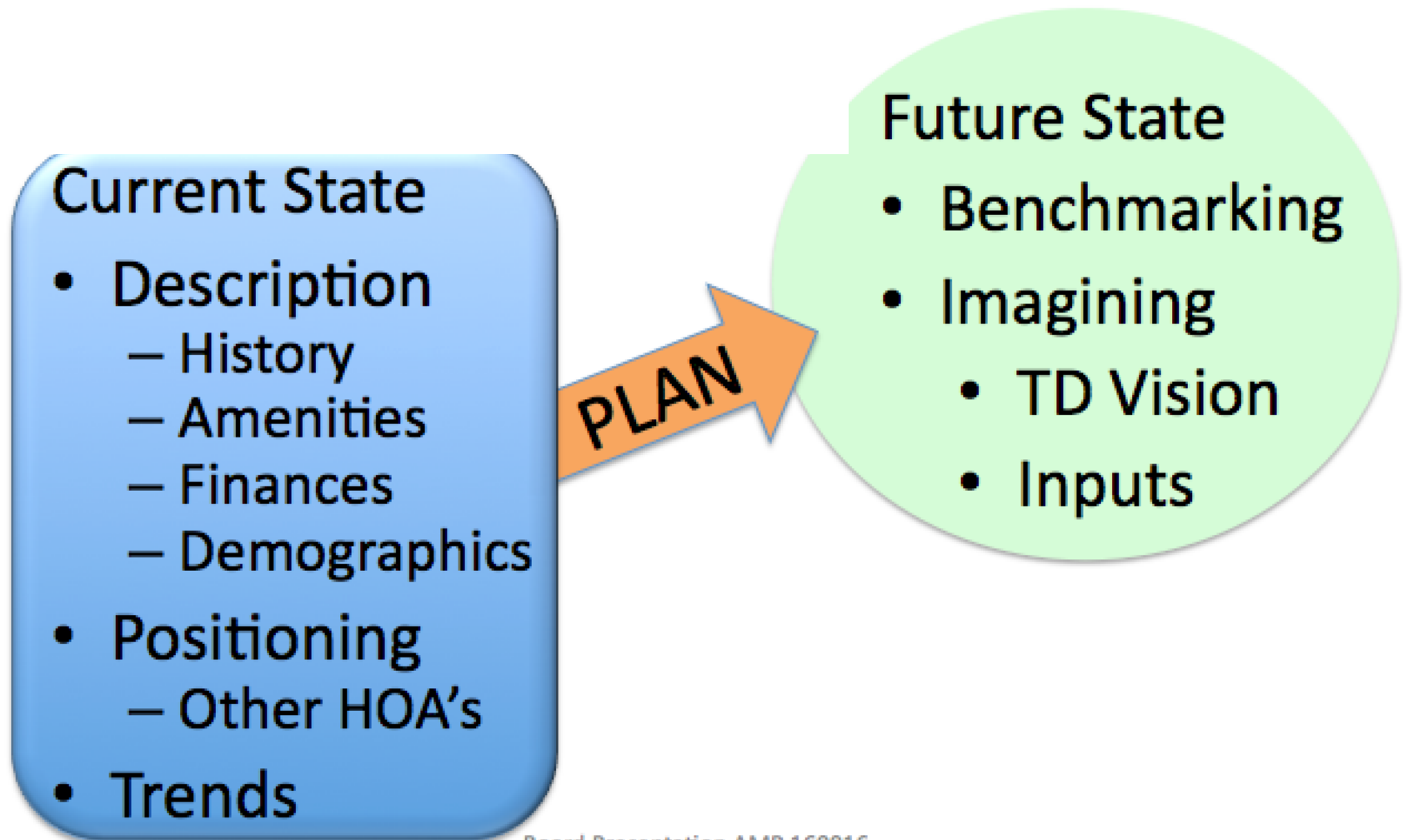


Tahoe Donner Association Master Plan

2017 to 2037

The Planning Model



Board Presentation AMP 160916

Plan Guidelines

- Tahoe Donner Vision
- Member Input
- Strategic Plan Guiding Principles

Tahoe Donner Vision

Tahoe Donner is a vibrant and desirable mountain community, providing attractive and well-maintained facilities, events, programs, and leading customer service to its members, guests and public, all while maintaining accessible and healthy natural surroundings

2015 Member Survey

22% of Members returned the survey

80 / 20 Off-hill / On-hill

- 94% agreed with the Tahoe Donner Vision*
- Strong desire to improve & enhance the amenities
....rather than add more*
- Nature is as much a part of the Tahoe Donner
experience as the amenities, and efforts to protect
open spaces are a high priority for members*

Strategic Plan Guiding Principles

- *Support the customer first and always*
- *Sustain the foundation of Tahoe Donner programs & services*
- *Encourage environmental stewardship*
- *Engage in local community involvement & participation*
- *Minimize annual assessment by allowing homeowners to pay for amenities they desire to use*
- *Responsibly maintain, preserve & enhance common property*

