



FINANCE COMMITTEE MEETING REPORT: September 14, 2017, NWCH

ATTENDANCE:

Members present: King, Disbrow, Hunter, Ravano, Johns, Dundas, Anderson, Leibow
Members absent: Stang, Eyton-Lloyd
Staff Present: Salmon, DFA;
TD Board member: Bonzon, Connors
GPC Liaison: None
TD Member: Murrell

AGENDA ITEMS:

A. Call to order; 3:45pm, quorum present

B. 9/14/17 Agenda and 8/10/17 minutes approved 8-0 (Dundas 1st, Disbrow 2nd)

C. Prior to the FC meeting, there was a TD Board meeting, attended by the FC to discuss the 2018 Budgets for Operating Fund, Development Fund, Replacement Reserve Fund and New Machinery Fund. The recommendation from the FC members to staff regarding the Operating Budget was that we believed the Operating Budget could be reduced from its current level of \$975, with the reduction amount being transferred to the Development Fund, keeping the total proposed Annual Assessment at \$1900.

D. Review of August Financial Results – We had a limited discussion regarding the August results. Net Operating Results (NOR) for the month are expected to be \$46,000 worse than budget and \$95,000 behind last year. Since we didn't have our normal information, discussion regarding specific amenities was very limited. However we did note that Golf NOR was \$21,000 lower than budget due, in part, to higher water costs. Salmon commented that August had record revenues.

Year to date results show a Net Operating Result that is \$1,030,000 ahead of budget, but \$171,000 behind last year's results.

E. Discussion of Auditor renewal – The current three-year contract with our outside auditors, Gilbert and Assoc. ended after the 2016 audit. Both staff and the FC are very happy with the work done by Gilbert and as a result, we asked Salmon to contact them to ask for a proposal for another three-year extension. Assuming the proposed fees are consistent with prior years, we don't see the need to send out Requests for Proposals from other audit firms. Salmon will report back to us at our next meeting.

F. Schedule of remaining policy updates – Dundas reported that he expects to have the updated Development Fund Policy ready for FC review in October. The plan is to provide this to the TD Board for consideration at their October Board meeting.

Dundas plans to have the New Machinery Fund Policy ready for review in November.

I. Agenda Items for October 12th meeting

- a. Final review of the Operating Budget and proposed Annual Assessment
- b. Review and approval of the revised Development Fund Policy
- c. Decision regarding Auditor renewal
- d. Review of FC members terms and renewals

NEXT MEETING DATE: October 12th, 2017, 3:00 pm, NWCH

ADJOURNMENT: 4:17 pm; (Disbrow 1st; Leibow 2nd) Approved 8-0
Prepared and Submitted by: Art King, FC Chair

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Location and Time

NWCH Mezzanine at 2 PM

Call to order:

The meeting was called to order by Michael Sullivan at 2:08 PM

Attendees:

ORGANIZATION	NAME	HERE	NOT	
GPC Committee:	Michael Sullivan, Chair -	X		
	Nan Meek, Co-Chair -	X		
	Jim Beckmeyer -		X	
	Michael Fajans -		X	
	John McGregor -	X		
	George Rohrback -	X		
	John Stubbs -	X		
	Tom Johns, Alt -	X		
	Board Liaison:	Jeffry Conners, Director -	X	
	Finance Committee Liaison	John Dundas -	X	
Tahoe Donner Association	Robb Etnyre, General Manager -	X		
	Forest Huisman, Dir. of Capital Projects -	X		
	Megan Rodman, Executive Assistant -	X		
	Mike Salmon, Dir. Finance	X		
Guests:	Jim Stang	X		
	Miguel Sloane	X		
	Robert McClendon	X		
	Don Koenes	X		
	Benjamin Levine	X		
	Courtney Murrell	X		
	Kevin O'Neil	X		
	Heidi O'Neil	X		

Approval of Minutes

Mr. Sullivan called for approval of the minutes of the last meeting. A motion was made by Tom Johns to approve the minutes as written. The motion was seconded by John Stubbs .

Member Input

There was no member input.

New Business:

There was no new business

Updated list of Potential Capital Projects:

A list of potential future projects can be found at <http://www.tahoedonner.com/member-area/capital-projects/future-potential-projects/>. Nothing has changed from the prior report.

Project Task Force updates:

The following projects are active. Task Forces typically meet prior to the GPC meeting and report on progress at that time. The following is a list of active GPC projects and their task force leaders.:

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- Equestrian Center Relocation, Phase 3 – Nan Meek
The Decision Paper for this Project was approved by the Board for the Construction Stage (3) of the Capital Projects Process (CPP). A contractor has been chosen. They are evaluating the best time to begin construction.
- Employee Housing – Fajans
Facts and information are being gathered by staff and the Task Force. The Regional Housing Council meets this Friday.
- Trout Creek Space Reallocation – Stubbs
The Task Force met on Sept 4 to prepare a Response to Member Questions report. The Task force reviewed the construction cost estimate (\$22,760) for adding approximately 670 sq. ft of external space to the TCRC building and recommends that the GPC request that this be added to the October Board of Directors agenda.
Please refer to the attached complete Task Force report for details and justification.
- Cluster Mailbox Consolidation – Rohrback
The Post Office refuses to consider anything but the construction of 6,473 new mailboxes. This is impractical and too expensive. The GPC has asked the Board for help in contacting our congressperson. Note that \$440,000 of RRF money has already been set aside for this project.
- Association Master Plan – Sullivan
The final GPC report was submitted to the Board. Once it is approved, the CPP will be revised to include additional collection of member and other input as appropriate as well as to link the CPP to the Capital Funs Projection (CFP) and the Financial Budgeting schedule. The CFP will become the active project list.
- Communications Task Force – Meek
Meeting on Sept. 11 from 1-2pm, the task force began with an overview of the GPC communications task force charter and process. Discussion also covered the wide spectrum of constituencies that our communications address and the evolving array of communications methods available. GPC and staff agreed that continuing a centralized communications process will result in more clarity of messaging for members and a more organized workflow for staff and GPC. Unbiased communications will continue to be our goal. A short presentation of the online survey app Flash Vote resulted in unanimous agreement to investigate it further, which the TD communications staff will do, along with the other apps and services they are looking into.
- Downhill Ski Area Study – Beckmeyer
Ecosign will present their 75% report at 3PM

Adjournment:

The meeting was adjourned at 3:05 PM

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Next Meeting:

October 2, 2017 at 3PM at NWCH Mezzanine.

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Trout Creek Recreation Center Space Reallocation and Expansion Task Force Report.

The Task Force met on September 4, 2017; 10 to 11:30 at Trout Creek.

Present: John Stubbs (moderator) Michael Bledsoe, Courtney Murrell, Benjamin Levine

Both Mercedes Ferguson and, initially, Kyle Winther were unable to attend due to being on life guard duty because of lack of staff, although Kyle was able to attend the last 30 minutes. Forrest Huisman was also unable to attend.

Background: At the August 7 GPC meeting, based on a unanimous Task Force recommendation from an Aug 3 meeting, a motion for the GPC to recommend to the Board allocation of Development Funds to obtain additional construction documents for cost estimates for adding approximately 670 sq ft of external space to the TCRC building passed: 7 yes, 0 no, 1 abstain. Discussion after the meeting deferred the motion for further discussion at the Sept 11 GPC meeting.

September 4, 2017, Task Force Report:

Item 1: After receiving a cost estimate from Forrest Huisman, Director of Capital Projects, of \$25,000 for Sitaline architect and Mt. Lincoln engineering to provide these construction documents, the following breakdown of this was obtained from Forrest

Per your request, I have listed the following tasks and fees necessary to implement your proposed 670 SF addition (as provided by Sitaline Architects and their consultants on 8/24/17);

Architect's Services (\$14,776)

1. Revise the code analysis of the proposed project (exiting, fixture quantities, parking) and research the permitting required with the planning department.
2. Revise the preliminary site plan, floor plan and exterior elevations based on drawings and descriptions of the project, and SA's code analysis.
3. Added coordination with the mechanical, electrical, structural, and cost estimating team members as the drawings develop.
4. Presuming the addition requires planning review, prepare application forms and other supporting materials as required by the Town of Truckee Planning Department, and submit for the modification to the Use Permit.
5. Engage in the possibly more extensive planning review process with the Town of Truckee.
6. Expanded effort in the Construction Documents phase to reflect greater floor area, more exterior elevations, broader demolition plan, reflected ceiling plan, interior elevations, exterior wall sections, specifications, etc.
7. Add to the Construction Documents a roof plan, roofing details, etc.
8. Possible coordination with a civil engineer for modifications to the parking lot, possible coordination with a geotechnical engineer if the city requires such a study for the addition. The association should consider the expenses for these professionals in their analysis of this option.

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9. Engage in a more extensive building permit review process.
10. Administer a more extensive construction scope and schedule.

Electrical Engineering Services (\$1,500)

1. Revise the drawings, details, and schedules to reflect greater floor area, power demand, and more extensive lighting.
2. Design to respond to possible enlarged power infrastructure both within and outside the building.
3. Engage in a more extensive building permit review process.
4. Administer a more extensive construction scope and schedule.

Mechanical Engineering Services (\$750)

1. Revise the drawings, details, and schedules to reflect greater floor area, heating and cooling demand, possibly added HVAC systems, and ducting for the new floor area.
2. Possibly a more extensive grouping of code-mandated energy calculations, additional HVAC controls diagramming, etc.
3. Engage in a more extensive building permit review process.
4. Administer a more extensive construction scope and schedule.

Structural Engineering Services (\$4,150)

1. More extensive set of drawings for foundation, framing, shear design, detailing, and sections.
2. More extensive structural calculations.
3. Engage in a more extensive building permit review process.
4. Administer a more extensive construction scope and schedule.

Cost Estimating Services (\$1,240)

1. More extensive cost estimating owing to larger scope, floor area, and added systems such as roofing, possibly site drainage, etc.

Siteline is currently working on the Board approved project scope (OPTION A per Board approval on JUNE 23, 2017) and is nearing completion of DD's, where updated construction cost estimates are forthcoming by Mt. Lincoln. Construction Documents will then be completed for further updated construction cost estimates. Siteline aims to provide a final set for building permit in late October. If the Board asks the GPC and Task Force to proceed with your 670 SF proposal and possibly need for further member feedback, the timeframe could be extended beyond October and into the first quarter of 2018. The best time to start a phased approach is not necessarily in the Fall, due to larger impacts that may be experienced in the middle and toward the end of that specific

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improvement period. Please let me know if you have any further questions on any of these metrics or concepts.”

Following discussion and based on reasons detailed in the Response to Members questions section of this Task Force report (see below, Item 4), the Task Force again asks that the GPC recommend that the Board allocate Development Funds necessary to obtain the construction documents necessary to obtain cost estimates for adding the 670 sq ft of external space. Both Mercedes Ferguson and Kyle Winther support this recommendation.

The Task Force further asks that the GPC recommend that the Board place this on the agenda for discussion at the October Board meeting, along with discussion of the phase 1 and phase 2 cost estimates that are in process of being developed and should be available in October.

Item 2: The Task Force has received information that a member opposing the Task Force proposals has written the Board that member feedback should be considered with more importance than feedback from Staff. The Task Force affirms that we have a great deal of confidence in the reliability of feedback from the Amenity Manager, Assistant Manager, and Amenity Staff, all of whom have received a large amount of input from Member comments both verbal and written over several years. We agree that individual member comment is valuable, but that it should not be given preference over informed feedback from Staff.

Item 3: The Task Force has had opportunity to review industry wide safety and liability standards for spacing of both cardio and weight equipment and will detail this in a later report. The Amenity Manager and Assistant Manager believe that the spacing in both the Cardio and Weight room may be in violation of these standards and that the Space Reallocation and Expansion Proposals would help correct this situation.

Item 4: Response to member questions. The Task Force has received and responded to a number of member questions. For this September 4 Task Force Report we have listed 4 general questions that we think would be of interest to members and the Board along with detailed responses and have included a General Response. Taken together, the Task Force believes that this give strong support to our recommendation for including the 670 sq ft external addition to the Space Reallocation and Expansion Proposal.

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Responses to some member questions:

What is the cost estimate for the 670 sq.ft. addition?

According to our Director of Capital Projects, getting a realistic quote requires having an architect and a construction engineer develop construction documents. This is in progress for phase 1 and 2 and should be available by the end of October. To get this info for the 670 sq. ft. proposal would first require the Board to approve funds for developing the construction documents. Our DCP estimates that the soft costs for this would be on the order of \$25,000 and that the actual construction cost could be as high as \$500/sq. ft. or \$335,000. Funds for phase 1 and 2 would be distributed between the Replacement Reserve Fund (85%) and the Development Fund (15%). Funds for the 670 sq ft external addition would be entirely from the Development Fund, if the addition were to be approved by the Board.

According to our Director of Financing and Accounting, sufficient funds are already in place to cover these expenses from the yearly member assessments. No increase in the yearly assessment would be triggered by this project. Building the 670 sq ft addition would be an Association investment in providing adequate space to accommodate both functional exercise/stretching and weight strength training in separated areas for the next 10 to 20 years.

How much would such an investment be derived from assessment funds already paid by the membership? As a hypothetical example, let's say the addition would cost \$360,000 (\$335,00 in construction costs, and \$25,000 for architectural, engineering, and other documents). That would come to a one time investment in the Trout Creek Recreation Center of about \$56.00 per each of 6473 lots, or about \$11.00/year over 5 years.

How many members have complained about the inadequacy of the current gym?

Since 2009, from comment cards, member forums, and anecdotal member comments to amenity staff, it is estimated by amenity managers that between 300 to 400 comments have been received about the need for more space.

How many members "said they needed a functional exercise space in addition to a stretching area"?

The understanding that members needed appropriate space for functional exercise in addition to a stretching area developed over more than six months. In February of 2017 Benjamin Levine wrote a letter to the task force in which, among other things, he raised serious concerns about locating a small stretching area next to a free weight area. In that same letter, he suggested that the task force should relocate and enlarge the stretching area to accommodate a wider variety of floor exercises, all of which were regularly done at Trout Creek, but in spaces that were inadequate and even hazardous. This was the first indication the task force received suggesting that a small stretching area might not be adequate for member needs. Task force discussion about the adequacy of a small stretching area continued throughout the spring and early summer.

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A recent letter to the Board accurately surmised, the task force “took the term ‘stretching’ literally.” The task force had, indeed, been operating under the belief that members wanted and needed a literal “stretching” area, which the 2005 renovation had failed to provide entirely. Accordingly, the task force had devised a plan that allotted only a small nook with a very low ceiling (currently an outdoor walkway) to serve that purpose. Through personal observation of member usage, and continued conversations with members and staff, the task force came to understand their mistake: members may have said “stretching” but they were often actually expressing the need for a larger area where they could do much more than stretch. They wanted space for Bosu balls, Swiss balls, a TRX suspension system, jump boxes, and so forth. In other words, what many members had meant by "stretching" was actually this larger category of functional exercise.

Of course, members had never used that term. They just said stretching. In retrospect, this is understandable. Strength training, cardio training, and stretching are all familiar terms. Functional exercise is not. Members knew they wanted space for something that was not strength training as you would find in the weight room, and they knew it was not cardiovascular training. So they said stretching. To return to the question, it is very difficult to determine how many members requested a functional exercise area in addition to a stretching area because we understand now that a portion of members who requested a stretching area did not mean stretching in a literal, exclusive sense. They meant functional exercise. Had the task force known to follow up with members and ask them precisely what they meant by stretching, we would have come to understand the need for a functional exercise space earlier, and the 670 square foot extension would almost certainly have been in the original plan.

Realizing that it had misunderstood member needs, and underestimated the amount of space required to accommodate those needs, the task force presented the 670 square foot extension as an option at the member forum on July 28. Most members at the forum received the idea positively, with some embracing the idea quite eagerly. Though the GPC had received some contrary opinions, this positive embrace of the 670 square foot option coincided with the most common opinion the task force had heard from Association members since it released the poster showing the proposal in June: the plan was too small. After the forum, the task force was certain it had member backing to step away from its previous commitment to minimalism in favor of a modest expansion that would more fully address member needs and desires.

We do have data from the statistical survey done by former Trout Creek Manager Lisa Hussar in 2011 of the number of members per day who were using the hallway for stretching, Pilates, and other floor exercises. In 2011 the number of members using the hallway in winter months between 2-7 PM (heaviest use time) was approximately 20/day, 7 days a week, and in summer from 9-1, approximately 10/day. Amenity staff have reported continuing to observe up to 30 or more members per day using the hall space. It is a good probability that these members would welcome and use a dedicated exercise space.

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Amenity staff have expressed concern over the exercisers impeding hallway passage, which is frequently used by children and parents going to and from the Kid's room. The hallway is also an emergency exit route.

The number of members squeezing into any available space in the weight room, even when this interfered with the strength machines was not determined, although personal observation has typically seen 1-2 exercise people in the weight room at most times of the day. We extrapolate from this and the hall use that on the order of at least 30 members/day throughout the year would use a functional exercise space the size of the current Kids room. Amenity staff believe use could be as high as 60/day.

The following paste is from a member comment regarding the needs of functional exercise space. The use of the hallway for exercise is a Safety issue. It should not be used as an exercise area.

The following is a letter from a member that outlines issues of not having a dedicated exercise space:

"I support the overall expansion plan to reposition activities in the current Trout Creek Recreation Center footprint, but with this, I STRONGLY SUPPORT the 670 square foot addition to current space which would be used for free weight strength training and convert the current Kid's room to become a dedicated exercise area.

My reasons for the latter are:

1) Repositioning activities and equipment as per the expansion plan removes the current "hallway" that is used by those of us who use equipment (other than weights and machines), or do floor exercise training and stretching.

Apparently at non kid-chaperone times, the new kid's care room could still be available, but only for those doing "stretching" (as moving other equipment in and out of there in it's new location is not going to work). This means that the space and time available for those of use who use the "stretching space" for stretching and for the other exercise types I list above, will be LESS than it is now. (We still can use non-kids time, but now the hallway space is gone for all the other times that we use space for these activities.) I don't see how a space for the activities I list is going to be incorporated in the new free weight room. When this was proposed, I think the planning group took the term "stretching" literally and thought a couple mats on the floor for stretching would be compatible with free weight use. BUT SERIOUSLY, it isn't just stretching, it is space and a place for the type of exercise equipment I list below (see 2) that a number of people use as part of their conditioning and training for active outdoor sports. This type of exercise (I guess you can call it floor exercise) is a much more versatile and useful type of training than repetitive treadmill or elliptical (good for cardio, but not so good for all round muscle training). Same thing for those repetitive isolated muscle exercises done on the fixed exercise equipment (the "cable weight" type machines). While you can bulk your biceps or your adductor/abductor thigh muscles, using these machines isn't a particularly good all round exercise method for strengthening stabilization muscles and working multiple muscles in the way you use them in concert in active outdoor sports. (Those machines are meant to isolate a muscle for repetitive work that strengthens only that muscle.)

2) I would like to see a space where **equipment like ropes, bands, TRX, bosu balls, large and small exercise balls (for core, stability, balance and other isometric work), benches for step-ups and jump ups** can be set up in a semi-permanent way, i.e. in an available space. Currently you can only do this in the kid's room (when available) and on a very limited basis in the hallway. I also do line exercise work as

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conditioning for skiing and hiking. This involves a **speed ladder for agility work, bosu balls for lateral training, jump space for lateral training, rope jumping, a good place to do squats (with or without bands) and lunges, TRX work and band work** . Anyone doing rehab work for injuries would also use this type of equipment (I did when rehabbing my ankle after severe break) plus a spin bike (this can be elsewhere in the spin facility or as now, in the cardio room.

For these reasons, I completely support the addition of a 670 sq ft space so that the activities I describe have a space, are able to be used conveniently, and support the exercise needs of those of us dedicated to outdoor sports.”

What are the statistics of the gym occupancy?

Peak hours vs slow hours. Peak months vs. slow months?

Use data (Cardio and weight rooms):

In 2011, Trout Creek Manager Lisa Hussar, and staff compiled records of use of the weight room and use of each of the 8 types of cardio room apparatus throughout the year. From this data Lisa calculates the average use (person/hour/day). Example: average use of ellipticals between 11-12 AM on Monday is 2.68. This means that for 2011, a total of 140 people used these machines between 11 and 12 on all the Mondays over the weeks of this census period (52 weeks in summer , 2011). The average use of the cardio room was 9.81 people per hour or a total of 510 people in the cardio room between 11-12 each Monday over 52 days.

The following is a brief summary of this massive amount of use data. The ellipticals are the most used of the 8 types of apparatus in the cardio room. Between 6 AM and 1 PM, the average use per each hour Monday-Friday and Sunday is approximately 2.7/ hour, and between 1 and 7 PM , the average is about 2/ hour. During the year, Saturday is the busiest day, with an average of approximately 3 persons/ hour between 6 and 12 noon. The actual use is between 0 and 5 people and does not count the people signed up on the wait list when 5 people are on the machines. In order to accommodate people on the wait list, users are asked to limit an exercise period to 30 minutes, even though many users would prefer a longer time. As an example of wait list , on January 1, 2013, there were 7 people signed up between 11 and 4. On Friday, December 30, between 8 and 4 , 36 people were using the ellipticals with 4 hours at full capacity of 5 users.

