



To: Tahoe Donner Board of Directors

From: Director of Facilities and Risk Management, Annie Rosenfeld

Subject: Architectural Standards Fee Schedule Changes

Date: January 12, 2016

Message:

The proposed Architectural Standards Fee Schedule Changes were published in the November TDNews for member comment for the prescribed 45-day notification period. To my knowledge, there has been one comment received. A copy of the comment and 45-member notification is attached for reference.

The Board of Directors is being called upon today to formally adopt the proposed 2016 Fee Schedule, either as published or with amendments.

Annie Rosenfeld

From: Bruce Brody & Lin Druschel bdm communications strategists <bdm1brulin@aol.com>
Sent: Thursday, November 19, 2015 9:48 AM
To: Annie Rosenfeld
Cc: Steve Miller; Jim Stang; Jeff Bonzon; Courtney Murrell; Ron Wulff
Subject: Regarding proposed Architectural Standards Fee Changes- 45 day notice

Dear Board Members,

Regarding proposed fee changes by AST regarding:

Decks, sheds, auxiliary structures and miscellaneous:

I think the present administrative fee (\$375) and proposed administrative fee (\$385) for building a shed is unreasonable. I also believe the present site inspection fee of \$60 or \$65 as proposed and a final inspection fee of \$85 or \$90 as proposed is unreasonable. The proposed total of \$540 plus a \$500. deposit is unreasonable.

The Town of Truckee does not require a permit for a shed up to 120 square feet that is not attached to a structure. **From correspondence with Truckee building department: "As per code, a one story **detached** accessory structure used as tool and storage shed not greater than 120 square feet is exempt from a permit, you are required to meet your setback requirements. Once the shed is attached to a structure, a permit is required (with plans and structural calculations)"**

If one were to build a detached shed they would have to add an additional cost of \$540. plus the \$500. deposit to the building cost. The cost of permits by TD, to build a detached shed would perhaps be greater then the costs of the shed itself.

The present and proposed changes will discourage homeowners from building detached sheds or discourage one from getting a AST permit. This could cause many sheds being built that do not meet AST requirements and thus unsightly additions to TD. Detached sheds (usually under existing decks) provide a place to store items out of sight thus encouraging a tidier TD.

I propose that you have a separate, reasonable fee schedule for detached sheds that meet the Town of Truckee requirements not requiring a Town of Truckee permit. Certainly if a Town of Truckee permit is required a separate TD fee schedule should be required.

Thank you for your consideration.

Dr. Bruce Brody
Wolfgang Rd.

45-DAY NOTICE

ARCHITECTURAL STANDARDS FEE CHANGES

Changes to the Architectural Standards fees will be considered for action by the Tahoe Donner board of directors. The board of directors is expected to take action to adopt these fees, as they are presented here or with some

modification, at its December meeting, currently scheduled for Saturday, Dec. 18, 2016. The board welcomes any input you may wish to offer regarding this process.

THE RECOMMENDED ARCHITECTURAL STANDARDS FEE CHANGES ARE AS FOLLOWS

Major Projects	2015 Admin. Fees	Proposed 2016 Admin Fee	2015 Site Insp.	Proposed 2016 Inspection Fee	2015 Final Inspection	Proposed 2016 Final Insp. Fee	2015 Deposit	Proposed 2016 Depo
New houses, garages, multiples, commercial buildings, and additions (500 square feet and larger)	\$825	\$850	\$60	\$65	\$85	\$90	\$3000	No cha
Additions (under 500 square feet)	\$825	\$850	\$60	\$65	\$85	\$90	\$750	No cha
Decks, sheds, auxiliary structures, and miscellaneous	\$375	\$385	\$60	\$65	\$85	\$90	\$500	No cha
Fences	\$135	\$140	\$60	\$65	\$85	\$90	\$100	No cha
Solar Panels	\$75	\$140	\$60 if required	\$65	\$85	\$90	\$100	No cha
Minor Projects (without neighbor notification)								
Change to existing (including but not limited to ARGC, paint, roof changes, exterior lights)	\$75-\$100	\$100-\$125	\$60 if required	\$65 if required	\$85	\$90	\$100	No cha
Miscellaneous								
Miscellaneous Inspection			\$60	\$65			\$100	No cha
Variance	\$375	\$385	\$60	\$65	\$85	\$90	\$500	
Plan Printing	\$2/plan	\$3/plan						

Your comments are welcome via email to arosenfeld@tahoedonner.com, or by U.S. Mail to Tahoe Donner Association, 11509 Northwoods Blvd, Truckee, CA, 96161.

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↑ HOMES ON THE RISE ↑

The Architectural Standards Committee reviewed the following plans in September 2016:

Unit/Lot	Street Address	Square Feet	Project
03/363	13579 Skislope Way	3216	House
05/395	11301 Skislope Way	3349	House

DECISION PAPER



Issue:

Date: 10/12/15

As required by the Covenants and Restrictions, changes to Architectural Standards Fee Schedule must go out for 45-day member notification prior to board consideration and approval.

Background:

Pursuant to Tahoe Donner Covenants and Restrictions Article V Environmental and Architectural Regulation, modifications to the architectural standards fees and fines must go out for 45-day member notification prior to board of director considering and approval.

During the 2016 budget development process, the Architectural Standards fees were reviewed and analyzed. Management as well as the Architectural Standards Committee considered the time and tasks involved with each of the fee details, as well as recognizing the additional costs of providing services. As such, management has prepared recommended adjustments to the Architectural Standards fees for implementation in 2016. Changes to the schedule represent a modest average three percent (3%) increase. Recommended changes are enclosed.

Options:

Option 1: Make no adjustments to existing Architectural Standards Fee Schedule in 2016.

Option 2: Consider approving for 45-day member notification for changes to the Architectural Standards Fee as presented.

Recommendation:

Management and the Architectural Standards Committee are requesting the Board of Directors consider approving for 45-member notification for Architectural Standards Fee Schedule changes for 2016.

Prepared By: Annie Rosenfeld and Architectural Standards Committee

General Manager Approval: 

Date: 1/14/16