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2. The Planning Process
3. The “Current State”
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9. Dudek Evaluation of Current Amenities
10. Recommendations
11. Appendix
 - A. Tahoe Donner Capital Projects Process (CPP)
 - B. How New Amenities Affect the Member Assessment
 - C. Benchmarking Other Mountain Recreation Communities
 - D. How Technology is Improving Customer Service
 - E. Capital Funds Projection, Development Fund
 - F. Tahoe Donner Activities

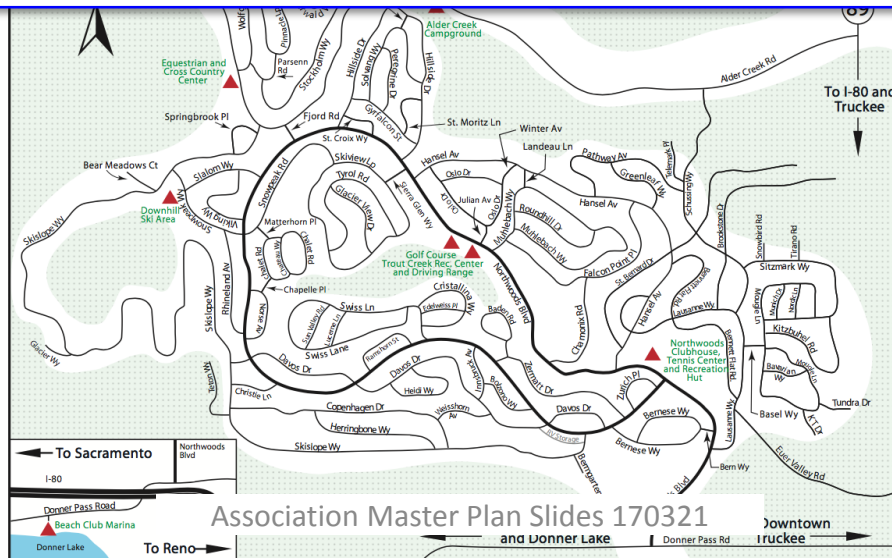
Introduction

Facts & Figures about your Association

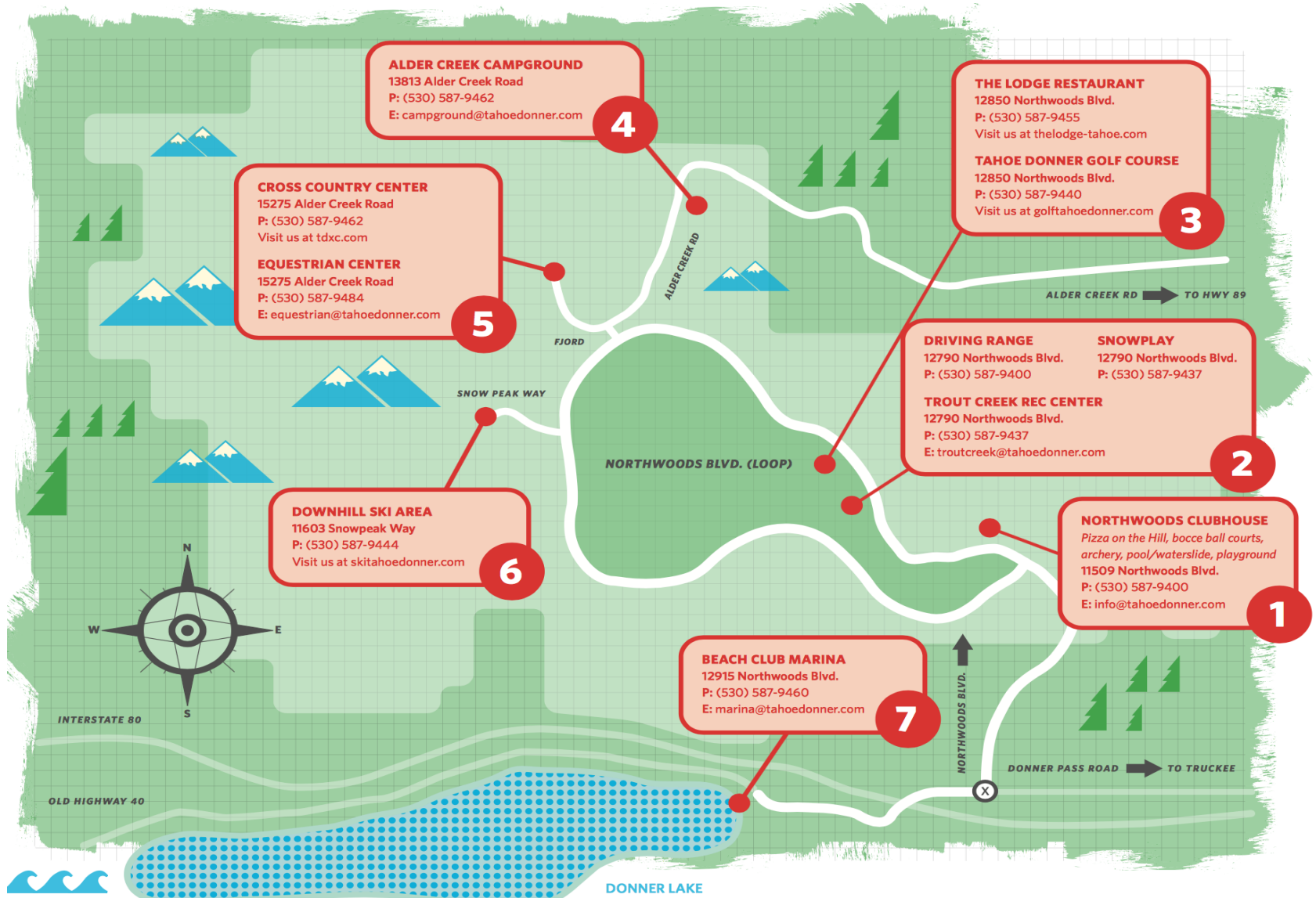
2017 Estimate from the 2017 Budget

6,473 Member Property Owners / 25,000 Members / 84% Second Homeowners
Established 1971 / 90% Built-out / Owned & Managed by the Property Owners
\$23.3 Million Budget for 2017 / \$61 Million in Total Assets
7,700 Acres / 26 Buildings / 120,000 Square Feet of Conditioned Space

OWN & OPERATE: Golf Course, Beach Club Marina, Downhill Ski Area
Cross-Country Ski Area / Snowplay Area / Equestrian Center / Tennis Center / Pools