The other machines {5 treadmills, 4 upright bikes, 4 spin bikes, 3 recumbent bikes, 2 stair climbers, 2 wave striders, 3 “other”} stay within the comfort zone during most hours of operation, although the treadmills can be at capacity frequently. The least used machines are the stairclimbers and the wave striders with 6 -10 users per day. However, each type of machine has a dedicated core of users.

The weight room has a comfort level of 8-10/ hour (but with an unrealistic capacity of 25). 2011 data shows that use neared the comfort level on M,W, F, and Sat (average persons/hour/day between 3.7-5.4 between 10and 12 noon. Summer hours between 9 and 1 were the most crowded at an average of 5.6 users/hour. Weight room regulars

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have reported that there has been a significant increase in strength training to date and that the room is frequently being used above the comfort level.

Fitness classes:

There are 24 fitness classes/ yoga/ dance classes, the three most populated being Zumba AM, Zumba SAT, AM Yoga, and SAT Yoga with an average for class of 14.5 for the two Zumba and 10.4 for SAT Yoga. Those classes peak to capacity during holidays and summer, with some students turned away. All classes are held in the same room, the pool-side gym, along with 9-11 Spin bike classes and 18 Spin bikes taking up 240sqft of floorspace. There is no space to add additional classes during prime time without being forced to drop some lower attendance classes. Since 2010, the three highest attendance classes have approximately doubled in size.

Due to the massive amount of time required to collect and analyze this data, since 2013 the Amenity Manager, Mercedes Ferguson, has relied on member comment cards which are sent weekly to the Director of Operations, and on verbal member comments for input on "how are we doing". Currently the use of comment cards has been replaced by a digital iPad at the reception desk. From June 16 to Aug 28 this year, Operations has received 192 member inputs on Trout Creek with 22 directed to the remodel/ expansion proposal, 17 positive, 3 neutral, 2 negative. Since 2012, entries into Trout Creek have averaged about 140,000/ year, 384/day over the year, but with significantly more entries in summer when the pool is open. Whether users go to pool side activities or the fitness/ weight east wing is not tallied, but Lisa Hussar estimated in 2011 that from Memorial Day to Labor Day, approximately 85% went poolside and 15% went east wing and for the rest of the year use was about 50/ 50. Member use of the east cardio gym area is approximately the same year round. Peak times for cardio (from 2011 data) are 9-2 and for weights from 11-6. Since 2011 fitness/cardio use has stayed about the same, but weight room use has increased use from 6-9. On holidays, daily use is significantly higher than the 384 average. The Director of Operations has the following data for 2016: Martin Luther King Saturday, 667; Presidents Day Saturday, 416; July 4 Monday, 1,353; July 30 Saturday, 909; Aug 6 Saturday, 973, Labor Day Sept 3 Saturday, 868; Thanksgiving November 25 Friday, 425; Dec 29 Thursday, 854. Taking July 29 as an example: 909 x .15= 136 in east wing divided by 5 hours (9-2)=27 users/ hour with fitness/ cardio area having a comfort level of 20 and weight area a comfort area of 8-10. Of course this is hypothetical and actual use is not available, but the point is that east wing use is frequently at or over capacity, which can be verified by talking with the Amenity manager and assistant manager.

General Response

The TCRC Task Force appreciates receiving member inquiries directly through the GPC e-mail site and having e-mails sent directly to the Board forwarded. We have put in an enormous amount of time for the current proposal and have had the approval of the GPC for addressing the six GPC criteria for presenting a Capital Project improvement proposal, {member input, compliance, asset protection, financial prudence, customer service, stewardship and environment.}

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There have been a number of TCRC space proposal reports, a list of links for 14 reports from 2016 is available on the tahoedonner.com/member-area/active-projects, (scroll down to photo labeled TCRC Renovation and Expansion and click to open). The current proposal as shown on the posters now at Trout Creek replaces the 4000 sq ft external space addition that was put forward in 2010 in response to a number of pain points identified by TCRC Staff and the Director of Operations. These pain points *still* exist and have, in fact, intensified over the past 7 years with a 2% to 4% increases in member use/year. And the 2015 Member Survey specifically identified Trout Creek as needing increased space.

The current proposal, identified as phase 1 (west wing/poolside) and phase 2 (east wing: cardio/ weight/ Kids Room) is a significant savings over the estimated \$4 million for the 2010 proposal. The July 2017 issue of Tahoe Donner News, on page 29, has an article addressing the frequently asked questions. The opening paragraph of this FAQs article is misleading in that it implies that the space reallocation project will be initiated this fall, per the original time line. It should have stated that the project is a proposal at this time and must be reviewed by the GPC and recommended to the Board for them to vote on whether or not to proceed with the project once construction documents are prepared that will allow a cost estimate that would enable competitive bids to be solicited from contractors. A revised FAQ has been prepared and is available at the Trout Creek reception desk. Siteline architects and Mt. Lincoln construction have been hired by the Board to develop these documents for the Director of Capital Projects. The DCP believes these should be available by end of October. Earlier this year the Board had authorized funds to hire Todd Mather as an architectural consultant to develop a feasibility study for phase 1 and 2 proposals. This 50 page study is posted on the active-projects tab on the website. His estimate was that the project as described would cost on the order of \$1.03 million plus \$280,000 in addition to bring the entire building up to current code required by the Town of Truckee.

The Task Force believes this current phase 1 (west wing/poolside) and phase 2 (east wing--fitness/cardio/weights) proposal addresses the major pain points, with one exception. It does not provide adequate open space for "functional exercise," which is an increasingly popular, freestyle-exercise approach that emphasizes full-body training and uses a variety of equipment. The approach is heavily influenced by physical therapy, except the idea is to preserve and enhance basic physical functioning, not to treat an injury. Functional exercisers may use exercise balls and Bosu balls for stability work; TRX suspension straps, medicine balls, and kettlebells for strength; jump training with plyometric boxes for agility; and use jump ropes and other implements for cardiovascular conditioning. Most of all, what this type of exercise requires is a large open, flexible space, which the current plan without the external addition would not provide.

The Task Force now understands this evolving fitness trend, the related demand and requests by members, and safety and service level comments by

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Management/Staff, and therefore recommends an external 670 sq ft addition to the current proposal as the best solution.

The extension is expected to house equipment for free weight barbell users, with the previous Kids Club space used for stretching, functional exercise, and other floor based fitness activities. (Final decision about equipment layout will, however, be left to staff in consultation with their equipment providers who can give professional advice about the best layout design for the space.)

In order for this to proceed, the Board will need to approve soft costs to have Sitaline develop construction documents and permitting fees. The DCP estimates that the cost of this option would add on the order of \$360,000 (\$335,00 in construction costs, and \$25,000 for architectural, engineering, and other documents) to the project, but this is only a guess. However, the Board can decide to deny this addition or approve soft costs for Sitaline in a subsequent Board meeting. This recommendation was noted and explained in the September issue of Tahoe Donner News report on the July 28 Member Forum.

There have been two member surveys. A mailed Demographic Survey in 2009 had 1350 member responses. 1222 respondents stated use of Trout Creek and increasing fitness space at TCRC was ranked as one of the top three investment priorities for Tahoe Donner.

In 2015 an outside agency, the Finn Group, was contracted to do an online survey titled “20 Year Plan Owner Research on Investment Priorities”.

(www.Finn-group.com). There were 1447 responses (297 on-hill and 1150 off-hill. 95% were in agreement with the Vision Statement in the Association Strategic Plan. In response to the question, “What words of the Vision Statement are most important”, the top choice was “well-maintained facilities” by both on and off hill respondents. (page 10, Finn group Survey results)

For the question on support of the statement, “Tahoe Donner should invest more to enhance existing amenities”, 43% on-hill agreed and 27% were neutral. For off-hill 51% agreed and 25% were neutral. For the question on top investment priorities, respondents sorted ideas into four groups from very important to not important and then took ideas from the very important group and selected their 3 most important priorities. The combined on-hill/ off-hill results were, in order, for the top 6 picks: invest/ protect open space; build more trails; water conservation at all facilities; invest in alternate energy; enhance existing Euer Valley facilities; Trout Creek interior fitness space. (page 24, Finn group Survey results)

In addition there have been two Member Forums and 4 articles giving members information on the proposal in Tahoe Donner News. Member response for the space

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reallocation proposal has been generally positive, but with some concern that the current expansion proposal might not be large enough.

Concerning the cost: If it were the case that the cost of this project and others already scheduled were to result in the Board proposing an increase in assessment or amenity use fees, there would most likely be membership concern; however this is not the case. This proposal would NOT cause an increase in assessment or amenity use fees, nor would it require addition of any new staff. For phase 1 and phase 2 of the current proposal, Management has indicated that 85% of cost would be allotted from RRF and 15% from DF. If at a future meeting, the Board approves the additional DF that the GPC recommended at its August 7 meeting for the current architect, Sitaline, to produce construction documents that would allow a cost projection, then the Director of Capital Projects would be able to obtain a cost estimate for the proposed optional building of the 670 sq ft external room, similar to the one proposed in the Mather Feasibility Study. After cost estimates are obtained, the Board still needs to approve the final funding and actual construction of the external space.

If the Board does not approve final funding and construction costs for this optional external addition, then final construction costs for phase 1 and phase 2 of the current proposal should be available for Board decision by October 2017. The TCRC Task Force believes that these proposals align with the standards stated in the Tahoe Donner Strategic Plan (Board **approved, 3/27/15**), and would satisfy the Staff and Member expressed needs for the next 10-20 years. These needs include:

1. Enhance safety, comfort, and member experience
2. Address growth and overcrowding
3. Increase usable space

TCRC is a Tahoe Donner member private amenity. There is no public use.

The question of fees and NOR should be addressed to the Director of Operations and requested during the Fall budget cycle, but the proposal should not add to TCRC OCT and, with increased member use that might result from the space improvements, there is likely to be an increase in NOR.

In regard to constructing a separate spin bike classroom, there are currently 24 strength, yoga, and dance classes and 9 spin bike classes with paid instructors currently in the pool-side gym. Class sizes average 12-25, with Zumba and yoga having 20-25 in summer, holidays, and bad weather week ends and weekdays now. These classes are already spread out, but there are some limited times available at times when past experience has shown low member preference. Instructors are paid from user fees on a commission based on number of participants. The 18 spin bikes in the gym, when not in use, are moved to line up on a wall and take up 23% of the gym floor area of 1200 sq ft (effectively reducing the room capacity from 25 to 20). They are moved out 2-3 times a day for the 9 spin classes and have caused a significant amount of wear and tear on the wood floor and walls and some damage to the bikes. Moving the bikes to the proposed

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dedicated spin room would free up more time to add additional fitness, etc classes for which Staff have received member request

Finally, on the east side we have increased equipment quantities in both the cardio and weight rooms to keep pace with member demand. We are now at capacity, can accommodate no further increased demand, and the rooms have become hazardous due to equipment congestion. The current facility also lacks room for a functional exercise area with a stretching space integrated within it.

To address these needs, the Task Force sees no alternative except to increase usable space, enhance our member experience and respond to the changing needs of the Association. This Task Force strongly recommends Board approval.

TAHOE DONNER PHASE 1 - 4 TECHNICAL ASSESSMENT AND RESORT CONCEPTS

Prepared for:

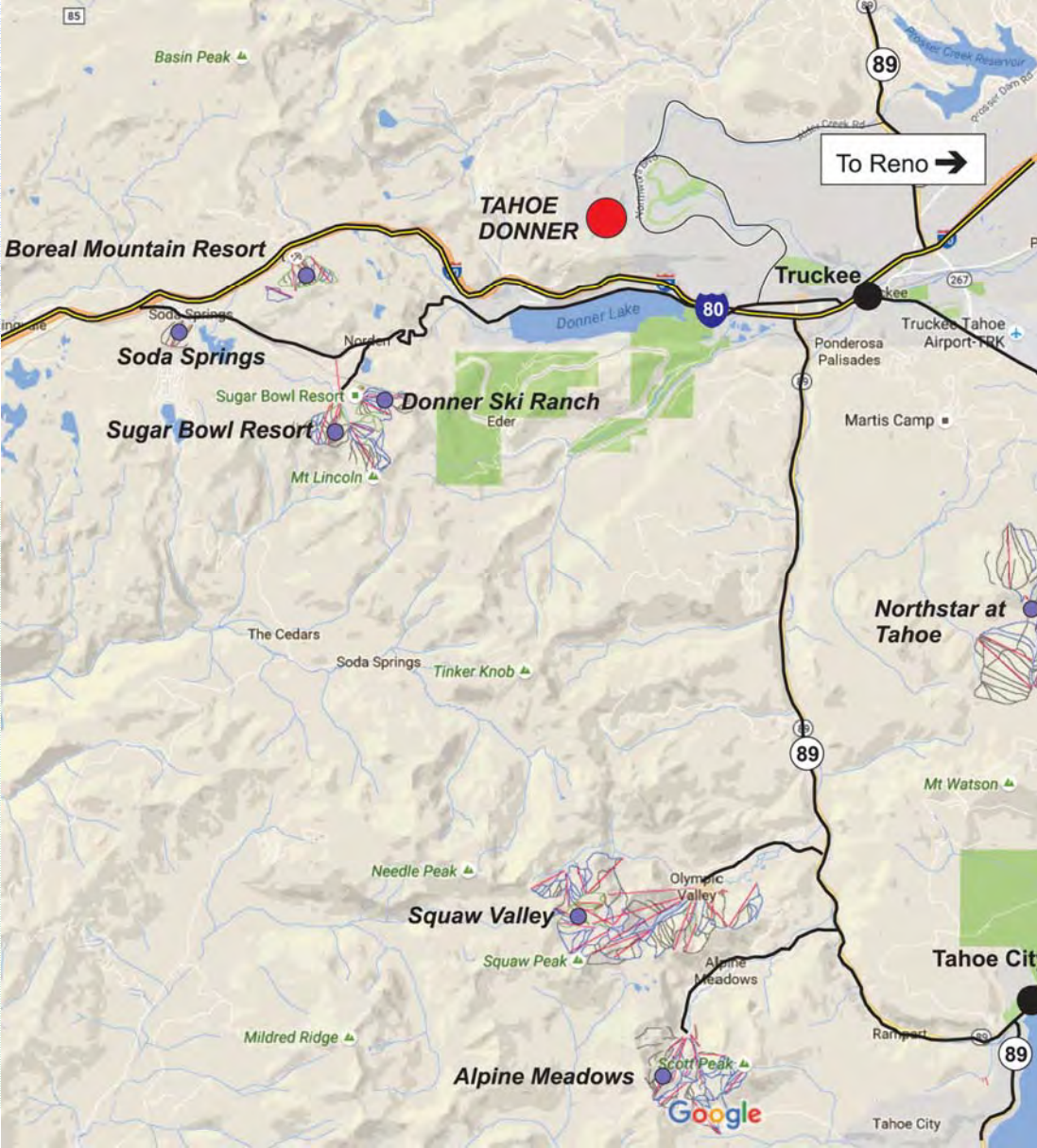


September 11th, 2017

**Presented by: Eric Callender – Ecosign VP
Adam Schroyen – Resort Planner**

**ECOSIGN RESORT PLANNERS (2016) LTD.
Whistler, British Columbia, Canada**

STUDY AREA



AGENDA



- 1. EXISTING SITUATION SUMMARY (FACILITIES BALANCE)**
- 2. TECHNICAL ASSESSMENT**
- 3. INVENTORY**
- 4. EXISTING PARKING & STAGING ANALYSIS**
- 5. MOUNTAIN CONCEPTS A-B, C & D**
- 6. BASE AREA CONCEPTS A, B, C & D**
- 7. PROPOSED PARKING & STAGING ANALYSIS**



KEY PLANNING TERMS



1. MOUNTAIN CAPACITY

- Ability to provide a comfortable skier experience at peak times, measured in skier's at one time which considers those skiing, waiting in lift lines, and attending to their service needs.

2. SKIER SERVICE CAPACITY

- Ability to adequately service the requirements of skiers (rentals, ski school, food service)
- Provide suitable space for Mountain Ops

3. STAGING CAPACITY

- Ability to get Visitors & Skiers to the Mountain (Parking and Drop-off etc.)





1. MOUNTAIN CAPACITY

- Ability to provide a comfortable skier experience at peak times

1,980 skiers on Ski Terrain, 1,130 skiers on lifts

(1,900 future ski terrain potential)

2. SKIER SERVICE CAPACITY

- Ability to adequately service the requirements of skiers (rentals, ski school, food service etc.) built for 75% of Peak (1,300 skiers)
- Provide suitable space for Mountain Ops

Current Skier Service Capacity for 861 skiers

3. STAGING CAPACITY

- Ability to get Visitors & Skiers to the Mountain (Parking and Drop-off etc.)

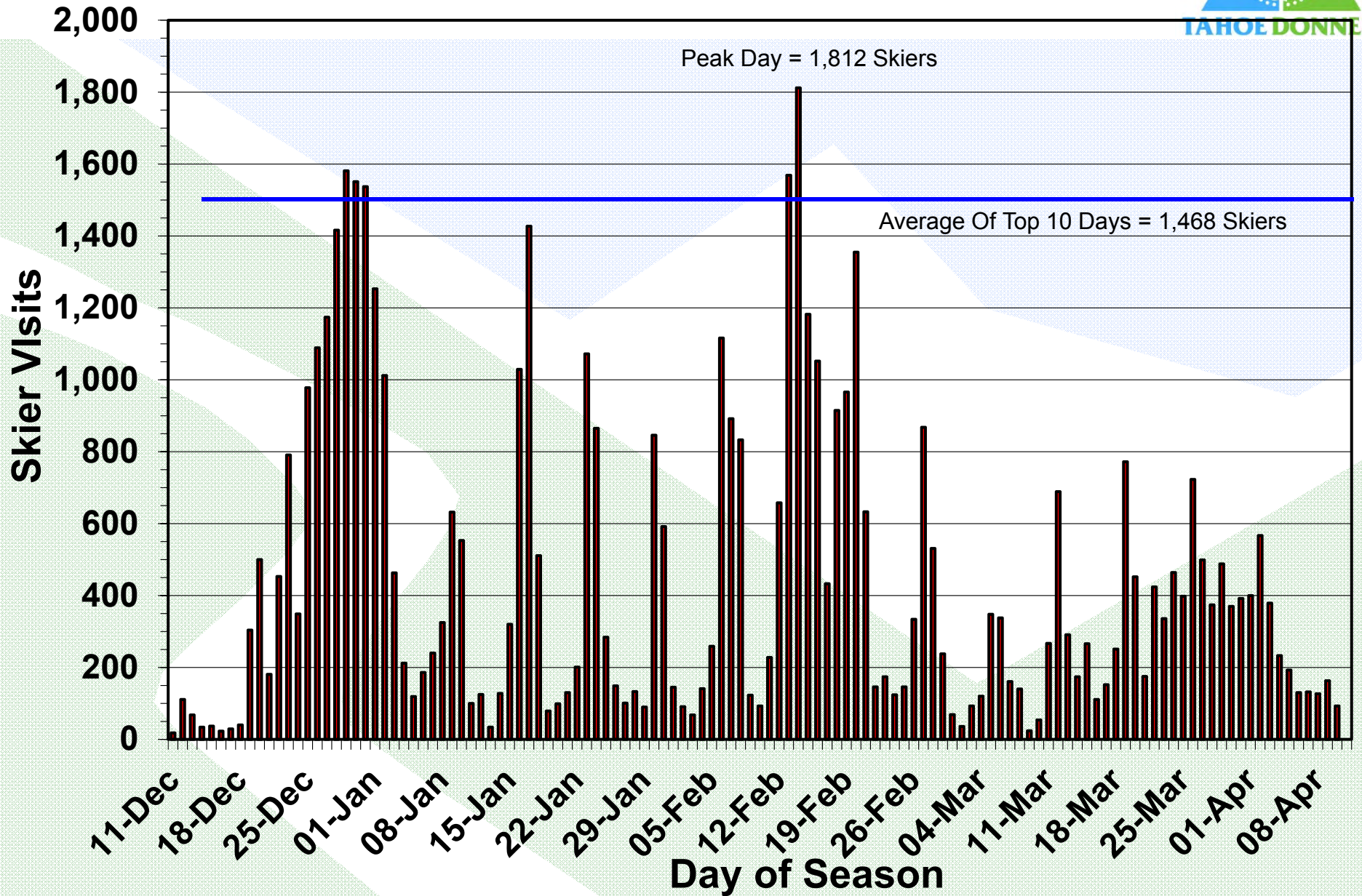
Current Staging Capacity for 1,053 skiers



