

**2025 Proposed Dues Increase  
Answers to Member Questions #3  
As of October 23, 2024**

In an effort to create a full understanding of our current financial challenges and an appreciation of our need for additional operating funds (via a member dues increase), we continue to provide information. If you are not aware of our current situation, and to give this document context, we encourage your review of two short videos. You might also find a review of prior “Answers to Member Questions” helpful.

1. **MLC Insurance Update:** [Click Here](#)
2. **Dues Proposal Update:** [Click Here](#)
3. **Answers to Member Questions #1 – September 20, 2024:** [Click Here](#)
4. **Answers to Member Questions #2 – October 4, 2024:** [Click Here](#)

Here are answers to some of the questions and comments received to October 23, 2024.

**1. *How do we vote on October 28?***

Voting will begin in the Demby Annex at 8:00 AM and will continue until 7:00 PM. At that time, the voting station will move to Vaughan Hall and will continue until 7:15 at which time the polls will close. The tellers will then retire to count the ballots. You will be asked to vote on two separate ballot questions.

- a. A dues increase of \$100 for the “*Regular*” and “*Over 65*” class, which includes an installment payment option and:
- b. A by-law change that allows for board initiated future dues increases to a maximum of 2.5% (beginning in the 2027 dues year).

The following rules apply.

- a. Members must be paid in full for any outstanding monies due.
- b. There is one member vote per household on a first-come basis.
- c. Only the property **owner** can vote (not the tenant), regardless of who lives at the residence.

**2. *What is our membership demographic, and how has it changed over time. Are you concerned about losing members with a dues increase?***

An analysis of readily available data shows two relevant trends.

- a. Over the past 25 years, Colony membership has aged. In 2001, 21% of our membership was over 65. In 2024, that percentage grew to 36%. One narrative is that members over 65 tend to use Colony facilities less than younger members, and they would be more inclined to resign membership, particularly as dues increase.

- b. Countering that narrative is membership demographics from 2023 to 2024. Dues increased significantly last year, yet our membership stayed the same.

	2021	2023	2024
Regular	1,139	982	949
Over 65	284	495	526
Low-Income Senior	35	11	13
Total Membership	1,458	1,488	1,488
Non-Members	93	77	79
Total Households	1,551	1565	1567

Our financial takeaway from this is that our membership is overwhelmingly loyal, and continues to see value in Colony membership. Our projection model assumes no membership decline.