Recreation Center / Day Camps / Restaurants and Retail Shops



Tahoe Donner "Amenities"



Model of Tahoe Donner Association

Value focused HOA

Affordable Outdoor Recreation
for a wide range of

Responsible
Stewardship

Land Management Plan
Trails Master Plan
Forestry

~6,000 Acres
undeveloped land

Defensible Space
Architectural Standards

1,300 acres with
6,473 home sites

Recreation Centers

- Unique location
- Logistics Hub (Parking/Shuttle)
- Shelters
- Food/Beverage
- Bathrooms
- (Lockers/Showers)

Marina

Northwoods / Tennis

Trout Creek

Lodge / Golf

ACAC / Trails

Downhill Ski

Activities

Beach Sports

Tennis Center
Pool
Kids Camps

Fitness Center
Pools
Snow Play

Golf Course
Driving Range

Hiking/Mt. Biking
Equestrian
XC Skiing

Downhill Skiing

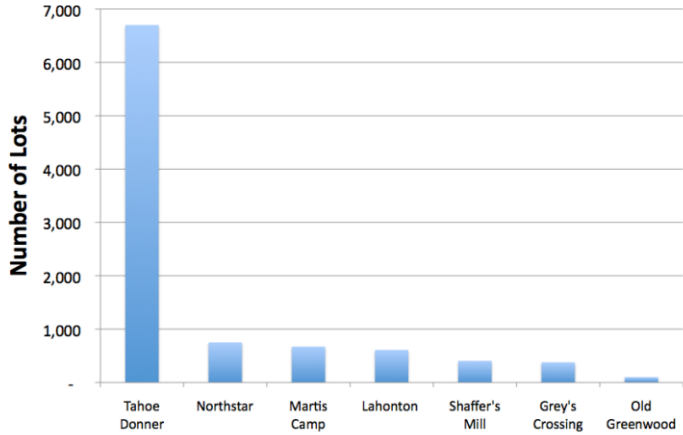
Activity:

- Provides Special Equipment
 - Rented if multi-use
 - Sold if single user
- Provides Training
- Hosts:
 - Clubs
 - Competitions
 - Leagues

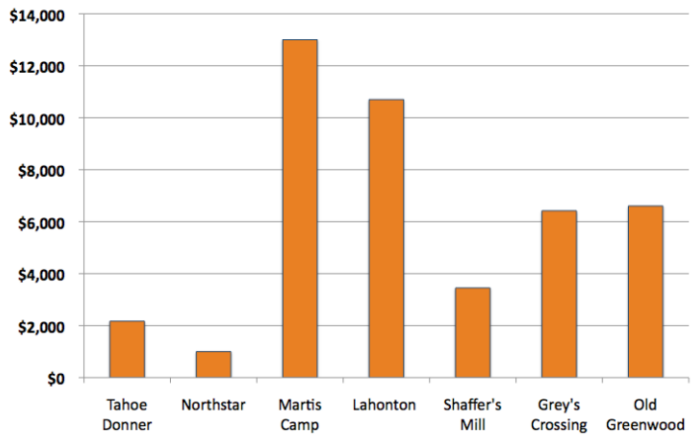
Note: Excess Capacity
sold to the Public
At Market rates