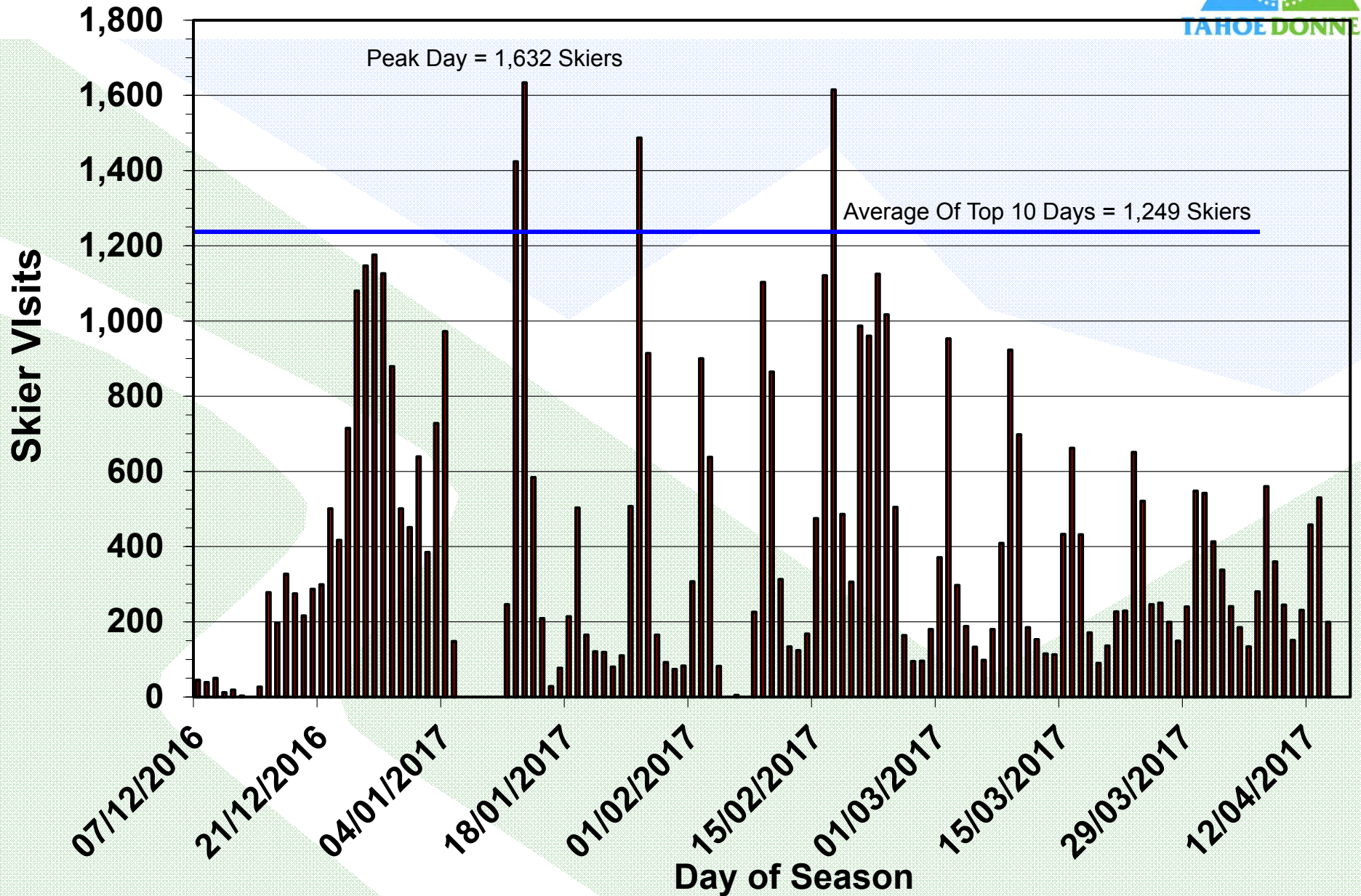
EXISTING BUSINESS LEVELS



2015/16 SKIER VISITS



2016/17 SKIER VISITS



VISITS AND ASSUMPTIONS FOR CALCULATIONS



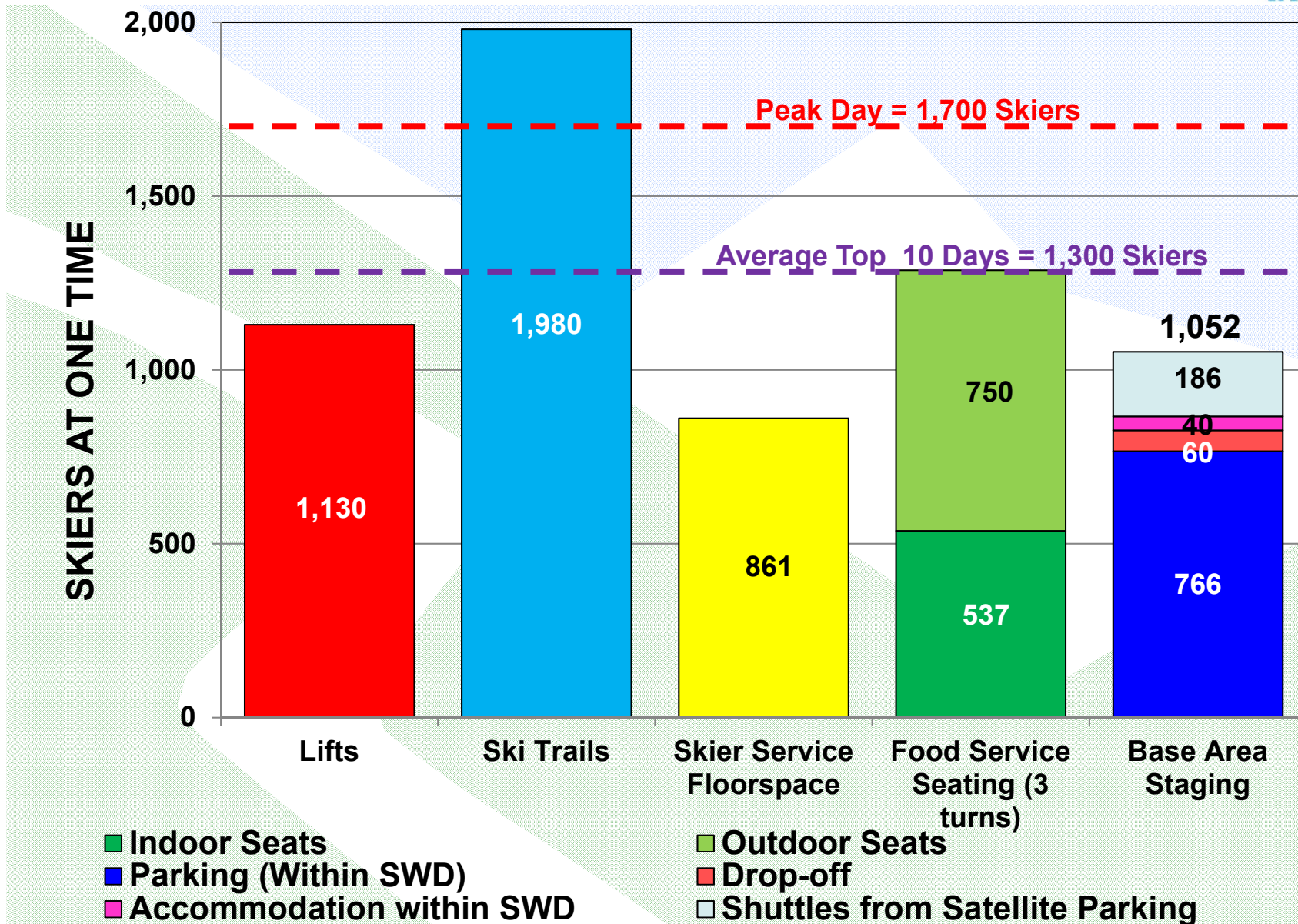
- ❖ 2016/17 Average Top 10 days = 1,249 Peak day = 1,632
- ❖ 2015/16 Average Top 10 Days = 1,468 Peak day = 1,812
- ❖ 2014/15 Average Top 10 Days = <1,000
- ❖ 2013/14 Average Top 10 Days = <500
- ❖ 2012/13 Average Top 10 Days = 1,567

PLANNING ASSUMPTIONS FOR EXISTING SKIER SERVICE ANALYSIS

- ❖ **Top peak day = 1,700**
- ❖ **For purposes of estimating Space Use for Skier Services we have used the average top 10 day of 1,300 skiers (representing approximately 75% of Peak Day)**



EXISTING FACILITIES BALANCE



- Indoor Seats
- Outdoor Seats
- Parking (Within SWD)
- Drop-off
- Accommodation within SWD
- Shuttles from Satellite Parking

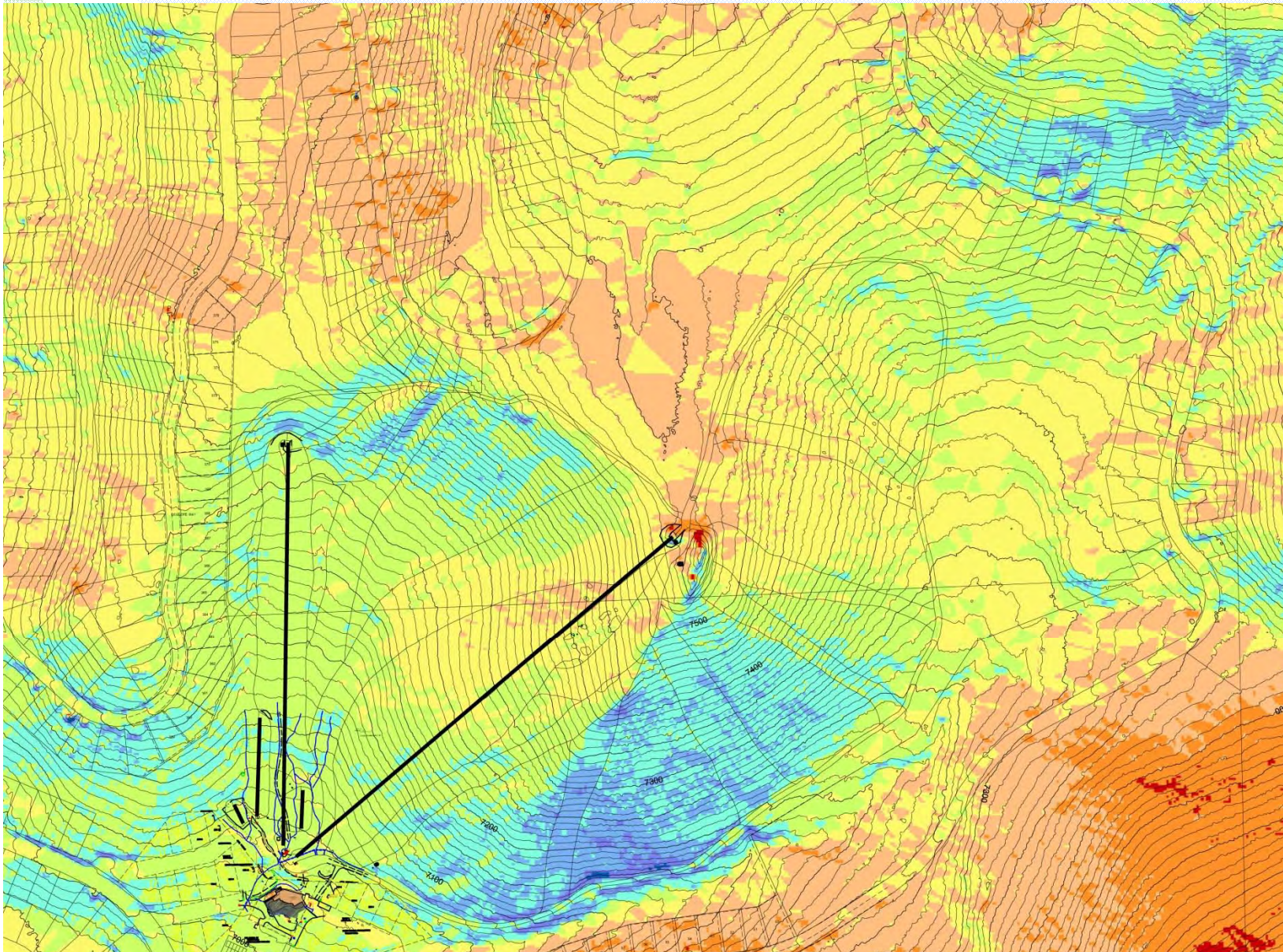
2. TECHNICAL ASSESSMENT



STUDY AREA



SOLAR RADIATION – WINTER SEASON Composite - December – March



Contours: 10ft Date: 08/2017
0ft 200 400 600 800

NOTES:

PERIOD OF CALCULATION:
Daily
Dec 1, 2016 to Mar 31, 2017

DAILY EXTENTS OF CALCULATION:
03:00 hrs - 22:00 hrs

INTERVAL OF CALCULATION:
15 minutes

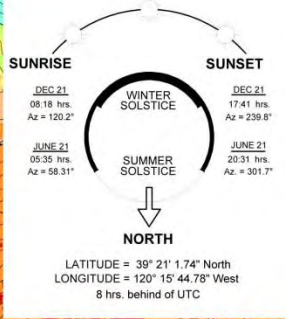
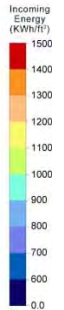
NUMBER OF DAYS ANALYZED:
121 days

AVERAGE NUMBER OF DAYLIGHT HRS:
10.09 hours/day

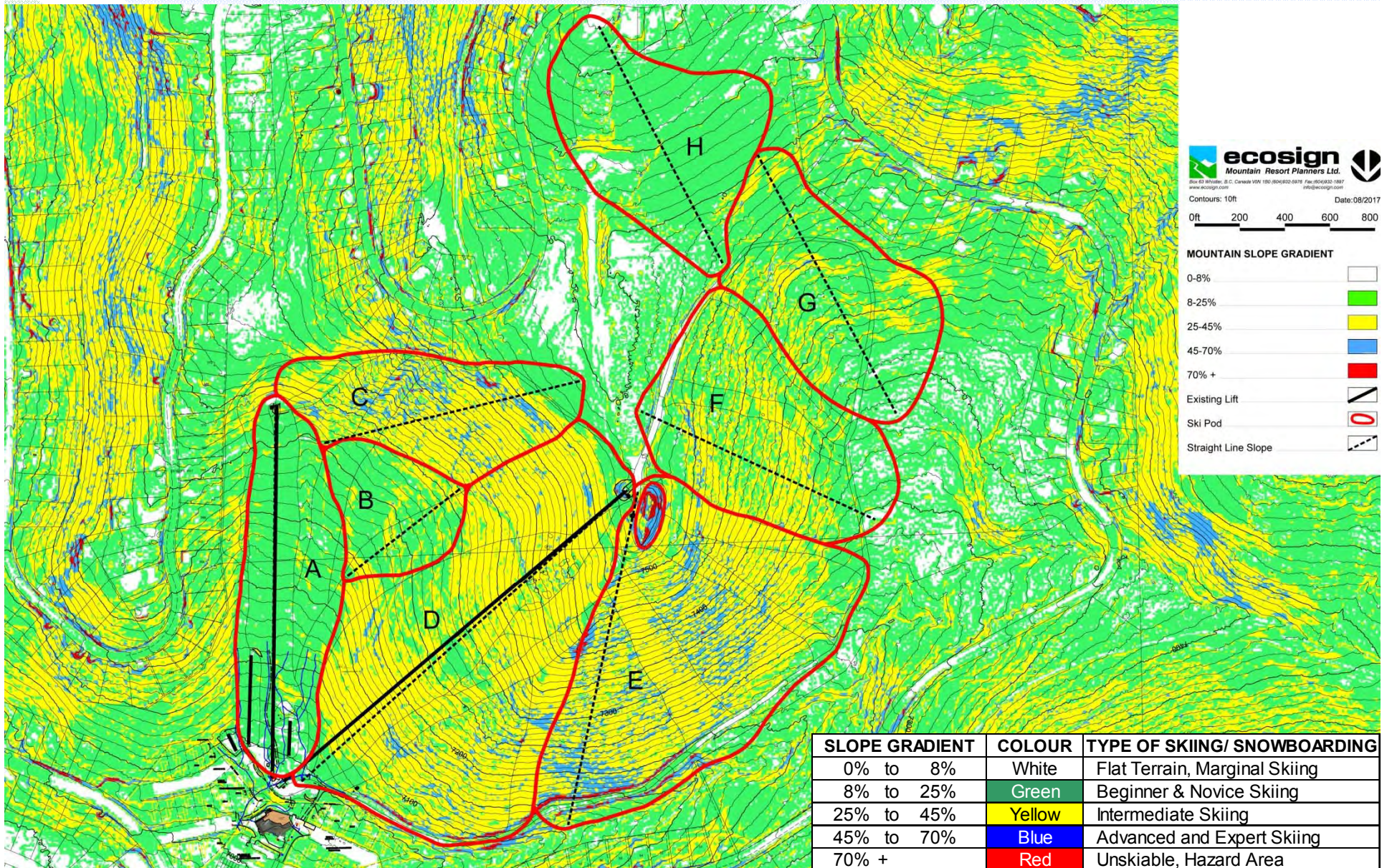
MINIMUM INCOMING ENERGY:
214.2 KWh/ft2

MAXIMUM INCOMING ENERGY:
1592.2 KWh/ft2

AVERAGE INCOMING ENERGY:
1057.2 KWh/ft2



MOUNTAIN SLOPE & TERRAIN CAPACITY ANALYSIS



ecosign
Mountain Resort Planners Ltd.

Box 63 Invermer, B.C. Canada V0K 1S0 (804)822-0878 Fax: (804)822-1187
www.ecosign.com info@ecosign.com

Contours: 10ft Date: 08/2017

0ft 200 400 600 800

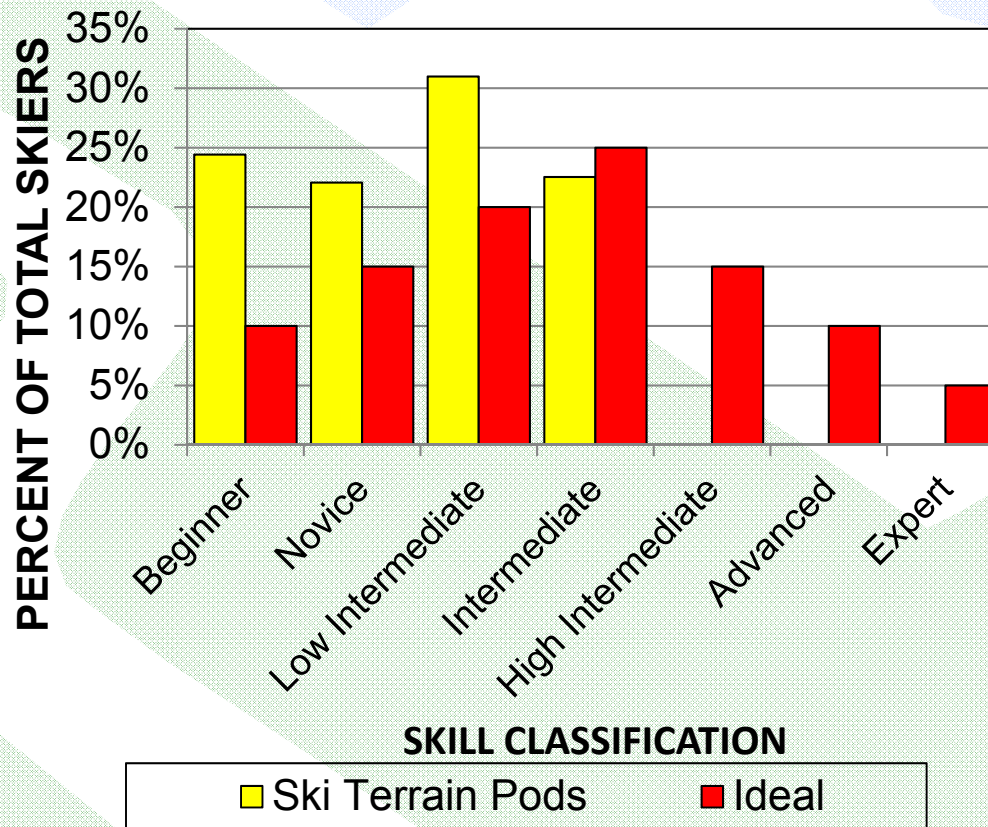
MOUNTAIN SLOPE GRADIENT

- 0-8%
- 8-25%
- 25-45%
- 45-70%
- 70% +
- Existing Lift
- Ski Pod
- Straight Line Slope

