the meeting I request that you read this to those present if time permits.

☛ Those members who have through personal effort gained some insight into the market for large old inns in ski country I am sure will recognize the Royal Motel as an unusual value. It appears to me that this piece of property has everything that this club wants and needs. There is no doubt in my mind that it meets every qualification desired in more than adequate bedroom, bathroom, and community space, plenty of parking space, good location in regard to ski areas (and summer activity), and the excellent condition of the Building and furnishings are such that the club doesn't have to do a thing to it by way of repairs. Besides all this I just personally like it and further think that it will be a once in a lifetime opportunity for this club.

I therefore urge each and every member TO VOTE. I am certain that every member who has seen the property will vote in favor of it for the property speaks for itself. For those who have not seen it, please see it. For those who cannot possibly see it, please rely on the opinions of your fellow club members who have and vote in favor of the motion.

338.7044

10-5 ✓

women's committee -

Call Mrs Cullen all waiting list

list of equipment
leaving sign
curtain?
dish?

Call Mrs Richardson - will be dropping out of
Club - willing to let someone take
place for to help financing

Mrs Kaurian -

will not be at home for 2 weeks -
wants to know why she paid full
family membership (husband
doesn't ski) when others only paid
half - and what will be the procedure
when pending takes place - thinks
48 per year too high.

I would like also to remind everyone that this motion needs more than 60 votes to pass. This is only the first in a long, difficult series of problems in acquiring the property. The problems are difficult, but with the cooperation of every club member, not impossible.

Looking forward to seeing you all soon,

Jim Myers
Jim Myers
SM