Comparison of HOA's

Comparison of North Tahoe Home Owner's Associations



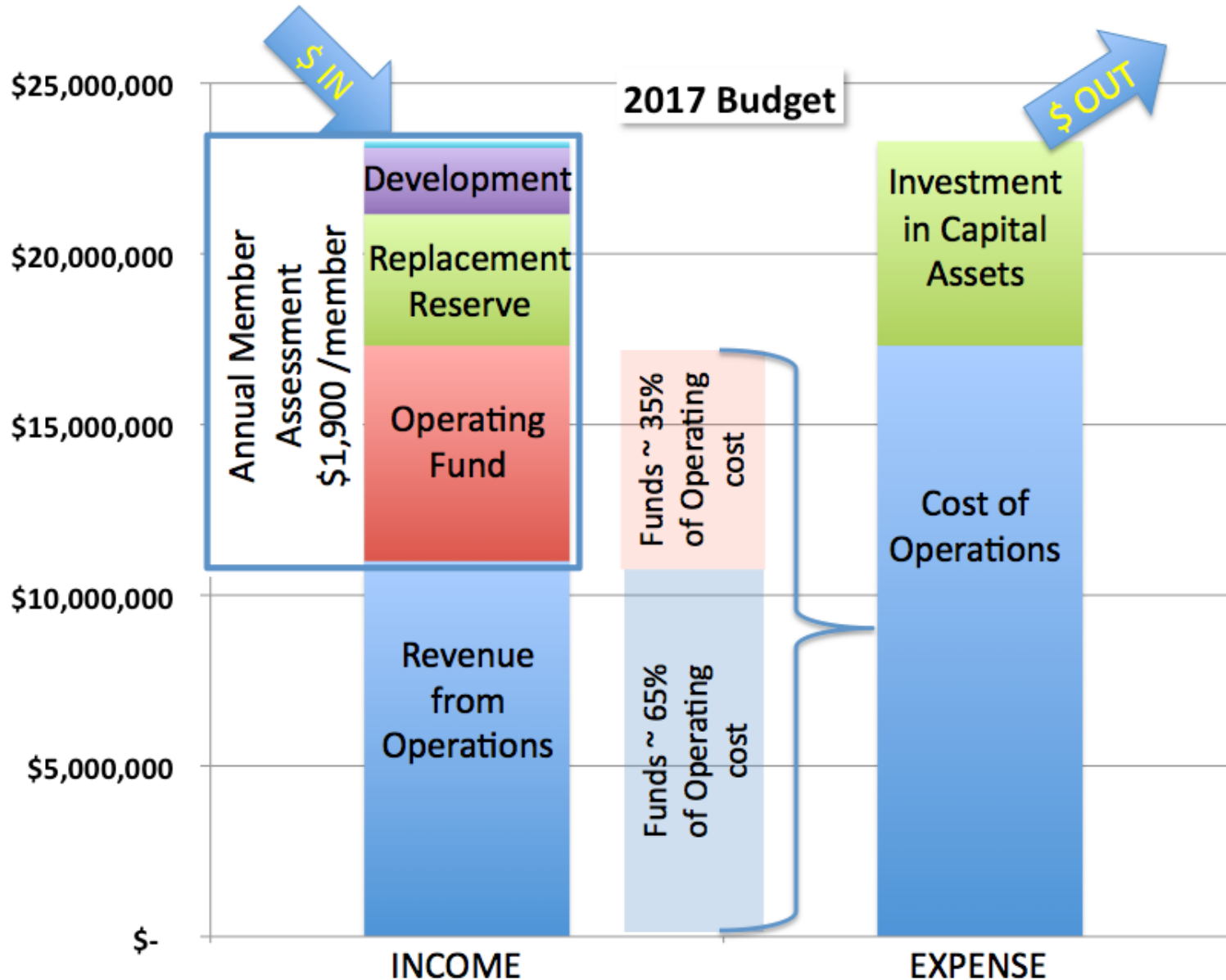
Annual \$ assessment/ member



Tahoe Donner Activities

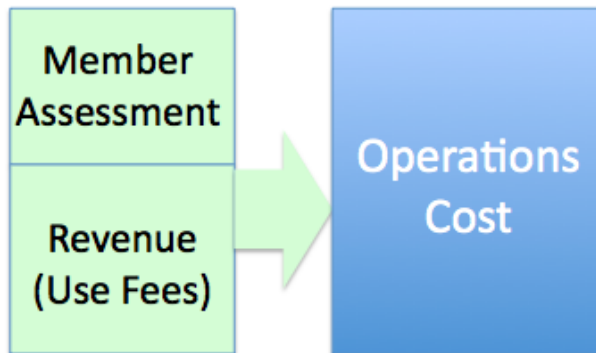
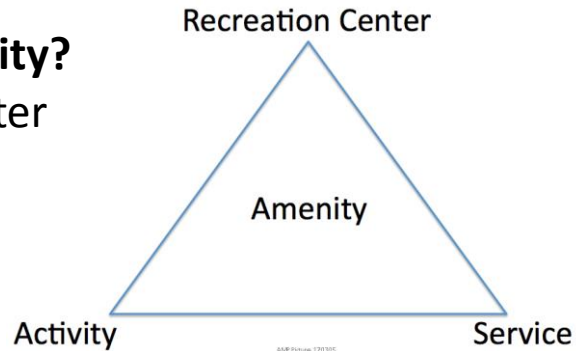
Activity	Current State - 2017					TD Members Only			Public						
	Rental Equipment	Lessons	Clubs or Leagues	Special Events	Retail Sales	Marina	Clubhouse/Tennis	Trout Creek RC	Lodge/Golf	Alder Creek AC	Downhill Ski	Trails/Euer Valley	Campground	Glacier Way	Berggarten
Archery															
Basketball															
Beach Sports															
Boat Launching															
Bocce															
Camping															
Cardio equipment															
Fitness															
Golf Course															
Golf Driving Range															
Hiking															
Horse Boarding															
Equestrian															
Horseshoes															
Hot Tubs															
Kayak															
Massage															
Mountain Biking															
Movies															
Pickleball															
Playground															
Pony Rides															
Sailing - Hobe Cat															
Sauna															
Skiing Cross Country															
Skiing Downhill															
Snowboarding															
Snowplay															
Spin Room															
Steam Room															
Swimming															
Swimming Lap Pool															
Tennis															
Volleyball															
Weight Room															

Annual Cash Flows



What is an Amenity?