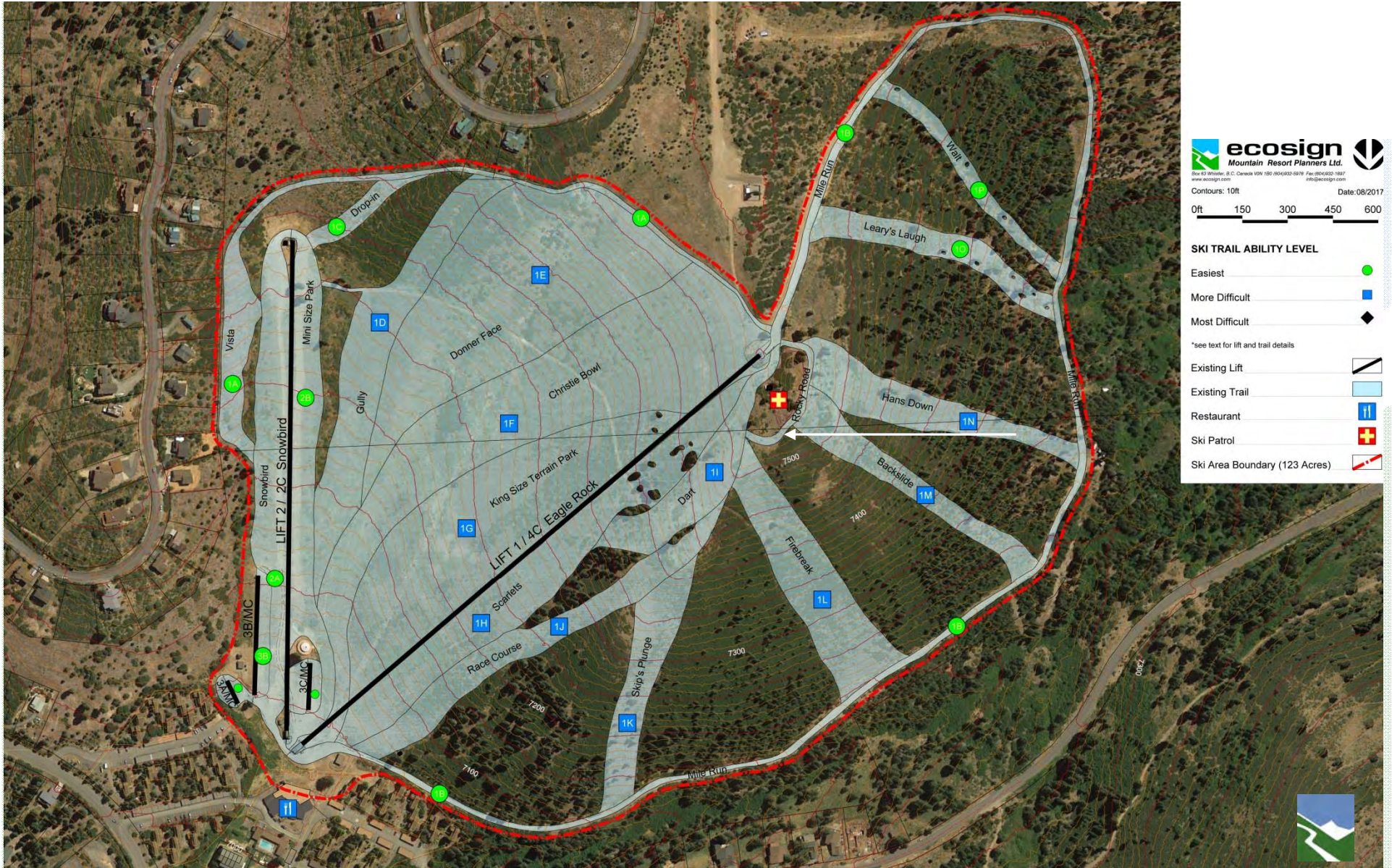
MOUNTAIN TERRAIN CAPACITY ANALYSIS



Terrain Pod	A	B	C	D	E	F	G	H	TOTAL
Skill Class	1	2	4	3	4	2	2	1	
Total Area Ac.	13.9	6.4	12.3	36.8	30.0	17.7	15.5	15.2	147.8
% Ski Terrain Developable	90%	90%	90%	75%	30%	30%	30%	30%	
Available Ski Terrain	12.5	5.8	11.1	27.6	8.8	5.3	4.7	4.6	80.4
Total Skiers	380	170	270	660	210	160	140	140	2,130



EXISTING MOUNTAIN FACILITIES



ecosign
Mountain Resort Planners Ltd.

800-63-9999, 811-C. Canada 1-800-462-8879 Fax: 800-202-1887
www.ecosign.com info@ecosign.com

Contours: 10ft Date: 08/2017

0ft 150 300 450 600

SKI TRAIL ABILITY LEVEL

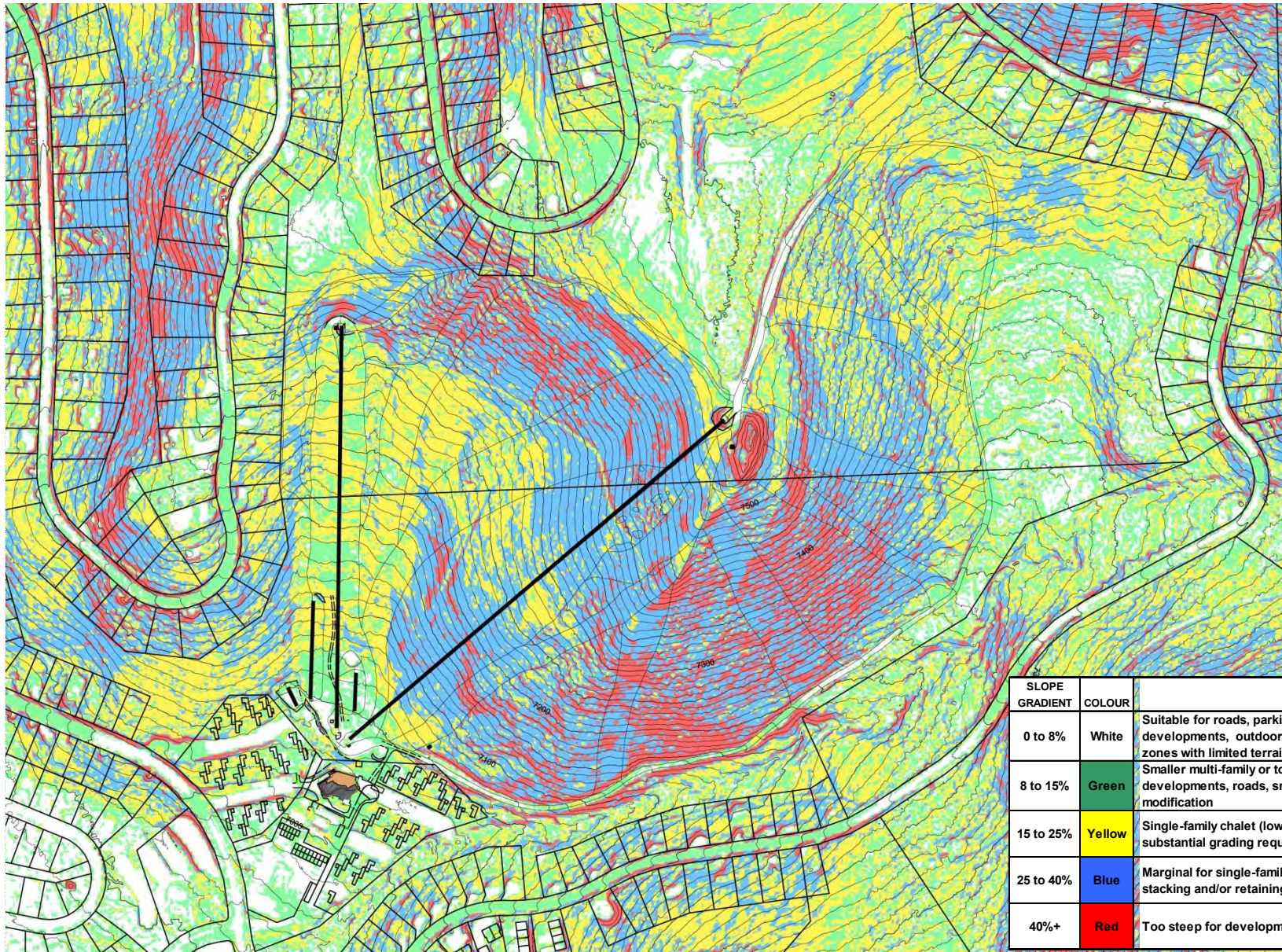
- Easiest ●
- More Difficult ■
- Most Difficult ◆

*see text for lift and trail details

- Existing Lift
- Existing Trail
- Restaurant
- Ski Patrol
- Ski Area Boundary (123 Acres)



RESORT BASE AREA SLOPE AND DESIGN ANALYSIS



Contours: 10ft Date: 08/2017
 0ft 200 400 600 800

BASE SLOPE GRADIENT

0-8%	
8-15%	
15-25%	
25-40%	
40% +	
Existing Lift	

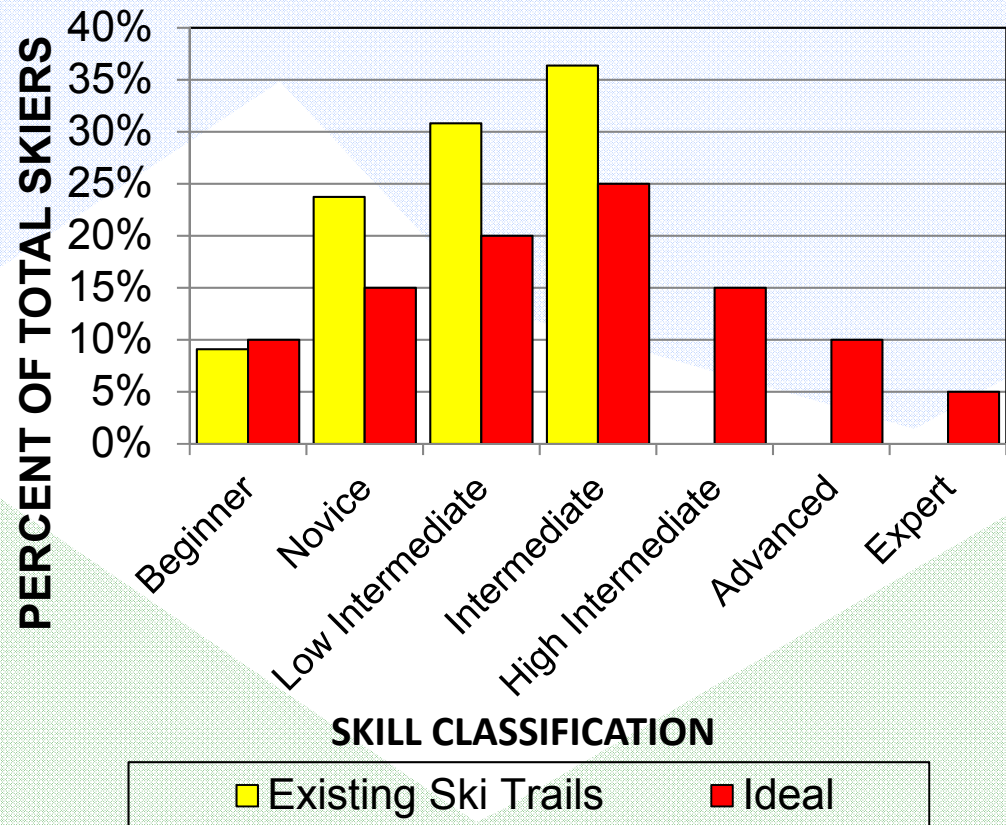
SLOPE GRADIENT	COLOUR	DEVELOPMENT SUITABILITY
0 to 8%	White	Suitable for roads, parking, high density village style developments, outdoor and indoor recreation and snow play zones with limited terrain modification
8 to 15%	Green	Smaller multi-family or townhouse (medium density) developments, roads, snow play and parking with some terrain modification
15 to 25%	Yellow	Single-family chalet (low density) developments with substantial grading required to provide vehicle access.
25 to 40%	Blue	Marginal for single-family development. Will require rock stacking and/or retaining walls to provide vehicle access.
40%+	Red	Too steep for development

EXISTING MOUNTAIN FACILITIES



Ski Terrain

- ❖ Ski Terrain- 123 acre ski area boundary, 26 ski runs, 6.0 miles long, 76 acres of groomable terrain which comfortably supports **1,980** skiers at one time.
- ❖ Skier skill class weighted to lower ability levels- no high intermediate, advanced, or expert ski terrain.
- ❖ Ample Novice terrain, however access from existing base area is poor as guests must ski out and around “Mile One” for each lap



MOUNTAIN ANALYSIS CONCLUSIONS

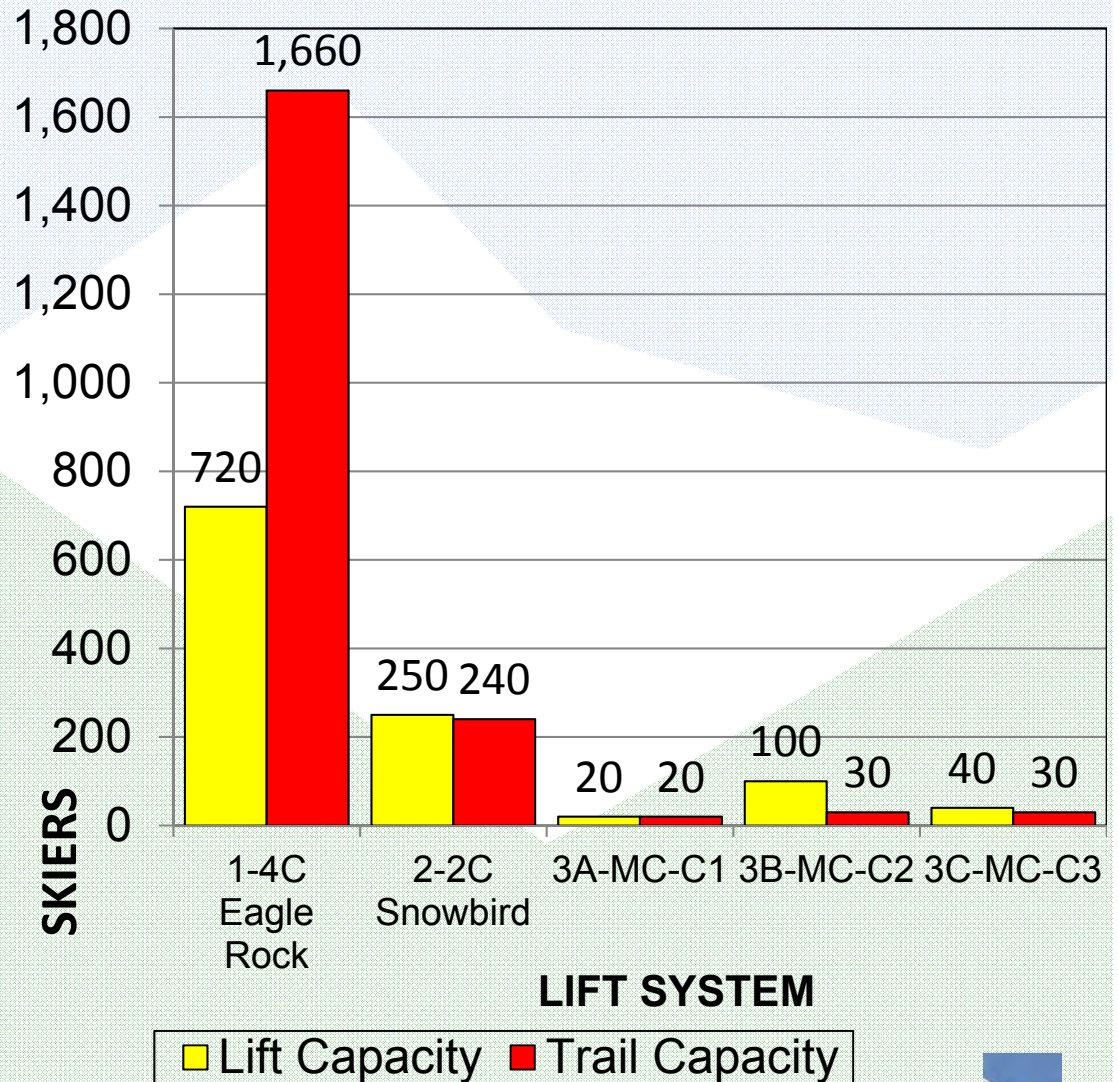


Existing Facilities

- ❖ 2 chairlifts, 3 moving carpets-
Snowbird Chairlift 46 years old
- ❖ Combined Lift Capacity
calculated at **1,130** skiers at one
time

Lift / ski trail capacity balance

- ❖ Eaglerock - 720 skiers on lifts
vs 1,660 skiers per day on
terrain
- ❖ Snowbird - 250 skiers on lifts vs
240 skiers per day on terrain



EXISTING MOUNTAIN FACILITIES – GENERAL OBSERVATIONS



- ❖ Both the existing chairlifts are operated at 75% of their rated capacities to avoid misloads/ stoppages. For Eaglerock, this means that the uphill lift capacity is only 43% of the ski trail capacity. For Snowbird, due to the limited amount of terrain, the uphill lift capacity and downhill ski trail capacity is balanced.
- ❖ The “Mile RUn” ski trail is not a good experience for first time users of Eaglerock chair as it contains 3 long sections of trail which are well below the minimum 8% slope needed for downhill sliding and boarding. Currently, there is a need to improve the “easiest way down” from Eaglerock Chair.
- ❖ While somewhat constrained in space and farther from the daylodge than ideal, the three moving carpets function well and provide a graduated learning experience



CURRENT / FUTURE VISITOR BREAKDOWN



Percentage of Visitors to Tahoe Donner Ski Area	Current Skier Origin	# of Skiers during Current Peak (1,700 Skiers)	5yr Target Skier Origin	# of Skiers during Theoretical Peak (1,900)
Public Use (arrive by car for the day)	68%	1,156	71%	1,349
Members in HOA	22%	374	20%	380
Guests of Members	10%	170	9%	171
TOTAL	100%	1,700	100%	1,900

- ❖ Growth coming primarily from an Increase in Public Use

3. INVENTORY



PROCESS



- ❖ **INVENTORY** - Understand and document all spaces used as “Skier Service” space
- ❖ **ANALYSIS** – Create new TD Planning Standard (derived from Regional, Local Competition, USFS Standards)
- ❖ **ANALYSIS** - Comparative Analysis between existing situation and new TD Planning Standard to discover Excess/Deficit in Skier Service Space
- ❖ **SCENARIO’s** – Comparative Analysis between Existing Skier Service Space and different Skier Demand Periods (Cost Impact)



EXISTING SKIER SERVICE INVENTORY



Guest Service Function	Existing Skier Service Floorspace (Main Daylodge) (ft ²)	Existing Skier Service Floorspace (Yurt) (ft ²)	Total Existing Skier Service Space (ft ²)
Staging Facilities			
Ticket Sales	304		304
Public Lockers	200		200
Equipment Rental & Repair	2,065		2,065
Guest Services / Ski School/ Adaptive	260	170	430
Children's Programs/Day Care	585	170	755
Staging Subtotal	3,414	340	3,754
Commercial Facilities			
Food & Beverage Seating	2,180	350	2,530
Kitchen & Scramble, Bar	800		800
Bar/Lounge	-		-
Restrooms	930		930
Accessory Retail	160		160
Commercial Subtotal	4,070	350	4,420
Operational Facilities			
Administration	917		917
Employee Facilities	1,046		1,046
First Aid & Mountain Patrol	486		486
Operational Subtotal	2,449	-	2,449
TOTAL FUNCTIONAL SPACE	9,933	690	10,623
Storage	2,915		2,915
Mechanical, Circulation/Walls/Waste*	2,280	20	2,300
GROSS BUILDING AREA	15,128	710	15,838



