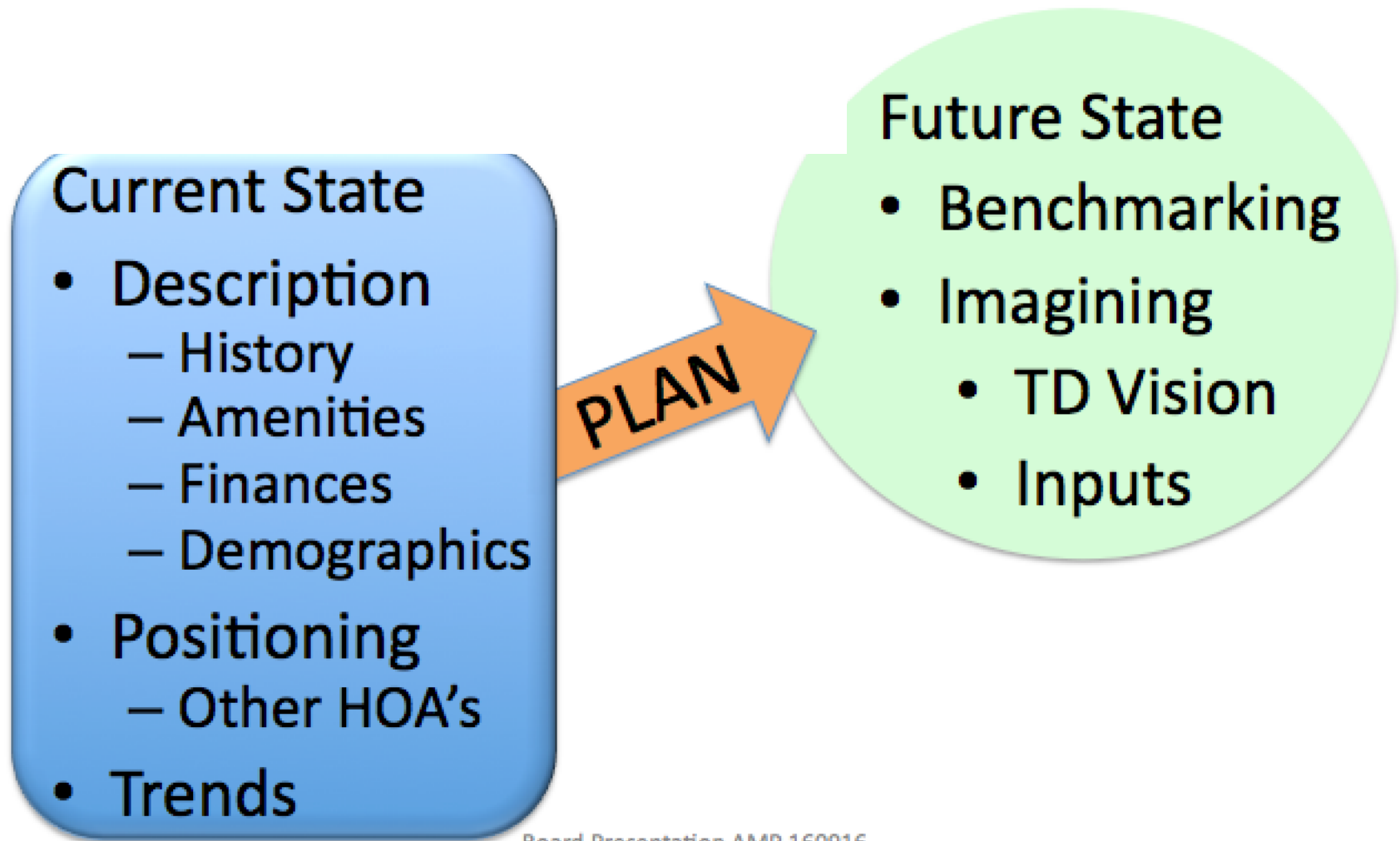


# Tahoe Donner Association Master Plan

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*

# Guidance

- *2013 Tahoe Donner Trails Master Plan*
- *2015 Tahoe Donner Trails 5-Year Implementation Plan*
- *2016 Land Management Plan*
- *Tahoe Donner Strategic Plan (2010)*
- *2030 General Plan (2011)*
- *Town of Truckee Trails & Bikeways Master Plan (2007)*