- Recreation Center
- Activities
- Services

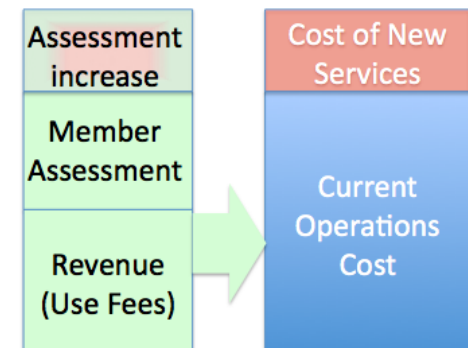


How are amenities paid for?

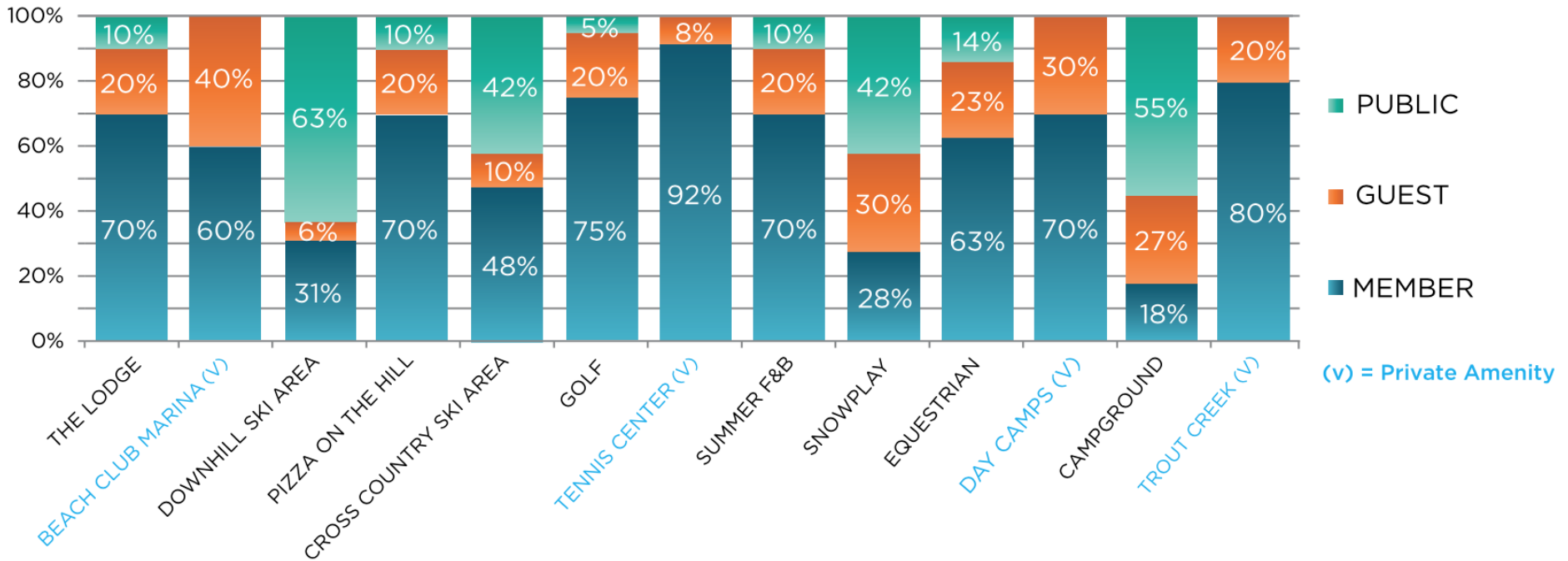
- 65% by user fees
- 35% by the annual assessment

How are new amenities paid for?