EXISTING SKIER SPACE USE PLANNING STANDARDS FOR TAHOE DONNER



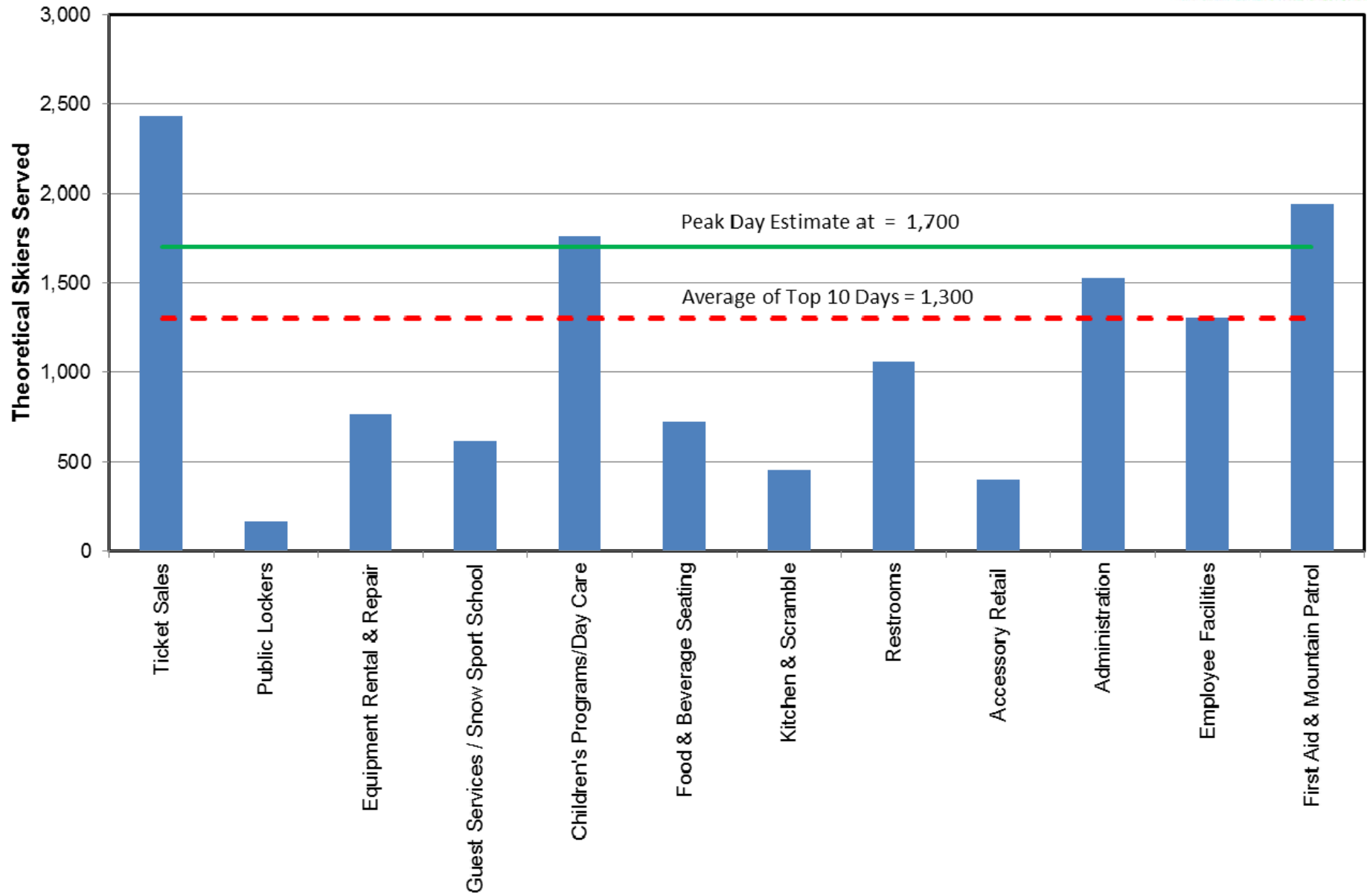
Guest Service Function	Day Ski Area ft ² /skier	Average ft ² /skier	Resort Area ft ² /skier	Ecosign Recomm. area / Skier for Tahoe Donner (DRAFT) ft ² /skier	NOTES
Staging Facilities	-	-	-	-	
Ticket Sales	0.10	0.13	0.15	0.13	Use average ticket sales
Public Lockers	0.70	0.95	1.20	1.20	Used higher end due to beginners renting. Do you want extra for Homeowners?
Equipment Rental & Repair	0.80	0.90	1.00	2.70	3 X the average standard based on regional analysis and competition
Guest Services / Ski School/ Adaptive	0.25	0.38	0.50	0.70	2 X the average standard based on ski school utilization / regional analysis and competition
Children's Programs/Day Care	0.35	0.43	0.50	0.43	Use average space
Staging Subtotal	2.20	2.78	3.35	5.16	
Commercial Facilities	-	-	-	-	
Food & Beverage Seating	3.25	3.50	4.00	3.50	Use average as slight increase due to watchers using seating
Kitchen & Scramble, Bar	1.75	2.50	3.00	1.75	Use kitchen as half seating space
Bar/Lounge	0.30	0.40	0.50	0.30	Use Day Ski Area standard
Restrooms	0.75	0.88	1.00	0.88	Use average standard
Accessory Retail	0.40	0.57	0.75	0.40	Use Day Ski Area standard
Commercial Subtotal	6.45	7.85	9.25	6.83	
Operational Facilities	-	-	-	-	
Administration	0.60	0.80	1.00	0.60	Use Day Ski Area standard
Employee Facilities	0.30	0.40	0.50	0.80	2 X the average standard based on ski school utilization / regional analysis and competition
First Aid & Mountain Patrol	0.25	0.30	0.35	0.25	Use Day Ski Area standard
Operational Subtotal	1.15	1.50	1.85	1.65	
TOTAL FUNCTIONAL SPACE	9.80	12.13	14.45	13.64	
Storage	0.98	1.21	1.45	1.36	Calculated as 10% of Total Functional Space
Mechanical, Circulation/Walls/Waste*	2.45	3.03	3.61	3.41	Calculated as 25% of Total Functional Space
GROSS FLOOR AREA	13.23	16.37	19.51	18.40	
Food Service Seating	-	-	-	-	
Turns/Indoor Seat (Cafeteria)	4.00	3.50	3.00	3.00	use low turnover (indicated guests stay longer in seating area)
Turns/Indoor Seat (Table Service)	3.00	2.50	2.00	2.50	use average (indicated guests stay longer in seating area)
Indoor Seats/ Skier	0.25	0.29	0.33	0.25	use average
Outdoor Seats/Skier	0.13	0.15	0.17	0.15	use average
Square Feet/ Indoor Food Service Seat	12.00	12.00	12.00	12.00	use standard

TAHOE DONNER SPACE USE ANALYSIS BASED ON AVERAGE TOP 10 DAYS = 1,300



Guest Service Function	Total Existing Skier Service Space (ft ²)	Existing Skier Service Space per Skier ft ² /skier	Ecosign Recomm. area / Skier for Tahoe Donner (DRAFT) ft ² /skier	Recomm. Floorspace (ft ²)	Percent of Recomm. Floorspace	Theoretical Skiers Served
Staging Facilities						
Ticket Sales	304	0.23	0.13	163	187%	2,432
Public Lockers	200	0.15	1.20	1,560	13%	167
Equipment Rental & Repair	2,065	1.59	2.70	3,510	59%	765
Guest Services / Ski School/ Adaptive	430	0.33	0.70	910	47%	614
Children's Programs/Day Care	755	0.58	0.43	559	135%	1,756
Staging Subtotal	3,754	2.89	5.16	6,702	56%	728
Commercial Facilities						
Food & Beverage Seating	2,530	1.95	3.50	4,550	56%	723
Kitchen & Scramble, Bar	800	0.62	1.75	2,275	35%	457
Bar/Lounge	-	-	0.30	390	0%	-
Restrooms	930	0.72	0.88	1,144	81%	1,057
Accessory Retail	160	0.12	0.40	520	31%	400
Commercial Subtotal	4,420	3.40	6.83	8,879	50%	647
Operational Facilities						
Administration	917	0.71	0.60	780	118%	1,528
Employee Facilities	1,046	0.80	0.80	1,040	101%	1,308
First Aid & Mountain Patrol	486	0.37	0.25	325	150%	1,944
Operational Subtotal	2,449	1.88	1.65	2,145	114%	1,484
TOTAL FUNCTIONAL SPACE	10,623	8.17	13.64	17,726	60%	779
Storage	2,915	2.24	1.36	1,768	165%	2,143
Mechanical, Circulation/Walls/Waste*	2,300	1.77	3.41	4,431	52%	675
GROSS FLOOR AREA	15,838	12.18	18.40	23,925	66%	861

EXISTING SKIER SERVICE - SPACE USE ANALYSIS



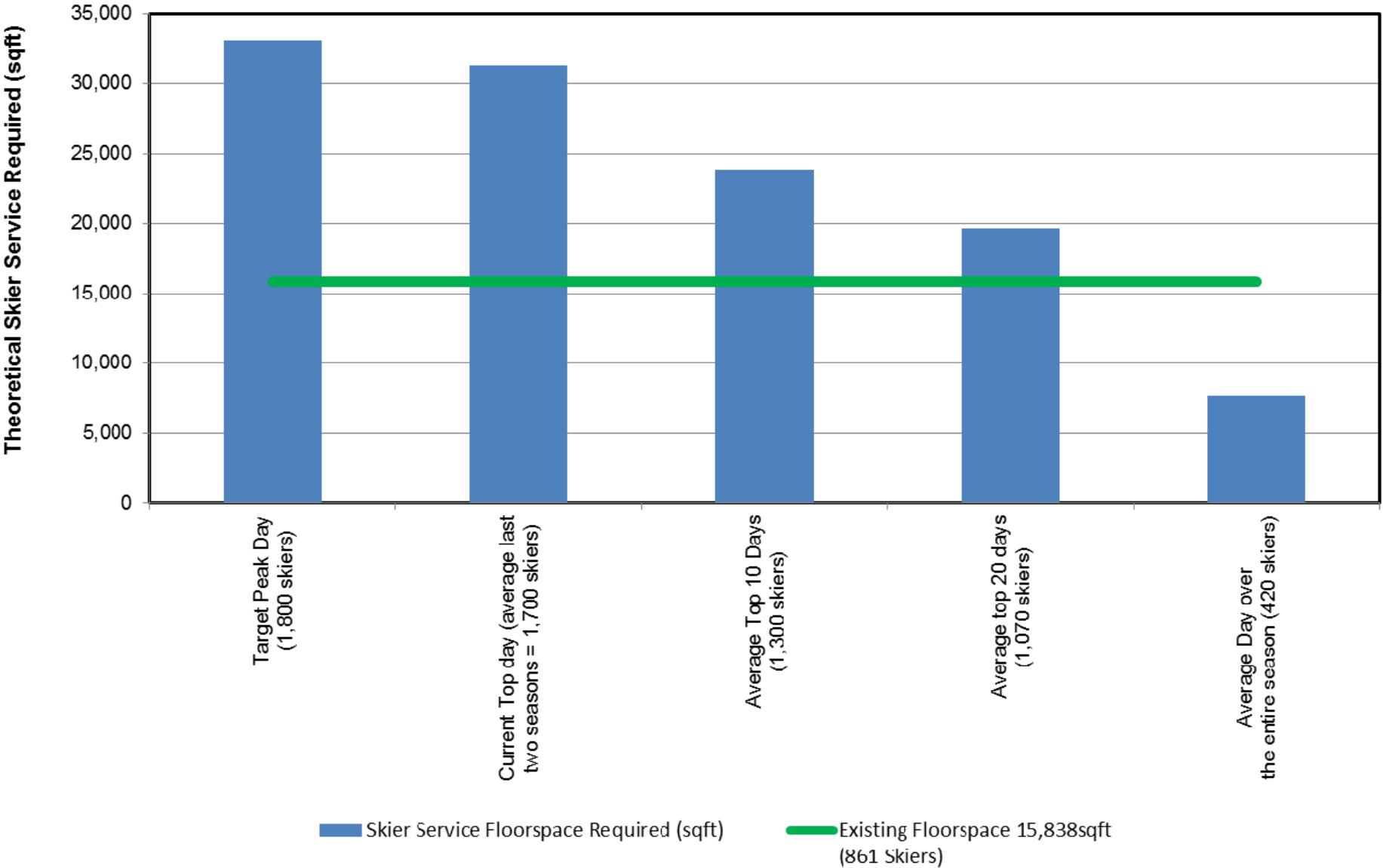
EXISTING FOOD SERVICE SEATING ANALYSIS



Building/Restaurant	Indoor Seats			Outdoor Seats			Total Seats	
	Number of Seats	Turns per Seat	Guests Served	Number of Seats	Turns per Seat	Guests Served	Number of Seats	Guests Served
Daylodge	150	3.0	450	220	3.0	660	370	1,110
Children's Yurt Buidling	29	3.0	87	30	3.0	90	59	177
TOTAL	179		537	250		750	429	1,287

- ❖ Existing seating has inefficient layout of space, current number of indoor seats at 179. (incl. Daylodge and Yurt *estimated*.)
- ❖ During good weather there should be enough seating to satisfy 1,287 guests (with 3.0 turns per seat) both inside and outside.
- ❖ Current ratio is that indoor seats represent 42% of total seats (indoor & outdoor)
- ❖ Lunch is based from 11:30 to 2:00pm (At 3 turns this equates to a 50 minute lunch)

POTENTIAL SKIER TARGET VS SKIER SERVICE SPACE



PRELIMINARY COST ESTIMATE



Peak Day Demand	Design Day (75% of Peak)	Skier Service Floorspace Required (sqft)	Estimated Cost (incl. Hard & Soft) @\$600USD/sqft	Notes:
2,000 skiers	1,500	27,600	\$ 16,560,000	Theoretical SCC for Future Ski Area Development *yet to be finalized*
1,700 skiers	1,275	23,500	\$ 14,100,000	Peak day average of the last 2 seasons (design day +/- average of top 10 days 1,300)
1,400 skiers	1,050	19,300	\$ 11,580,000	Peak day if designing to the average of the the top 20 days = 1,070 (2009/2013)
1,150 skiers	863	15,900	\$ 9,540,000	To match the existing floorspace area.

- ❖ Based on \$600USD / sq ft. (as directed by client)
- ❖ Not including underground parking (if required, potential for 20+ stalls)
- ❖ GFA based on 18.40 sq ft./skier as per assumptions

EXISTING BASE AREA SITE PLAN

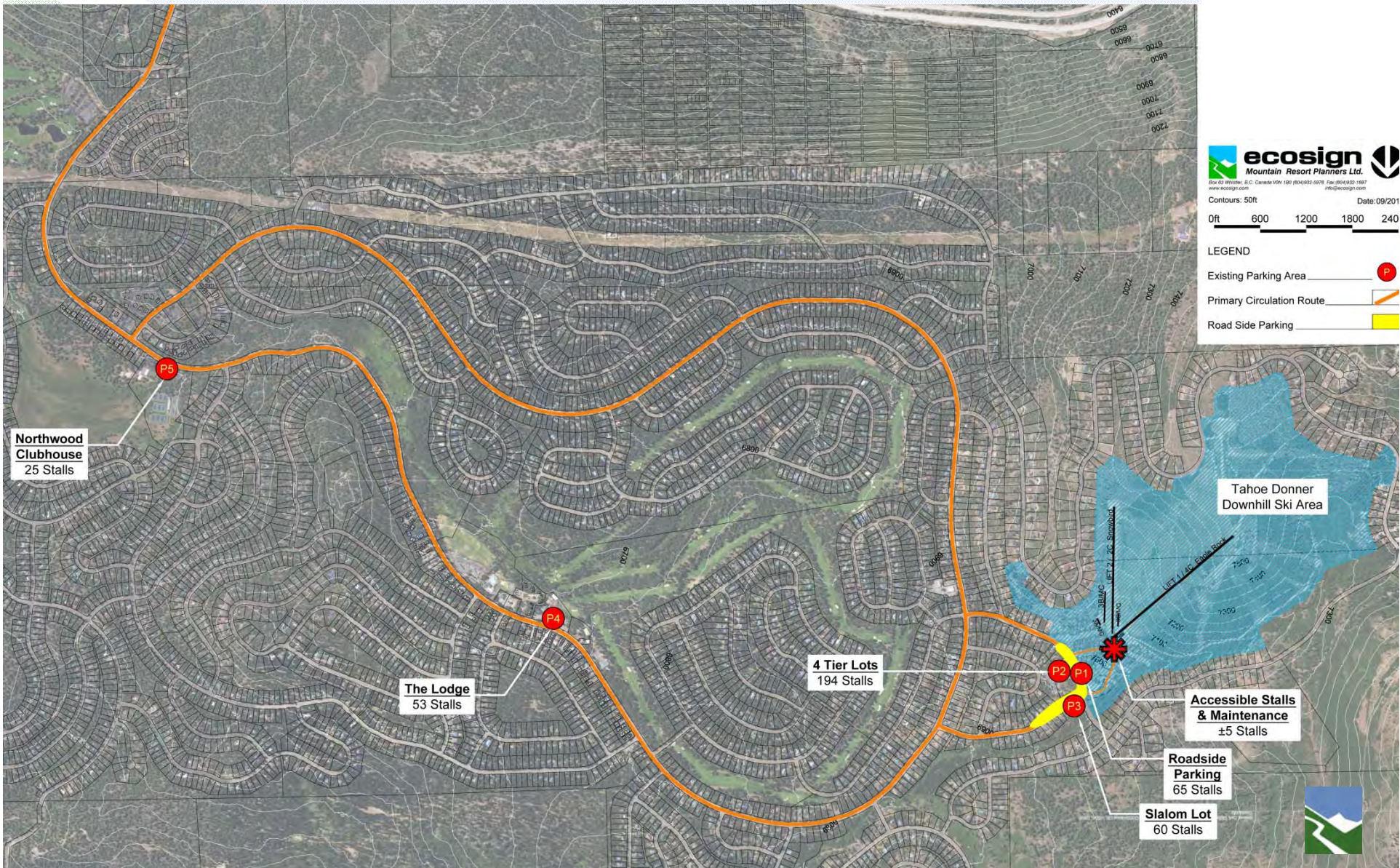


Contours: 2ft
0ft 25 50 75 100
Date: 08/2017

EXISTING PARKING



EXISTING PARKING CONCEPT



EXISTING PARKING



Lot Number	Lot Name	Number of Cars	% Total Within/ Outside SWD	AVERAGE Number of Visitors 2.6 pp/car	PEAK Number of Visitors 3.0 pp/car	PEAK Number of Skiers at 80% Participation
Tahoe Donner						
Within SWD						
P1	Roadside - Snowpeak Way & Slalom Way	65		169	195	156
P2	4 tier lots (60% take shuttle / 40% walk)	194		504	582	466
P3	Slalom lot	60		156	180	144
Subtotal Within SWD		319	80%	829	957	766
Outside SWD						
P4	The Lodge (Golf Course Parking, half used for XC)	53		137	158	126
P5	Northwoods Clubhouse Parking	25		65	75	60
Subtotal Outside SWD		78	20%	202	233	186
Total Tahoe Donner		397	100%	1,031	1,190	952

- ❖ Currently allowance for employee parking is tentative in condo development, may be removed. How many employee stalls required?

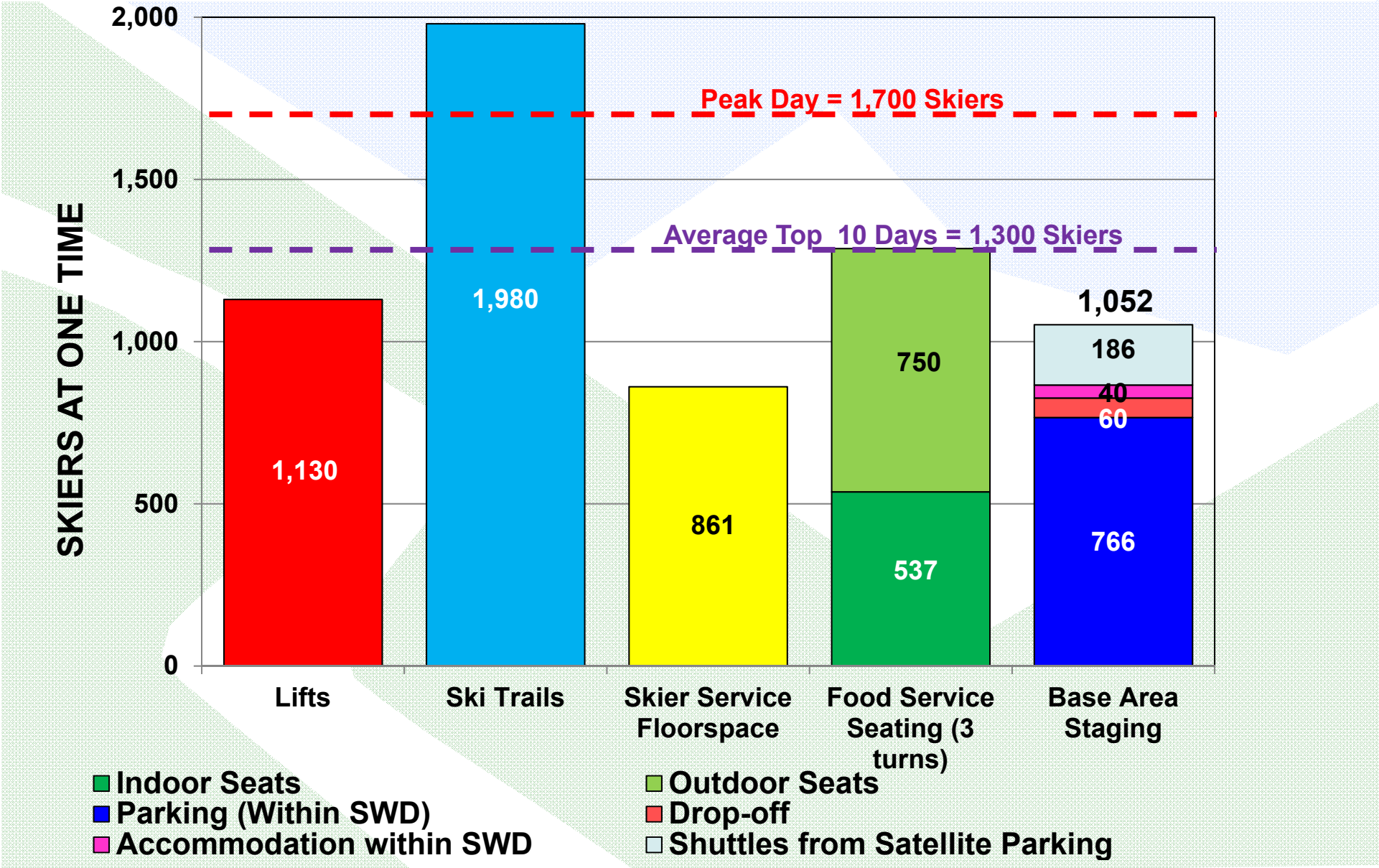
EXISTING STAGING ANALYSIS



	During Peak Times (1,700 skiers)	
	Number of Visitors	Number of Skiers
Tahoe Donner Within SWD		
From Pillows (Walking)	50	40
From Parking (Walking)	957	766
Charter Bus, Private Drop Off from surrounding homes (8%)	77	61
Subtotal Within SWD	1,084	867
Outside SWD		
From Parking (Arrive by Shuttle)	233	186
Total Tahoe Donner	1,317	1,053



