



Dear Linden Member,

The Linden Board of Directors would like to thank you for a great 2024. We celebrated our 100<sup>th</sup> anniversary with a special dinner in August and honored the Nix family for their continuing partnership with Linden. We hope to make the next 100 years even more special than the first.

Hopefully you have seen and had a chance to enjoy some of the improvements we made this year:

- New retaining wall and tee box expansion on hole #6
- New fairway bunkers on hole #3
- Expanded concrete pad and new grass tees at driving range
- New nursery/practice green (opening in spring '25)

The golf market has changed considerably in the last 10-15 years, especially in the South Puget Sound region. At least 10 golf courses and 4 standalone driving ranges in our area have closed, most falling victim to the value of their land. The supply of golf is greatly diminished and demand continues to increase, but demand for housing is strong as well.

The best way for us to avoid a similar fate is to build on our historical and architectural significance. We can offer a very compelling combination of quality, value, and relevance to the modern game. Linden is unique in our region; the club was built in 1924 during the golden age of course design by William H. Tucker & Frank James. Our course sits on an old floodplain which provides amazing natural land movement and contours that are not easy to replicate.

Our current lease extends to September 30, 2045. Our strategy is to continue making modest improvements so that Linden is a golf club that the Nix family is proud to have associated with their family name (they also appreciate a tenant who can afford the lease!). We want to demonstrate that Linden is committed to our mutual legacy of golf in Puyallup and its importance to the community, with the goal of obtaining a lease extension in the very near future.

We have retained golf course architect Dan Hixson to help us identify opportunities for improvement and develop a Master Plan. Mr. Hixson has designed several excellent golf courses in our region including Wine Valley, Bandon Crossings, Silvies Valley, and Bar Run. He has completed or is currently involved in master planning/renovation projects at Lake Oswego CC, North Shore GC, Glendale CC, and Tam O'Shanter CC, among others. (An anonymous member donated half of Mr. Hixson's retainer. Thank you, Mystery Member!)

Mr. Hixson will perform site visits and property studies, confer with the Linden Board and professional staff, and develop a rough draft with initial recommendations. These ideas will be sorted into priorities for further due diligence to determine potential costs and timelines. The Master Plan will be a blueprint to help guide our decision-making if and when we decide to make further improvements to the course.

The Board has worked very hard to improve governance and specifically the budgeting process. Our budgeting model allocates revenue from membership dues and amenities to fund the club's operating budget. Increases to monthly dues will primarily fund cost of living adjustments for all employees, and increased staffing for the Maintenance department. Revenue for capital improvements or purchases is funded through assessments.

An assessment of \$300 will be levied in May 2025 for minor course improvements and debt servicing. Members will have the option to split the assessment into two monthly payments. Previously, initiation fees have been built into the operating budget as an income assumption. Moving forward, the Board is working to fund the upcoming year's capital budget through initiation fees to help reduce the amount of assessments. We are also on schedule to relieve a significant amount of debt over the next 2-3 years.

### Membership

Wait List Application Fee	\$600
Initiation Fee	\$6,000
Monthly Single Dues	\$335
Monthly Family Dues	\$435

### Optional Amenities

Gas Cart Storage -- Old Buildings	\$60/Month
Gas Cart Storage -- New Building	\$70/Month
Gas Cart Storage -- Private Premium	\$110/Month
Electric Cart Storage -- Old Buildings	\$65/Month
Electric Cart Storage -- New Building	\$75/Month
Electric Cart Storage -- Private Premium	\$115/Month
Men's Full Regular Locker	\$12/Month
Men's Slim Regular Locker	\$8/Month
Men's ½ Locker (Wait List)	\$4/Month
Golf Club Storage Per Space	\$10/Month
GHIN Handicap (Adults 18 & over)	\$39/Year
GHIN Handicap (Junior)	\$5/Year
Indoor Simulator Hourly Rental	\$25
Indoor Simulator Monthly Pass*	\$30/Month

\*Includes 1 hour per week plus quarterly 4-hour block. Requires minimum 12-month commitment

### Guest Fees & Power Carts

18-Hole Guest Fee	\$80
9-Hole Guest Fee	\$50
18-Hole Power Cart Rental (per rider)	\$25*
9-Hole Power Cart Rental (per rider)	\$15*

\*Cart rental rates effective upon delivery of new carts in springtime – Until then \$18/\$12.

Thank you again for your patronage of Linden Golf & Country Club. We are excited to provide a premium golf value to our members.

Sincerely,

Board of Directors  
Linden Golf & Country Club