- If new user fees = new costs
- If new user fees < new costs



2017 BUDGET - AMENITY VISITATION MIX (estimated)

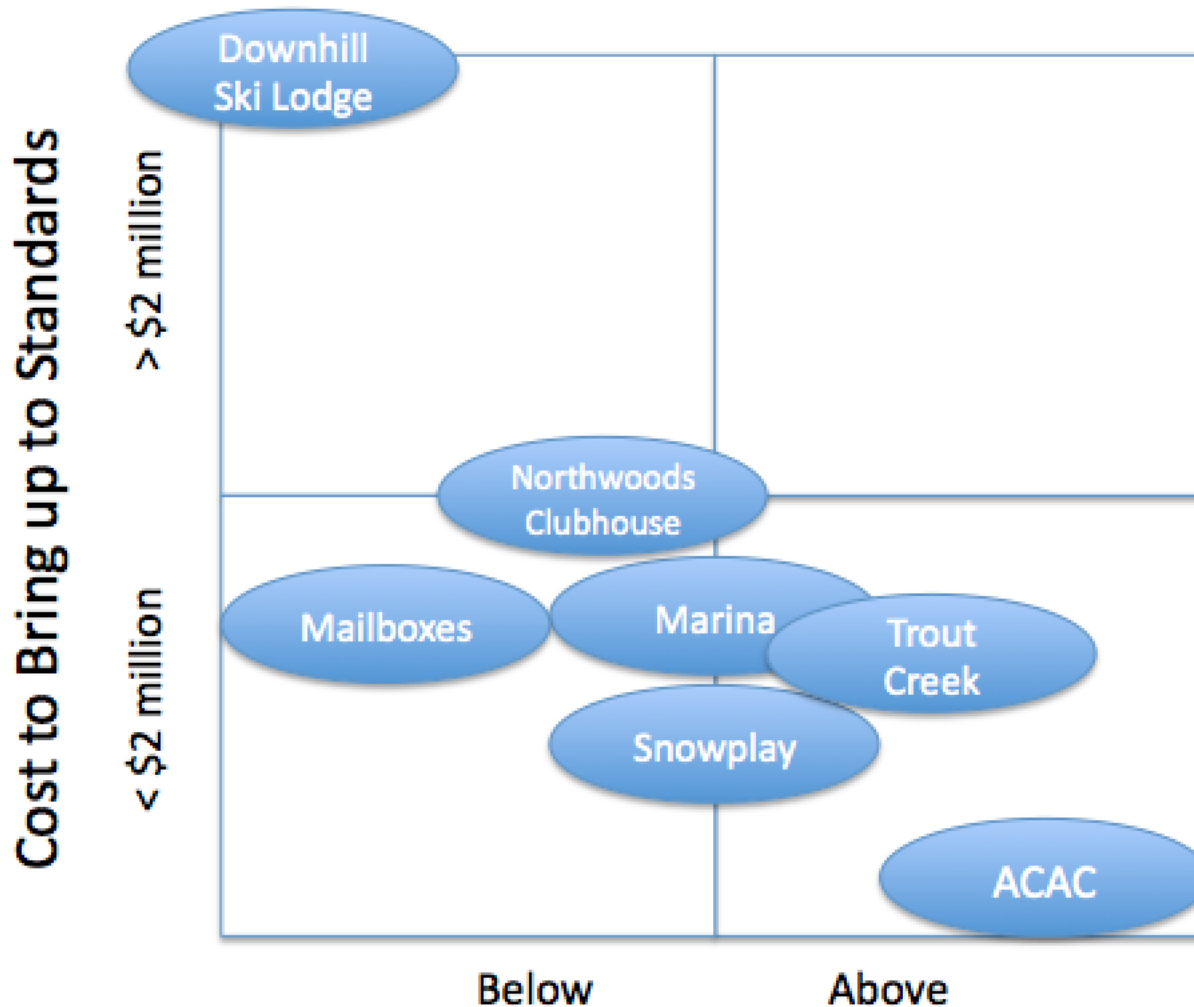


Which of these images represent Tahoe Donner?