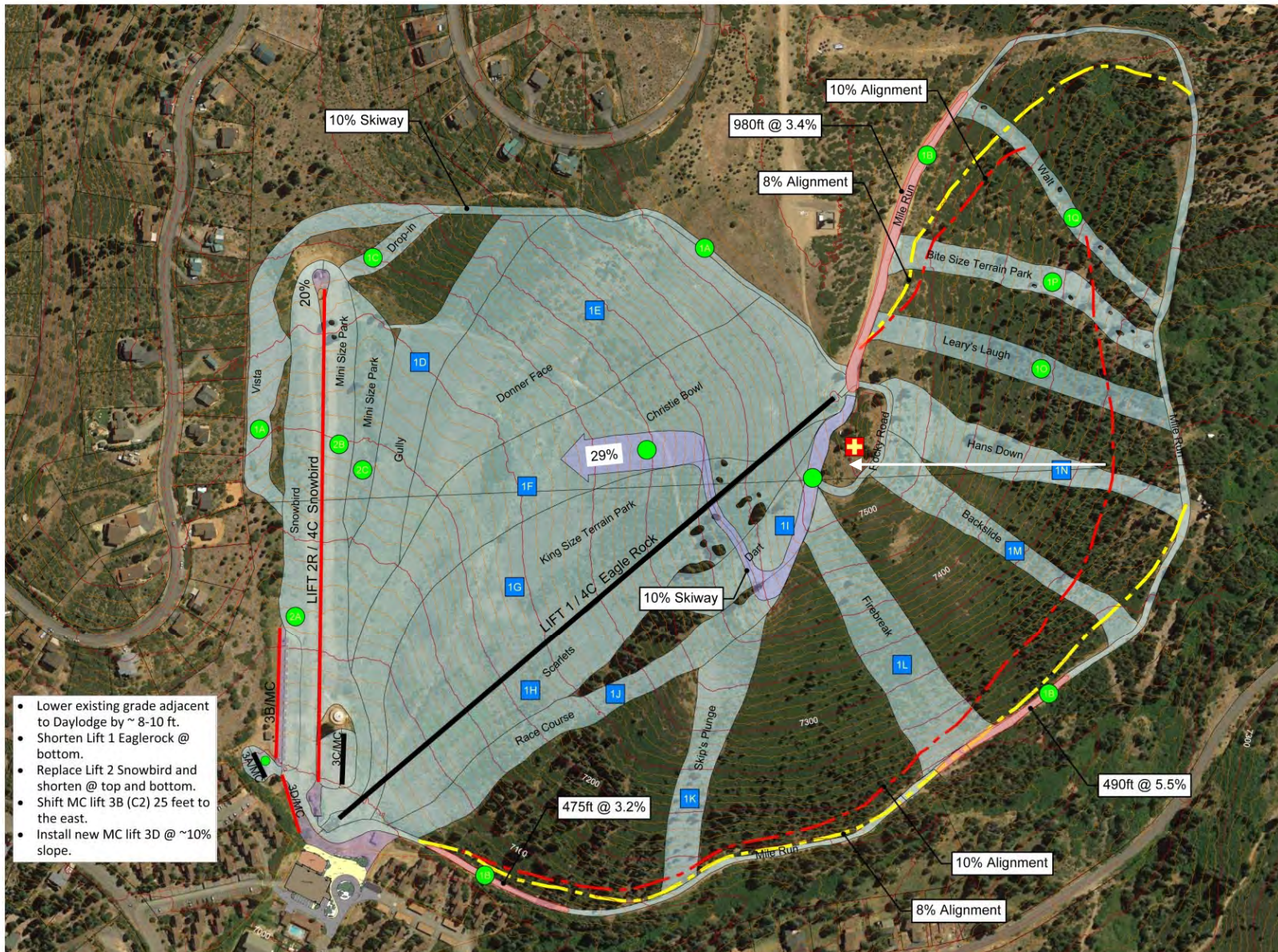
EXISTING FACILITIES BALANCE



5. MOUNTAIN CONCEPTS A, B, C & D



MOUNTAIN CONCEPT A & B



- Lower existing grade adjacent to Daylodge by ~ 8-10 ft.
- Shorten Lift 1 Eaglerock @ bottom.
- Replace Lift 2 Snowbird and shorten @ top and bottom.
- Shift MC lift 3B (C2) 25 feet to the east.
- Install new MC lift 3D @ ~10% slope.



Contours: 10ft Date: 09/2017
 0ft 150 300 450 600

SKI TRAIL ABILITY LEVEL

Easiest	
More Difficult	
Most Difficult	

*see text for lift and trail details

Existing Lift	
Lift to be Removed	
Proposed Lift	
Existing Trail	
Proposed Trail	
8% Skiway	
10% Skiway	
Areas too Flat for Downhill Skiing and Snowboarding	
Restaurant	
Ski Patrol	



MOUNTAIN CONCEPT A & B - SUMMARY



- ❖ Mountain Concept A/B (to match base area concepts) provide a Buildout SCC of 1700 skiers at one time to match existing business levels. Eaglerock is upgraded (replaced if necessary) to provide 2400 pph (up from current 1970 pph rated / 1478 operated)
- ❖ Snowbird is replaced by a 4 passenger fixed-grip lift with 1200 pph capacity, the lift is shortened top and bottom to improve skier circulation.
- ❖ A Novice route down Christie Bowl is illustrated to provide a high quality “novice” ski route down Eaglerock.
- ❖ Mile Run is improved- an 8% alignment (minimum) is illustrated, as well as an “ideal” 10% alignment for reference

Pros- Minimal changes from existing, lowest cost.

Cons- ski back route for all west facing Eaglerock ski trails is very long & although improved, uphill lift capacity does not balance with downhill ski trail capacity.



MOUNTAIN CONCEPT C



Contours: 10ft Date: 09/2017

0ft 200 400 600 800

SKI TRAIL ABILITY LEVEL

Easiest ●

More Difficult ■

Most Difficult ◆

*see text for lift and trail details

Existing Lift

Lift to be Removed

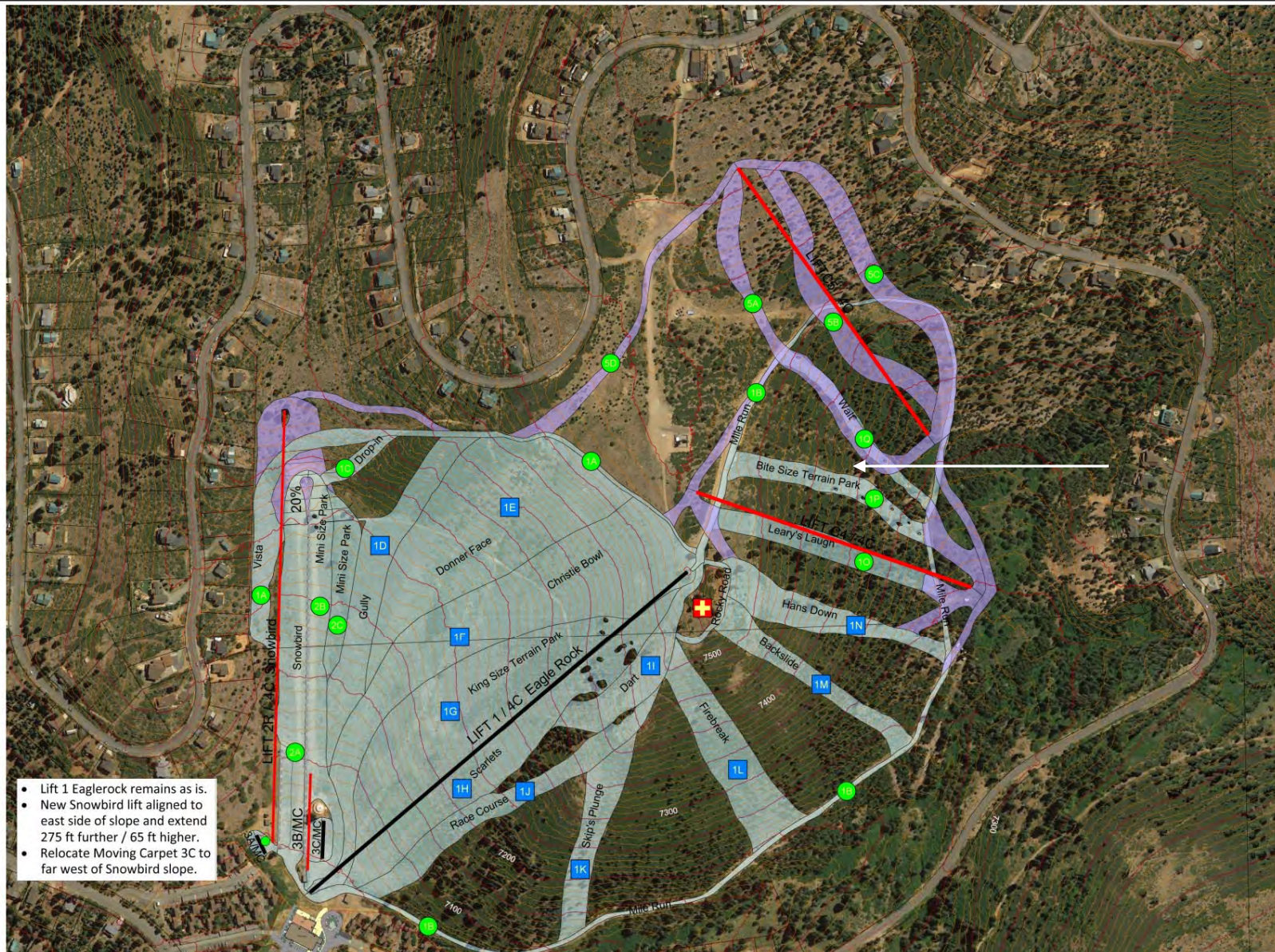
Proposed Lift

Existing Trail

Proposed Trail

Restaurant

Ski Patrol



- Lift 1 Eaglerock remains as is.
- New Snowbird lift aligned to east side of slope and extend 275 ft further / 65 ft higher.
- Relocate Moving Carpet 3C to far west of Snowbird slope.



MOUNTAIN CONCEPT C - SUMMARY



- ❖ Mountain Concept C provides a Buildout SCC of ~1900 to 2000 skiers at one time to maximize the natural terrain. Eaglerock is upgraded to provide 2400 pph and two new 4 passenger fixed-grip lifts are envisioned.
- ❖ Snowbird is replaced and realigned and extended.
- ❖ Moving Carpet 3B is aligned to west side of snowbird.
- ❖ Lift C4 is aligned skiers left down Leary's laugh. The top terminal allows for an 8% skiway above the upper Mile Run flat section.
- ❖ Lift C5 extends high enough to allow skiback 5D to connect to 1A. This lift services novice (class 2) ski terrain

Pros- Maximizes class 2 ski & extends Snowbird into otherwise unused terrain.

Cons- Snowbird steepest slope increases from 16% to 20% and is longer meaning slightly more difficult than existing. Backside and Firebreak still have a long return ski on Eaglerock.



MOUNTAIN CONCEPT D



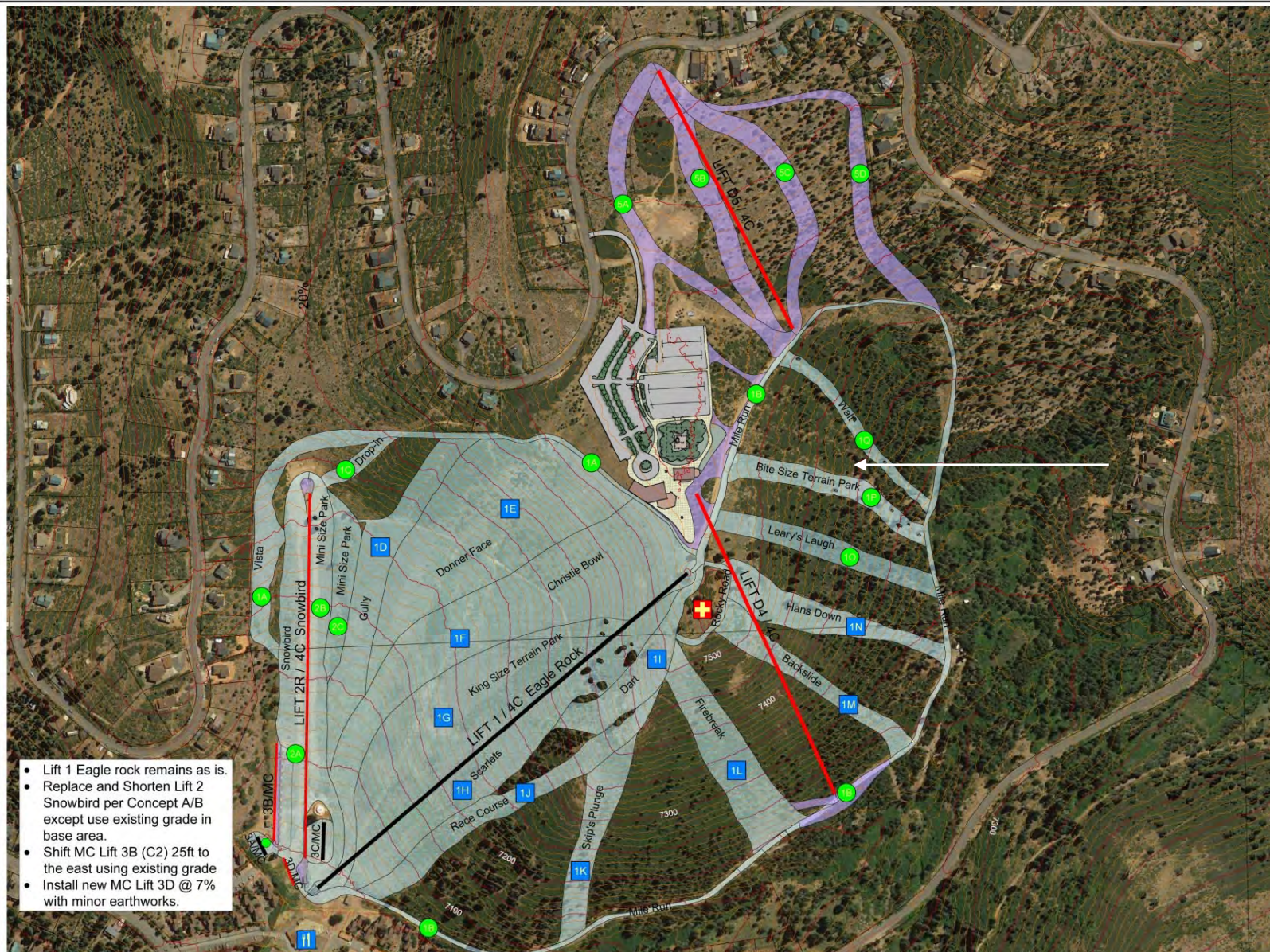
Contours: 10ft Date: 09/2017
 0ft 200 400 600 800

SKI TRAIL ABILITY LEVEL

Easiest	●
More Difficult	■
Most Difficult	◆

*see text for lift and trail details

Existing Lift	
Lift to be Removed	
Proposed Lift	
Existing Trail	
Proposed Trail	
Restaurant	
Ski Patrol	



- Lift 1 Eagle rock remains as is.
- Replace and Shorten Lift 2 Snowbird per Concept A/B except use existing grade in base area.
- Shift MC Lift 3B (C2) 25ft to the east using existing grade
- Install new MC Lift 3D @ 7% with minor earthworks.



MOUNTAIN CONCEPT D - SUMMARY



- ❖ Mountain Concept D provides a Buildout SCC of ~1900 to 2000 skiers at one time. Eaglerock is upgraded to provide 2400 pph and two new 4 passenger fixed-grip lifts are envisioned.
- ❖ Snowbird is replaced on existing alignment per Concept A/B.
- ❖ Lift C4 is aligned to allow skiers from Backside and Firebreak to return cycle.
- ❖ Lift C5 extends to the top of the mountain adjacent to Topshop.
- ❖ Concept D considers a mountain top skier staging area.

Pros- Maximizes class 1 ski terrain on Lift C5 and provides additional ski-in-ski-out access to homesites.

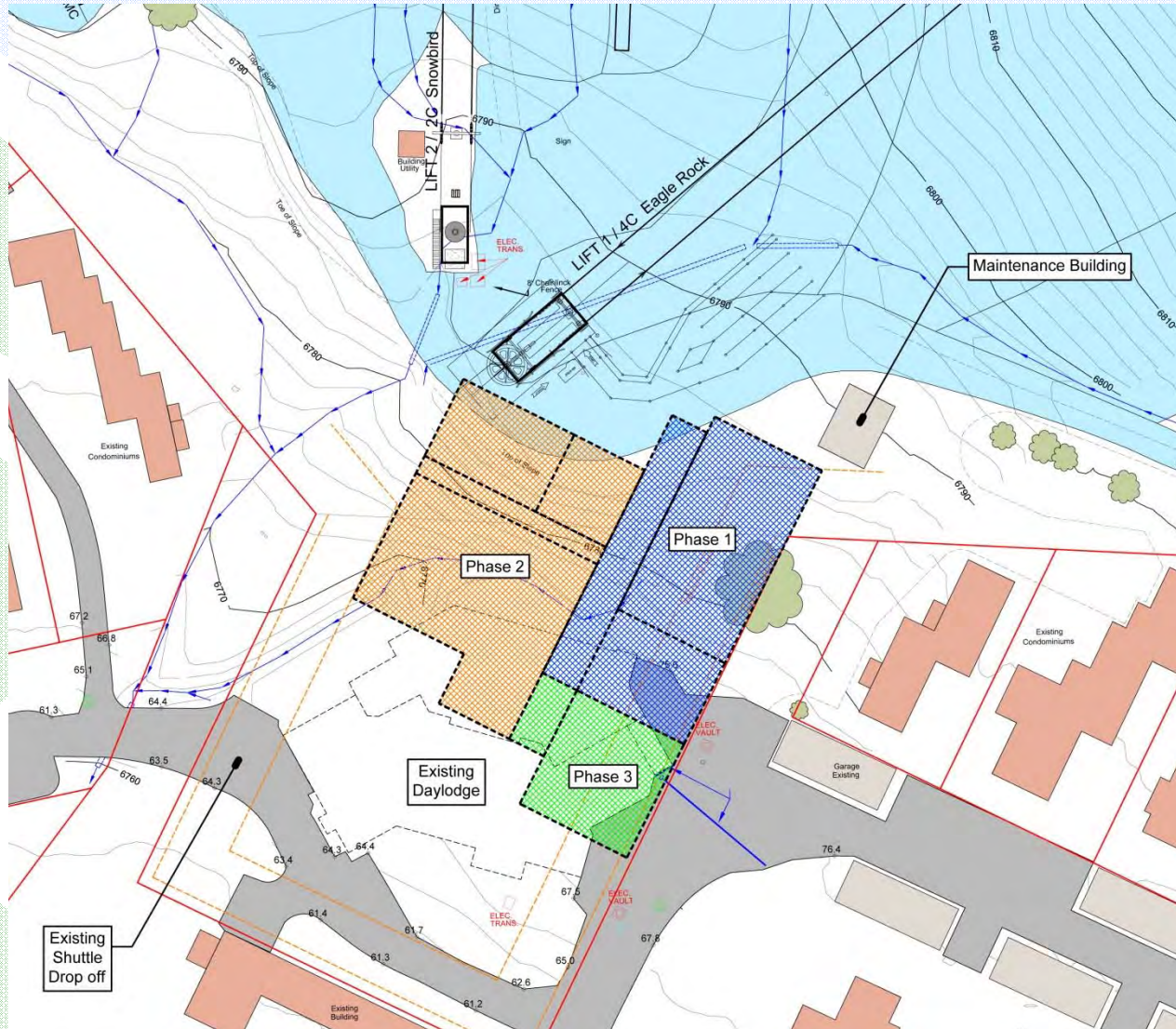
Cons- Requires new skier staging area to be located adjacent to new Class 1 beginner ski terrain – otherwise the terrain serviced by Lift C5 is too far from the existing base area.