3/31/2017

Tahoe Donner Facilities

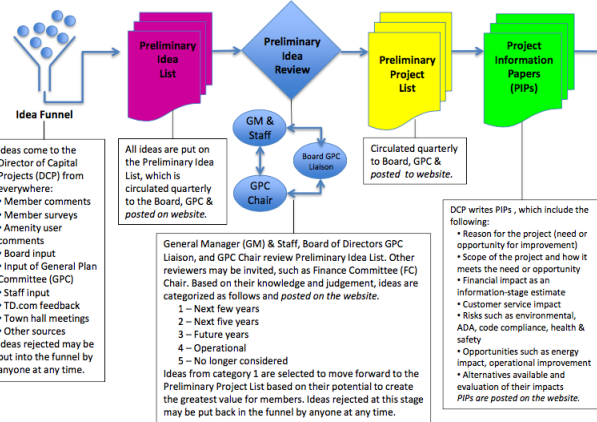


Compare to Tahoe Donner Vision
~\$2 is raised each year in the Annual Assessment

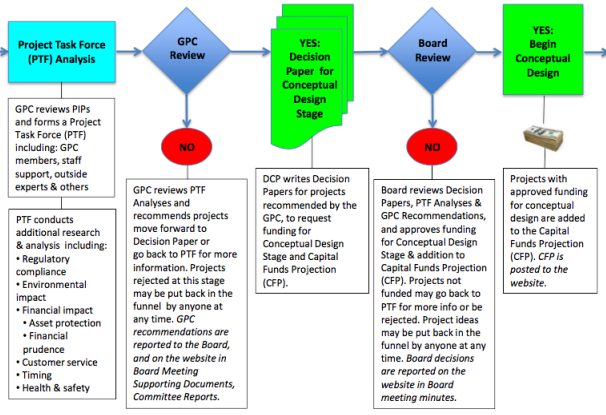
Capital Projects Process

A "Stage-Gate" process

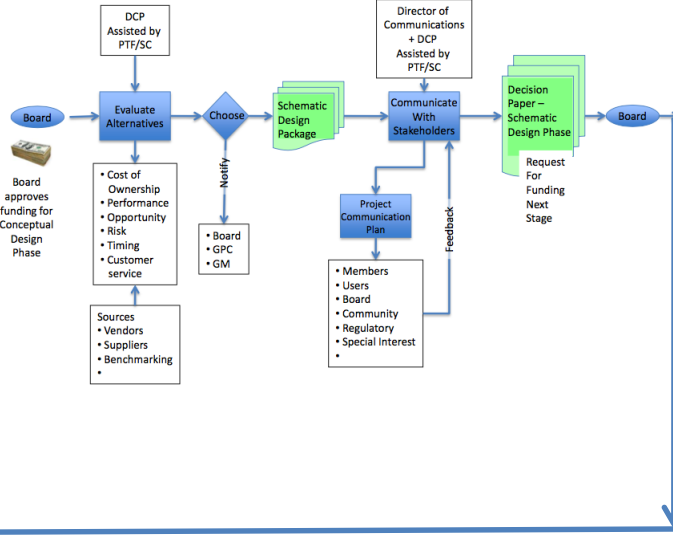
CAPITAL PROJECTS PROCESS: PROJECT IDEA DEVELOPMENT



CAPITAL PROJECTS PROCESS: PROJECT SELECTION

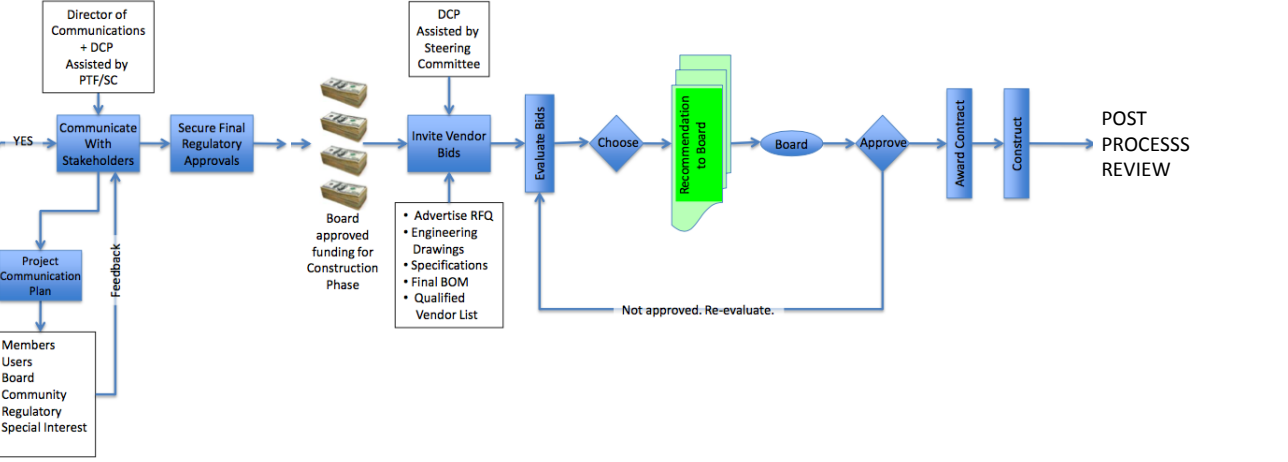
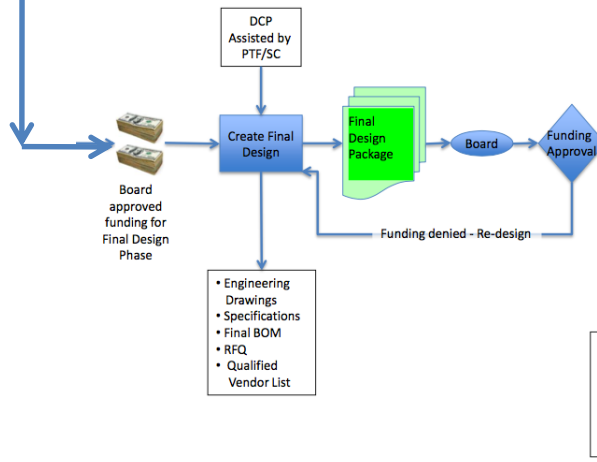


CAPITAL PROJECTS PROCESS: CONCEPTUAL DESIGN



CAPITAL PROJECTS PROCESS: CONSTRUCTION

CAPITAL PROJECTS PROCESS: FINAL DESIGN



Improvements needed to meet the Vision

- NWCH/Tennis
 - Renovation
- Trout Creek
 - Re-allocate space
- ACAC/Trails
 - Eq. Center Phase 3
 - Snowmaking
 - Trails Master Plan
 - Cookhouse/Bathrooms
- Land Purchase
 - If needed to preserve our open space
- No major projects are contemplated at the Lodge, Golf Course or Campground
- Downhill
 - Renovate/Replace Lodge
 - Replace Lifts
 - Snowmaking
- Marina
 - Renovate Kitchen/Deck
- Infrastructure
 - Mailboxes
 - Back-up Power
 - Parking
 - Employee housing