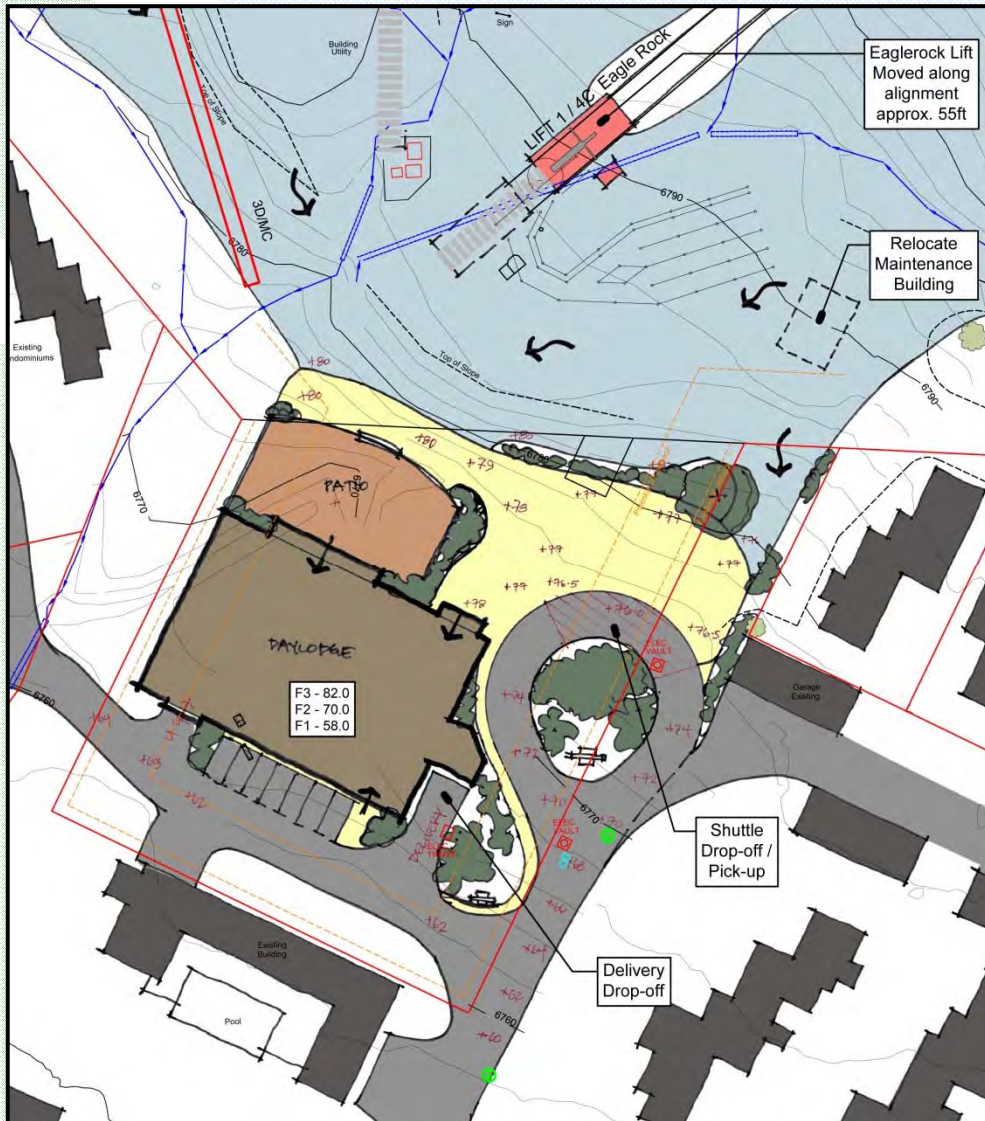
6. BASE AREA CONCEPTS A, B, C & D



ORIGINAL CONCEPT



BASE CONCEPT A – NO PHASING

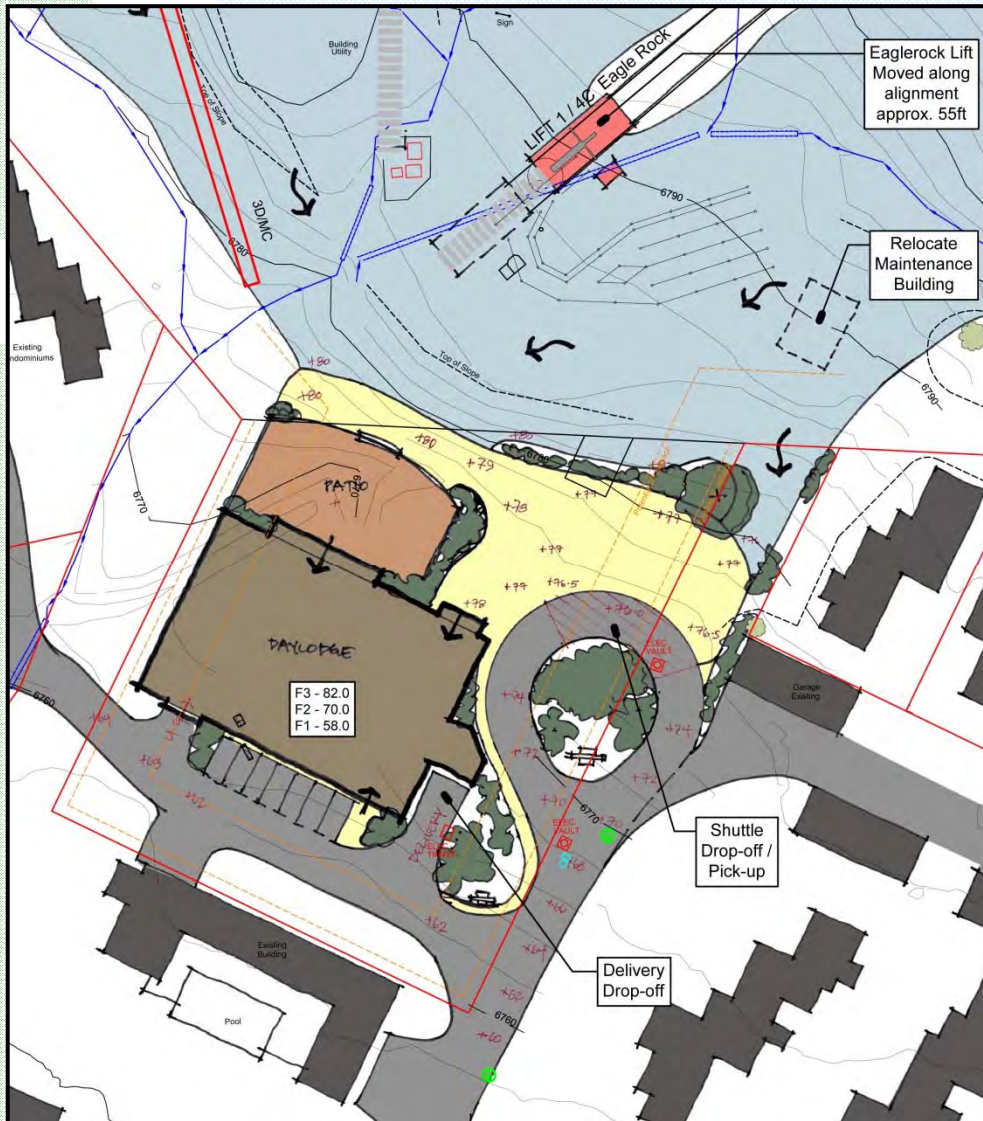


Concept A	GFA	Theoretical Skiers Served (75% of Peak)
PHASE 1		
TEMP ATCO Trailer for staff (14' X 40')	1,500	82
TEMP ATCO Trailer for Staging Facilities (14' X 40')	15,000	815
Demolish Existing Daylodge	-	-
Keep Yurt	754	41
TOTAL PH1	17,254	938
PHASE 2		
Keep Yurt	754	41
Build New Daylodge (over 2 summers)	25,500	1,386
TOTAL PH2	26,254	1,427

*Phase 2 - ATCO Trailers (3 staff, 27 for Staging)

Daylodge Building Program - CONCEPT A			
Elevation	Level	Description	GFA
6782.0	L3	Restaurant & Patio	10,200
6770.0	L2	Daylodge General Space	10,200
6758.0	L1	Drop Off Level & UG Parking	5,100
TOTAL			25,500

BASE CONCEPT A - SUMMARY



PROS:

- ❖ Single development area.
- ❖ Perhaps more efficient to construct (single building)
- ❖ Lowered the lift to load at +78 improves vertical connection to drop off.
- ❖ Building is lower – can have higher floor to ceiling heights,
- ❖ 18 Stalls UG (not included in GFA) + 7 short term stalls

CONS:

- ❖ Difficult (or impossible to phase construction)
- ❖ Will need to rely on temporary building if built over two summers – ATCO trailers. (3 for Staff, 27 for Staging)
- ❖ Recommend shifting Lift terminal up alignment

BASE CONCEPT B - PHASE 1



Phase 1



CONCEPTUAL PHASING:

Concept B	GFA	Theoretical Skiers Served (75% of Peak)
PHASE 1		
Keep existing Daylodge	15,128	822
Operate new PH1 Building	6,600	359
Modify Drop-off		
Keep Yurt	754	41
TOTAL PH1	22,482	1,222
PHASE 2		
TEMP ATCO Trailer for staff (14' X 40')	1,500	82
TEMP ATCO Trailer for Staging Facilities (14' X 40')	10,000	543
Demolish Existing Daylodge		
Operate new PH1 Building	6,600	359
TOTAL PH2	18,100	983
PHASE 3		
Keep Yurt	754	41
Operate PH1 Daylodge	6,600	359
Operate PH2 Daylodge	19,800	1,076
TOTAL PH3	27,154	1,475

*Phase 2 - ATCO Trailers (3 staff, 18 for Staging)

BASE CONCEPT B - BUILDOUT



Daylodge Building Program - CONCEPT B

Phase	Elevation	Level	Description	GFA
P1	6782.0	L3	Restaurant & Patio	3,300
P1	6770.0	L2	Daylodge General Space	3,300
TOTAL PH1				6,600
PH2	6782.0	L3	Restaurant & Patio	8,000
PH2	6770.0	L2	Daylodge General Space	8,000
PH2	6758.0	L1	Drop Off Level & UG Parking	3,800
TOTAL PH2				19,800
TOTAL BUILDING				26,400

BASE CONCEPT B - SUMMARY



PROS:

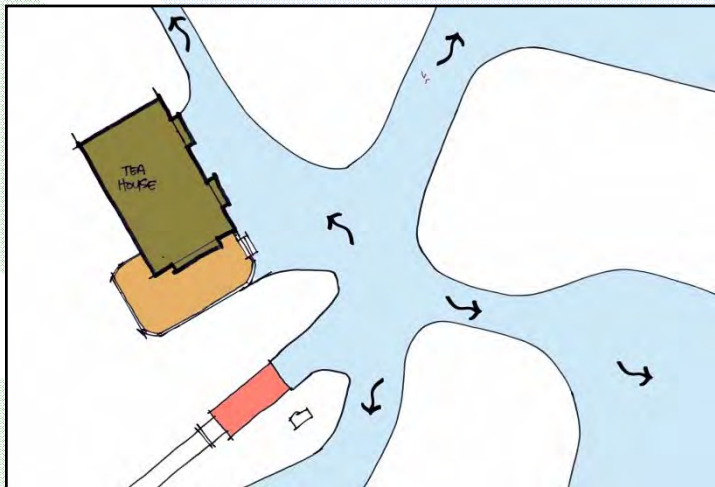
- ❖ Allows for Phasing. (PH1 6600sqft, PH2 19,800sqft)
- ❖ Lowered the lift to load at +78 improves vertical connection to drop off.
- ❖ Building is lower – can have higher floor to ceiling heights,
- ❖ 18 Stalls UG (not included in GFA) + 7 short term stalls

CONS:

- ❖ Pushes further into the snowfront and limits available circulation. In Ecosign recommendation, this option will require the moving of the Eagle Rock Lift to 55ft up the existing alignment
- ❖ Need Temp buildings (3 staff, 18 for Staging)



BASE CONCEPT C - PHASE 1



PHASE 1:



CONCEPTUAL PHASING:

Concept C	GFA	Theoretical Skiers Served (75% of Peak)
PHASE 1		
Build New Mountain Top Tea House	4,000	217
Keep existing Daylodge (possible reconfig.)	15,128	822
Keep Yurt (possible relocate)	754	41
Construct Drop-off		
TOTAL PH1	19,882	1,080
PHASE 2		
Demolish Existing Daylodge		
Operate Yurt	754	41
Operate Mountain Top Tea House	4,000	217
TEMP ATCO Trailer for staff (14' X 40')	1,485	81
TEMP ATCO Trailer for Staging Facilities (14' X 40')	8,941	486
TOTAL PH2	15,180	825
PHASE 3		
Keep Yurt	754	41
Operate New Daylodge	21,500	1,168
Operate Mountain Top Tea House	4,000	217
TOTAL PH3 (with tea house open)	26,254	1,427
Mid week usage (tea house closed)	22,254	1,209

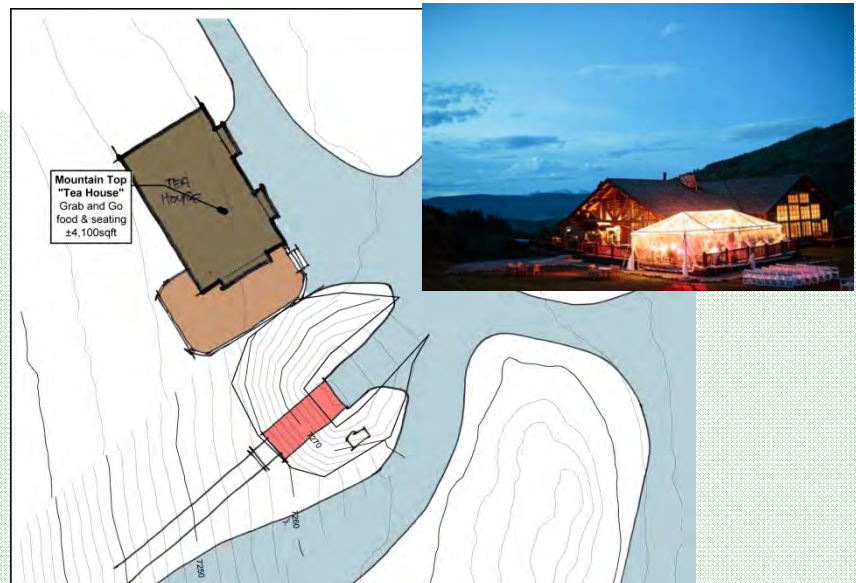
*Phase 2 - ATCO Trailers (3 staff, 16 for Staging)

BASE CONCEPT C - BUILDOUT



Daylodge Building Program - CONCEPT C

Phase	Elevation	Level	Description	GFA
P1	Detailed Mapping Req.	L2	Restaurant	2,000
P1	Detailed Mapping Req.	L1	Restaurant & Patio, Patrol	2,000
TOTAL PH1				4,000
PH2	6790.0	L3	Restaurant & Patio	7,000
PH2	6776.0	L2	Daylodge General Space	10,500
PH2	6764.0	L1	Drop Off Level & UG Parking	4,000
TOTAL PH2				21,500
TOTAL BUILDING				25,500



BASE CONCEPT C - SUMMARY



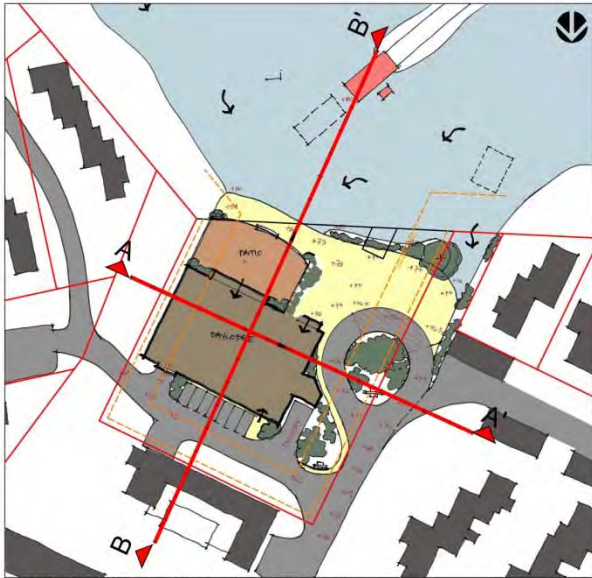
PROS:

- ❖ Shuttle Drop-off is located much closer to the existing snowfront elevation of +88/+86. About 18 steps.
- ❖ Respected the 30' setbacks (except for the delivery area.)
- ❖ Possibility for underground parking (24 stalls) plus 10 short term/ADA outside building
- ❖ Ability to close the 4,000sqft mountain top restaurant mid-week.
- ❖ Mountain Top building could be iconic building at DSA, event space, recreation use in summer.
- ❖ Option to maintain the existing Eagle Rock terminal location

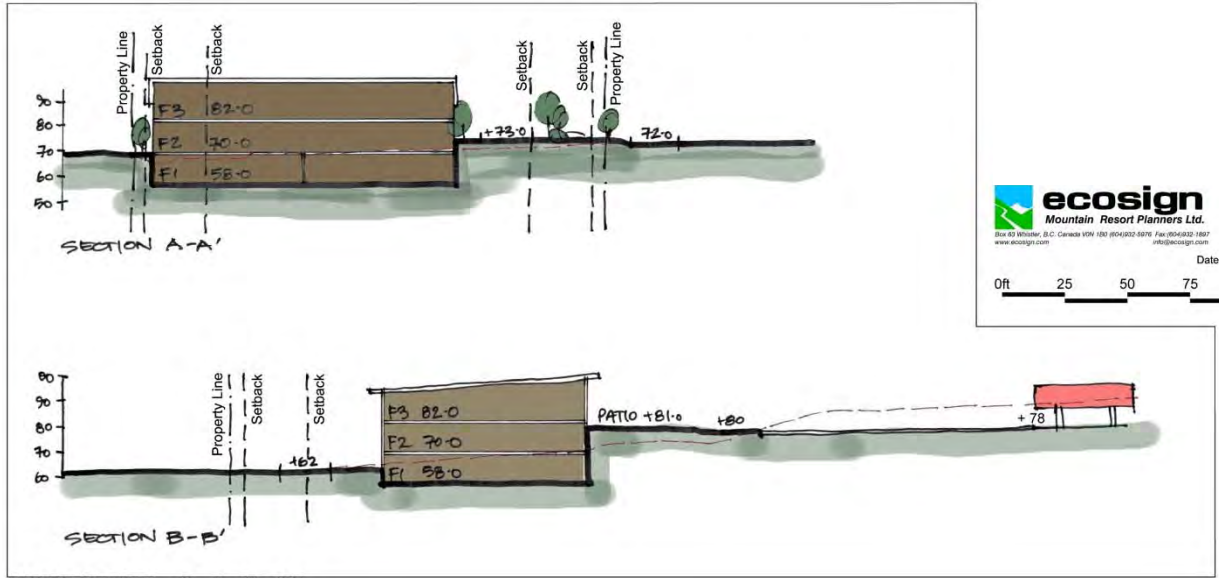
CONS:

- ❖ Phasing requires the use of temporary structures. ATCO trailers Can be leased for 1 year. 3 for Staff and 16 for Staging based on 14' X 40'.
- ❖ Building is hitting the 35' height limit. Would improve the floor to ceiling heights if this could be raised.

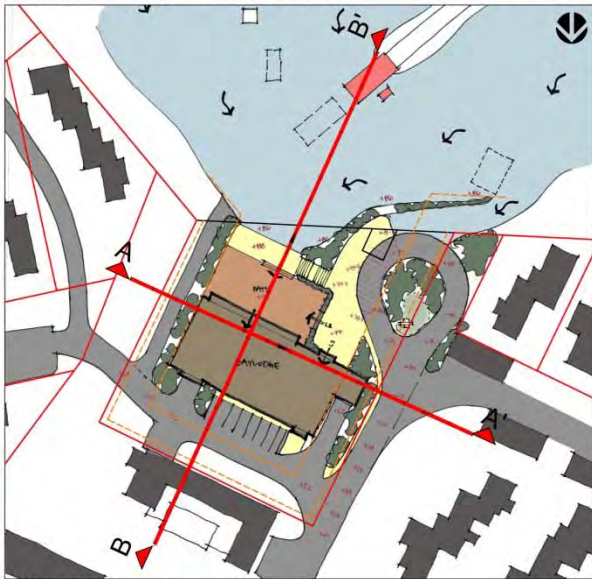
BASE CONCEPT A, B & C - SECTIONS



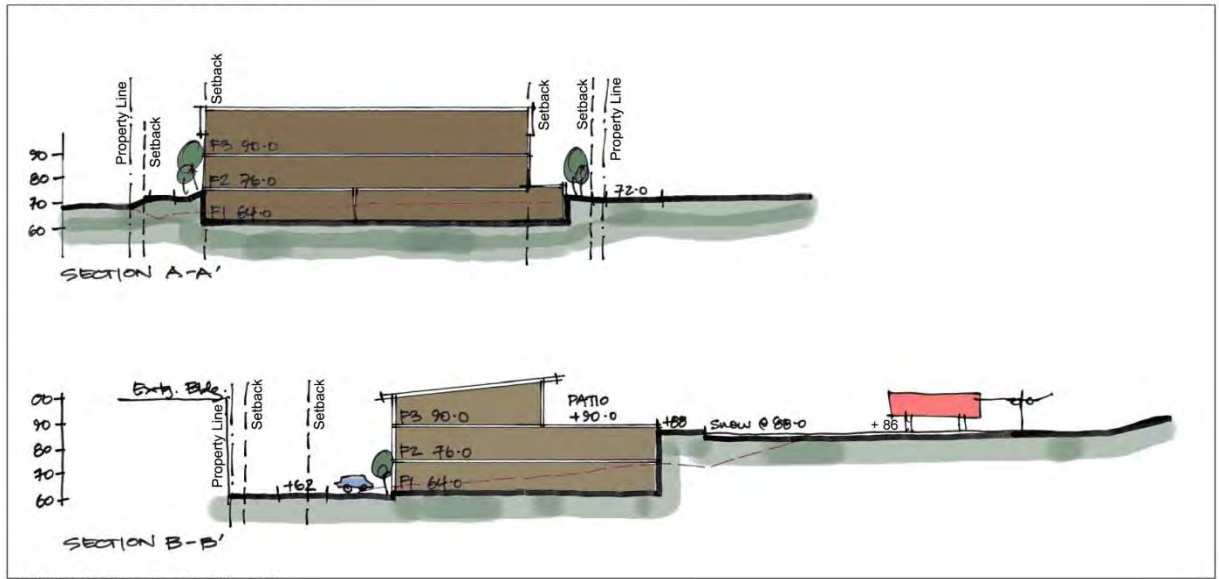
CONCEPT A&B Key Plan - Scale 1" : 100"



CONCEPT A&B Scale 1" : 50"



CONCEPT C Key Plan - Scale 1" : 100"



CONCEPT C Scale 1" : 50"

ecosign
Mountain Resort Planners Ltd.
Box 83 Winster, B.C. Canada V0N 1S0 (604)332-5976 Fax: (604)332-1807
www.ecosign.com info@ecosign.com
Date: 09/2017

BASE CONCEPT A, B & C PROPOSED FOOD SERVICE SEATING ANALYSIS



CONCEPT A&B

Building/Restaurant	Indoor Seats			Outdoor Seats			Total Seats	
	Number of Seats	Turns per Seat	Guests Served	Number of Seats	Turns per Seat	Guests Served	Number of Seats	Guests Served
New Base Daylodge	416	3.5	1,456	200	3.0	600	616	2,056

CONCEPT C

Building/Restaurant	Indoor Seats			Outdoor Seats			Total Seats	
	Number of Seats	Turns per Seat	Guests Served	Number of Seats	Turns per Seat	Guests Served	Number of Seats	Guests Served
New Daylodge	300	3.5	1,050	140	3.0	420	440	1,470
Mountain Top Tea House	142	3.5	497	40	3.0	120	182	617
Children's Yurt Building	-	3.0	-	-	3.5	-	-	-
TOTAL	442		1,547	180		540	622	2,087

- ❖ Lunch is based from 11:30 to 2:00pm (At 3.5 turns this equates to a 42 minute lunch)
- ❖ Designed to 75% of Peak Day (1,425 skiers), there are enough seats to have everyone seated inside comfortably (based on 3.5 turns per seat)
- ❖ Approximately 70% of Total seats are indoor.

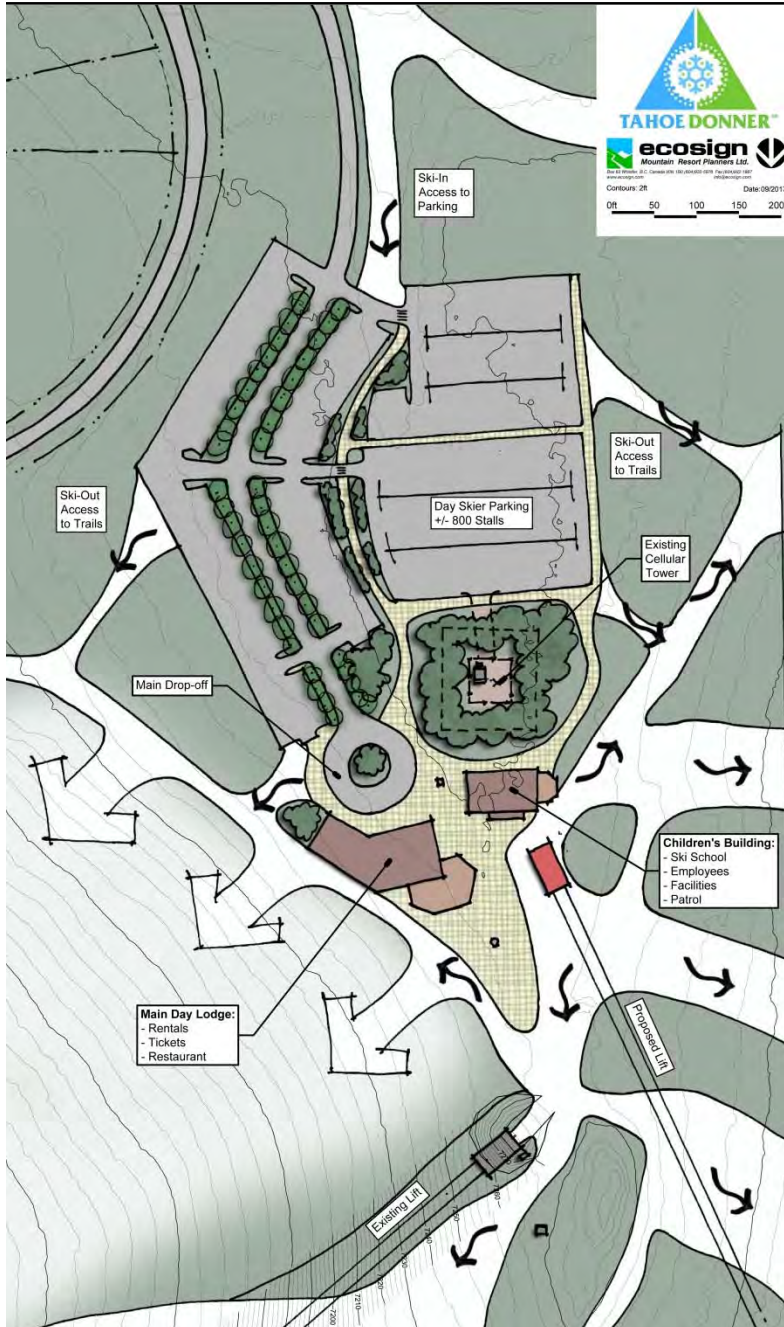
CONCPET A, B & C – OPTIONS DURING CONSTRUCTION



Temporary ATCO type Trailers:

- ❖ Lease instead of purchase





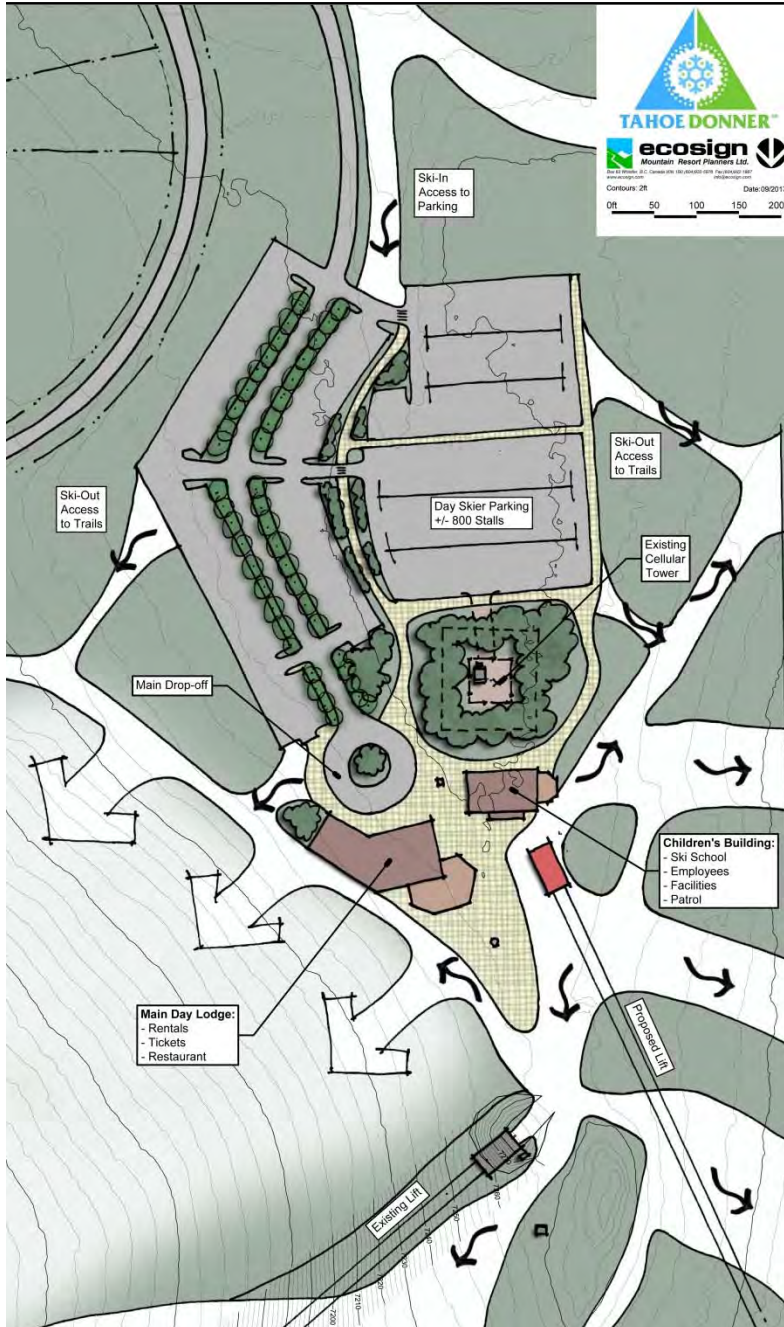
BASE CONCEPT D



Concept D	GFA	Theoretical Skiers Served
PHASE 1		
Operate Existing Daylodge	15,128	822
Build Full Facilities at top of Mountain over multiple seasons		
Keep Yurt	754	41
TOTAL PH1	15,882	863
PHASE 2		
Demolish Existing Daylodge		
Operate Mountain Top Facilities - Building 1	18,000	978
Operate Mountain Top Facilities - Building 2	9,000	
Build Accommodation Buidling at Existing Base?		
TOTAL PH2	27,000	1,467
Mid week usage (one building closed)	18,000	978

Daylodge Building Program - CONCEPT D				
Phase	Elevation	Level	Description	GFA
PH2	Detailed Mapping Req.	L2	Restaurant	9,000
PH2	Detailed Mapping Req.	L1	Staging Facil. Restaurant & Patio	9,000
TOTAL BUILDING 1				18,000
PH2	Detailed Mapping Req.	L2	Childrens Facil. Employee	4,500
PH2	Detailed Mapping Req.	L1	Childrens Facil. Employee	4,500
TOTAL BUILDING 2				9,000
TOTAL GFA				27,000

BASE CONCEPT D - SUMMARY



PROS:

- ❖ Very easy to phase construction, Can run the existing base while fully constructing the top development. Can break the Mtn top development into multiple phases as desired.
- ❖ No temporary buildings required.
- ❖ Potential to construct new development at existing base area site to offset costs. (Private real estate/ hostel/ Rental Accom./ Condos etc.)
- ❖ More flexibility for potential design, (less implications of prop boundaries, less existing services issues.)
- ❖ Close connection to ski area – no uphill walking required. All parking is within walking distance to lifts / trails. No Shuttle Busses required
- ❖ Overall improvement in visitor experience. Arrival Experience. Increased views & sun exposure

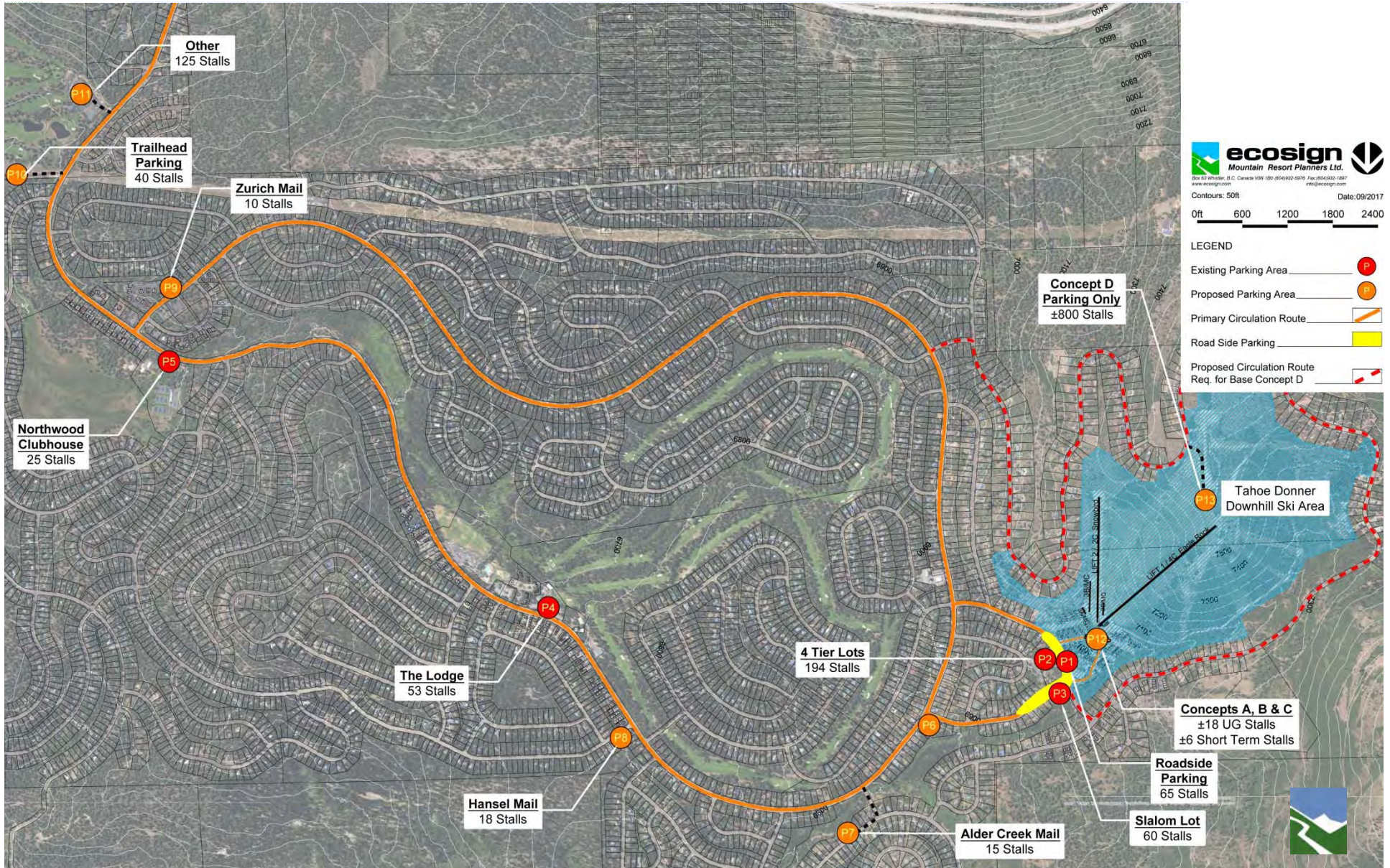
CONS:

- ❖ Road access – some parts of road go to 12% Unlikely to be able to re-align road to decrease steep sections.
- ❖ Potential negative response from homeowners with increased traffic on road
- ❖ Existing cellphone tower

7. PROPOSED PARKING & STAGING ANALYSIS



PROPOSED PARKING – CONCEPTS A, B, C & D



PROPOSED PARKING



Lot Number	Lot Name	Number of Cars	% Total Within/ Outside SWD	AVERAGE Number of Visitors 2.6 pp/car	PEAK Number of Visitors 3.0 pp/car	PEAK Number of Skiers at 80% Participation
Tahoe Donner Within SWD						
P1	Roadside - Snowpeak Way & Slalom Way	65		169	195	156
P2	4 tier lots (60% take shuttle / 40% walk)	194		504	582	466
P3	Slalom lot	60		156	180	144
P12	Base Area Concepts A, B & C - UG and Short Term Stalls	24		62	72	58
Subtotal Within SWD		343	51%	891	1,029	824
Outside SWD						
P4	The Lodge (Golf Course Parking, half used for XC)	53		137	158	126
P5	Northwoods Clubhouse Parking	25		65	75	60
P6	Corner Lot	45		117	135	108
P7	Alder Creek Mail*	15		39	45	36
P8	Hansel Mail*	18		47	54	43
P9	Zurich Mail*	10		26	30	24
P10	Tahoe Donner Trailhead Parking incl. roadside parallel**	40		104	120	96
P11	Potential Lot***	125		325	375	300
Subtotal Outside SWD		331	49%	860	992	793
Total Tahoe Donner		674	100%	1,751	2,021	1,617

*Ecosign estimate based on 140 cars per acre

**Consider this area for staff parking

***Potential lot near Coyote Moon

Lot Number	Lot Name	Number of Cars	% Total Within/ Outside SWD	AVERAGE Number of Visitors 2.6 pp/car	PEAK Number of Visitors 3.0 pp/car	PEAK Number of Skiers at 80% Participation
P13	Base Area Concepts D - Surface Parking	800	100%	2,080	2,400	1,920



PROPOSED STAGING ANALYSIS A, B, C & D



CONCEPT A, B & C	Target Peak Times (1,900 skiers)	
	Number of Visitors	Number of Skiers
Tahoe Donner Within SWD		
From Pillows (Walking)	50	40
From Parking (Walking)	1,029	824
Charter Bus, Private Drop Off from surrounding homes (8%)	82	66
Subtotal Within SWD	1,161	930
Outside SWD		
From Parking (Arrive by Shuttle)	992	793
Total Tahoe Donner	2,153	1,723

❖ Note: Concept A, B & C does not currently meet the required number of skiers. Approx. additional 75 stalls required.

CONCEPT D	Target Peak Times (1,900 skiers)	
	Number of Visitors	Number of Skiers
Tahoe Donner Within SWD		
From Pillows (Walking)	40	30
From Parking (Walking)	2,400	1,920
Charter Bus, Private Drop Off from surrounding homes (8%)	192	154
Subtotal Within SWD	2,632	2,104



ECOSIGN MOUNTAIN RESORT PLANNERS LTD.
P.O. BOX 63
WHISTLER, B.C. CANADA
PHONE 01 604 932 5976

www.ecosign.com



MEETING MINUTES

TDGF Committee Meeting –September 5, 2017 3:00-4:40 PM.

Members Present: Jeanette Fagerskog, Pamela English, Suzanne Sullivan, Dick Gander, Kate Veni and Linda Slatterly.

Location: MEADOW ROOM – NORTHWOODS CLUBHOUSE

1. **Committee Membership: No new activity.**
2. **August Minutes: Approved as written.**
3. **Treasurer's Report:** We have \$34,724 in our account. We still have \$4,000 in scholarship money to pay and \$10,000 in reserve. That leaves \$20,724 available for grants and scholarships.
4. **TD News:** Upcoming articles
 - a. October issue: Plug for year-end campaign and small add for Dinner. Dick will prepare wording.
 - b. November issue: Report on Dinner results. We will discuss at October 17th meeting.
 - c. December issue: Summary of grants made.
5. **Annual Dinner: Planning Report**
 - a. Ticket sales: 20 sold.
 - b. Auction: All items ready.
 - c. Promotional Material/Publicity: Locations for additional signs and cards were discussed.
 - d. Menu: Suzanne is completing the final details with TD.
 - e. Decorations: Katie reviewed her plans for table decorations and requests we continue to save jars of different sizes without imprints.
 - f. Program: Stacy is set for the presentation and the printed program with follow last year's format.
6. **Grant Policy:** Dick reported that TD has said it will be put this on the September 23rd TD board agenda.
7. **Discussion on September 2nd Board Meeting**
 - a. Dick gave an overview of the discussion at the Board meeting.
 - b. TDGF- He noted that TDGF can have up to 7 full members and 5 alternates and that our terms are 2 years each with no term limits. Terms start in January. Alternates can only vote when there are not sufficient full members to make a quorum (1+50% of full members.)
8. **Year End Campaign Assignments**
 - a. Insert
 - i. Dick will revise the message.
 - ii. Nov. 1st is when the insert must be printed and ready.
 - iii. Katie will prepare a to-do list with dates for the campaign.

- b. Direct Mail - Katie will prepare a to-do list with dates for the campaign to former contributors.
- 9. **Grant Committee Volunteers** – Dick will get the dates for the grant review in late September or early October and then find out who can participate.
- 10. **Committee Membership**: Mary Podesta has volunteered to join or help on our committee. She is available during the summer. Katie suggested that as part of our stewardship of large donors, she might help us with a simple thank you home event. We will discuss further in January.

Next Meetings:

October 3rd, 3-4 at Alder Creek to finalize details for Dinner.

October 17th, 3-5, Northwoods Meadow Room. Regular meeting

Minutes prepared by Pam English

Photo of Taylor Creek, courtesy of Jeremy Jensen • www.JeremyJensenMedia.com

THIRD ANNUAL TAHOE DONNER GIVING FUND

DINNER — AND — AUCTION

SAT, OCTOBER 14 • 6 PM
ALDER CREEK ADVENTURE CENTER

Tickets \$100 online at: Oct14Dinner.brownpapertickets.com

Speaker

Stacy Caldwell, CEO, Tahoe-Truckee Community Foundation

Sponsors



tahoedonner.com/giving-fund/events



MEMO



September 22, 2017

To: Board of Directors

From: Bette Rohrback, Chair of the Elections Committee

Subject: Elections Committee Report

Message:

The Election Committee did not meet this month. We are still awaiting feedback from general counsel about the documents they are reviewing. We hope to be able to present them at the next meeting for discussion.