Capital Funds Projection from www.tahoedonner.com/Members/CapitalProjects

	A	B	K	L	M	N	O	P
1			5 YEAR INTERVAL	5 YEAR INTERVAL				
2	Location	Project	2015	2016	2017	2018	2019	2020
3						UNDER NEW GPC PROCESS, YEARS 2017-2020 ARE CURRENTLY UNDER REVIEW, AS DETAILED AT: http://www.tahoedonner.com/major-projects/general-plan/		
4	Association Wide							
6	231-025-556/331-025-919	Security Video Systems	15,876					
7		General Plan 2015 Member Survey	9,538					
10		Mailbox Consolidation & Improvements (Feasibility Study)			25,000			
11		New TDA trail connector to the Town's phase 2 Trout Creek Trail (\$200K)		0	0			
12		Association Master Plan		69,500	12,285			
13	Alder Creek Adventure Center							
14	431-080-248	Equestrian Operations Relocation	282,541	278,939				
15		RR	(282,541)	(53,000)				
16		On-site Parking	35,600					
17		RR	(35,600)					
20	231-110-554	ACAC project completion and (\$25K) Storage Enclosure	1,039,986	84,180				
22	Clubhouse NWCH							
29	Downhill Ski Area							
31	531-210-480 / 431-210-249	Snowmaking Equipment (\$1.5 million total)	1,121,221	228,528				
34		Phased upgrades at Ski Lodge and Lifts (Feasibility Study)			50,000			
37	Forestry Facility							
42	231-005-601	Storage Containers		3,350				
43		Permanent Storage Facility (Feasibility Study)			10,000			
44	231-005-601	Storage partitions	1,813					
47	Golf Course							
52	Maintenance Sub-group							
55	531-110-467	Alder Creek Adventure Center Solar Project, (\$ net of rebates)	11,212					
56	531-132-466	Trout Creek Recreation Center Solar Project, (\$ net of rebates)	13,377					
57		Beach Club Marina Solar Project, (\$ net of rebates)		15,000				
58	Marina							
66	Open Space							
69		Land Acquisition Study	2,000					
70		640-acre Crabtree Canyon Acquisition and Conservation Easement		550,000				
71		Two new Warming Huts (Yurts or other)			50,000			
72	Snowplay							
77	Tennis Facility							

Capital Funds Projection from www.tahoedonner.com/Members/CapitalProjects

72	Snowplay							
77	Tennis Facility							
82	The Lodge							
95	Trails Master Plan							
100	521-051-526	Trails Master Plan, Permitting and Specific Projects	146,746	257,214	195,714	127,759	152,714	331,214
101		RR	(146,746)	(207,214)	(128,714)	(107,759)	(87,714)	(81,214)
102		Expanded parking at Glacier Way Trailhead (Feasibility Study)			20,000			
103	Trout Creek Recreation Center							
105		Space Reallocation and 1,100 SF Expansion		20,000	50,000			
106								
107								
111	Miscellaneous Projects, Land Acquisition, and Payroll Allocation		150,000	200,000	250,000	250,000	250,000	250,000
112								
113	Estimated Annual Totals, before any Replacement Reserve (RR) offset amounts and before Inflation Factor		\$ 2,830,023	\$ 1,706,497	\$ 663,285	\$ 378,000	\$ 403,000	\$ 581,000
114								
115		Projects Total	\$ 2,830,023	\$ 1,706,497	\$ 663,285	\$ 378,000	\$ 403,000	\$ 581,000
116	2.0%	Inflation Factor	\$ -	\$ -	\$ -	\$ 15,000	\$ 24,000	\$ 46,000
117		Total Including Inflation	\$ 2,830,023	\$ 1,706,497	\$ 663,285	\$ 393,000	\$ 427,000	\$ 627,000
118	2016	< BASELINE YEAR FOR INFLATION FACTOR						
119	0.5%	Interest Income	\$ 949	\$ 5,000	\$ 2,000	\$ 9,000	\$ 17,000	\$ 25,000
120	8.0%	Income Tax Expense	\$ 90	\$ 1,000	\$ 200	\$ 700	\$ 1,400	\$ 2,000
121	8.0%	Bad Debt Expense	\$ 7,884	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
122	RR	Replacement Reserve Funds used for project(s) (+ Inflation Factor, in future years)	\$ (465,199)	\$ (260,000)	\$ (131,000)	\$ (112,000)	\$ (93,000)	\$ (88,000)
123	(RAE Funds)	RAE Funds (restricted) used for project(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
124	TRANSFERS IN (OUT)							
125	20	<Years: Normalized Contrib >	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
126	6472	Annual Contribution (combined DFRegular and DFBR)	\$ 1,618,000	\$ 1,618,000	\$ 1,942,000	\$ 1,942,000	\$ 1,942,000	\$ 1,942,000
127								
128	Development Fund Balance, Excluding RAE Funds (restricted)							
129		Beginning	\$946,546	\$192,697	\$360,200	\$1,763,715	\$3,425,015	\$5,040,615
130		Ending	\$192,697	\$360,200	\$1,763,715	\$3,425,015	\$5,040,615	\$6,458,615
131			Yr 2015	Yr 2016	Yr 2017	Yr 2018	Yr 2019	Yr 2020
132								
133								
134	Development Fund, total balance (Above & RAE below), ending balance		\$ 192,697	\$ 360,200	\$ 1,763,715	\$ 3,425,015	\$ 5,040,615	\$ 6,458,615