# Table of Contents

Introduction .....	2
Guidance .....	2
The Vision .....	2
Member Input .....	2
Strategic Plan Principles .....	3
Additional Guidelines .....	3
Current State .....	4
Structure .....	4
Size and Scope .....	4
Operations .....	4
Amenities .....	5
Amenity Funding .....	5
New Amenities .....	6
Public Use .....	6
Amenity improvements .....	7
Positioning .....	8
The “Future State” .....	8
Summary .....	9
Next Steps .....	11
Evaluation .....	11
Appendix I - Benchmarking Other Mountain Recreation Communities .....	12
Appendix II - Dudek Research .....	13
Homeowner Associations (HOAs) .....	13
Resident Demographics .....	16
Dudek Evaluation Process .....	16
Dudek Evaluation of Current Amenities .....	18
Dudek Recommendations .....	26



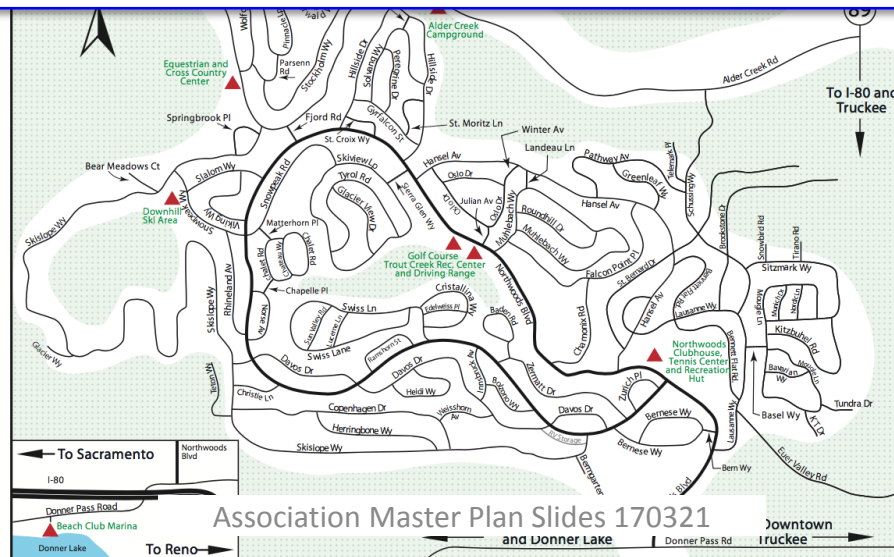
# Introduction

## Facts & Figures about your Association

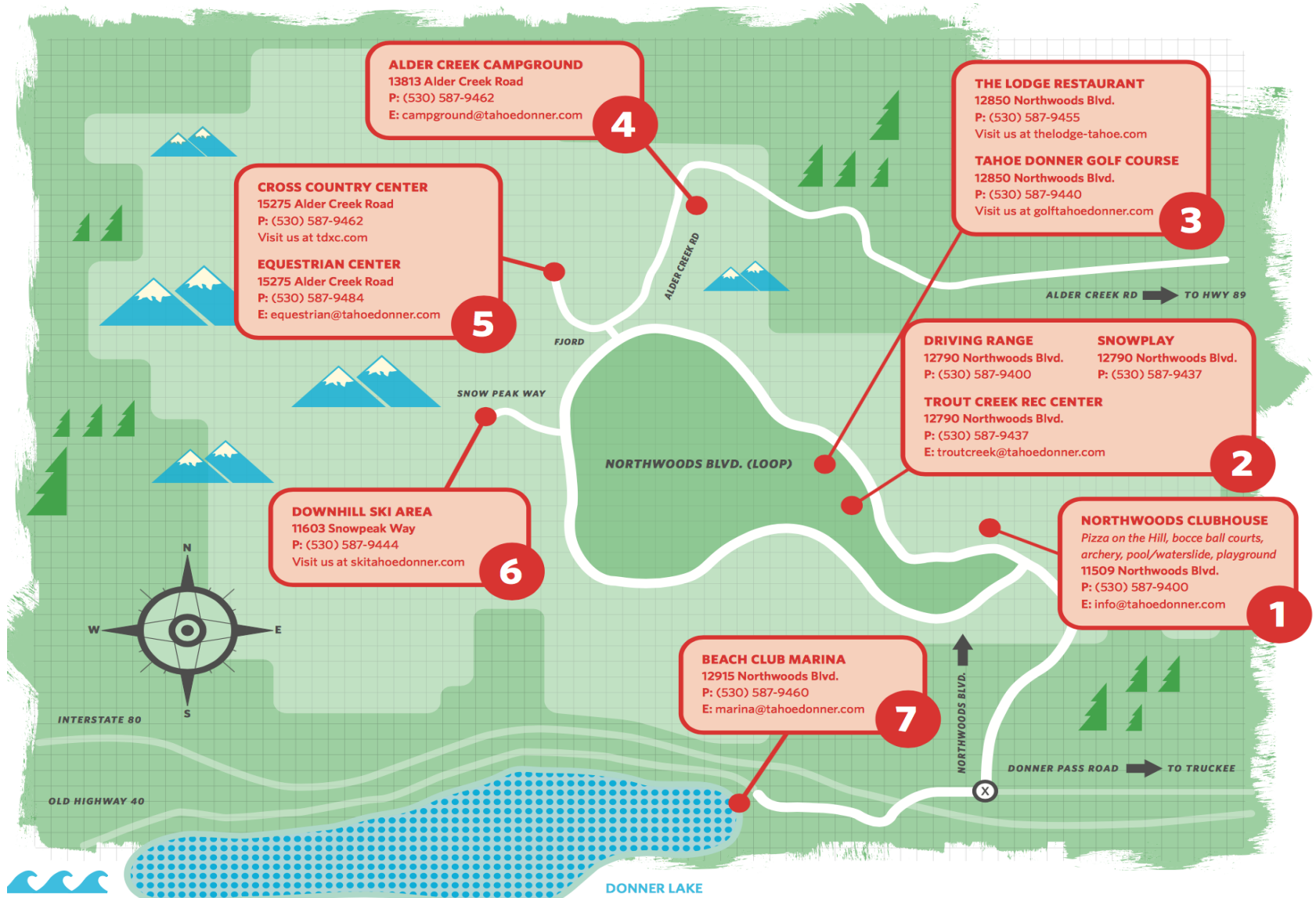
2017 Estimate from the 2017 Budget

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  
7,376 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

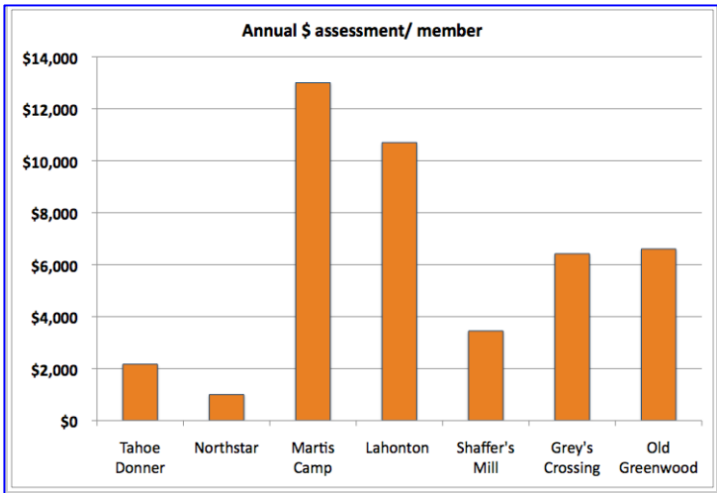
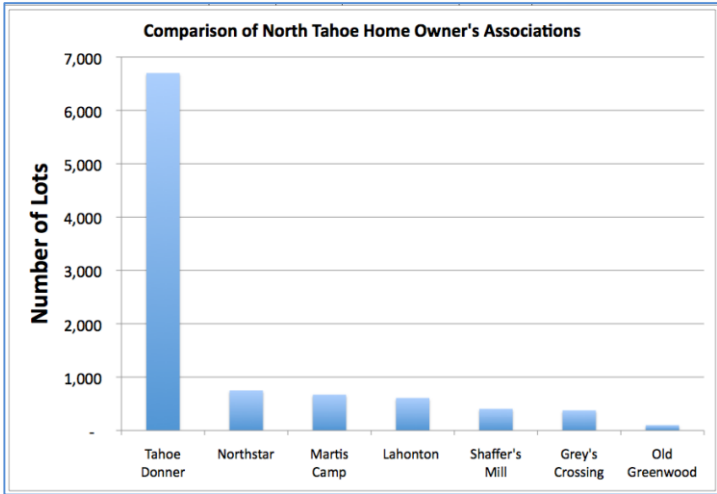
Downhill Skiing

### 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

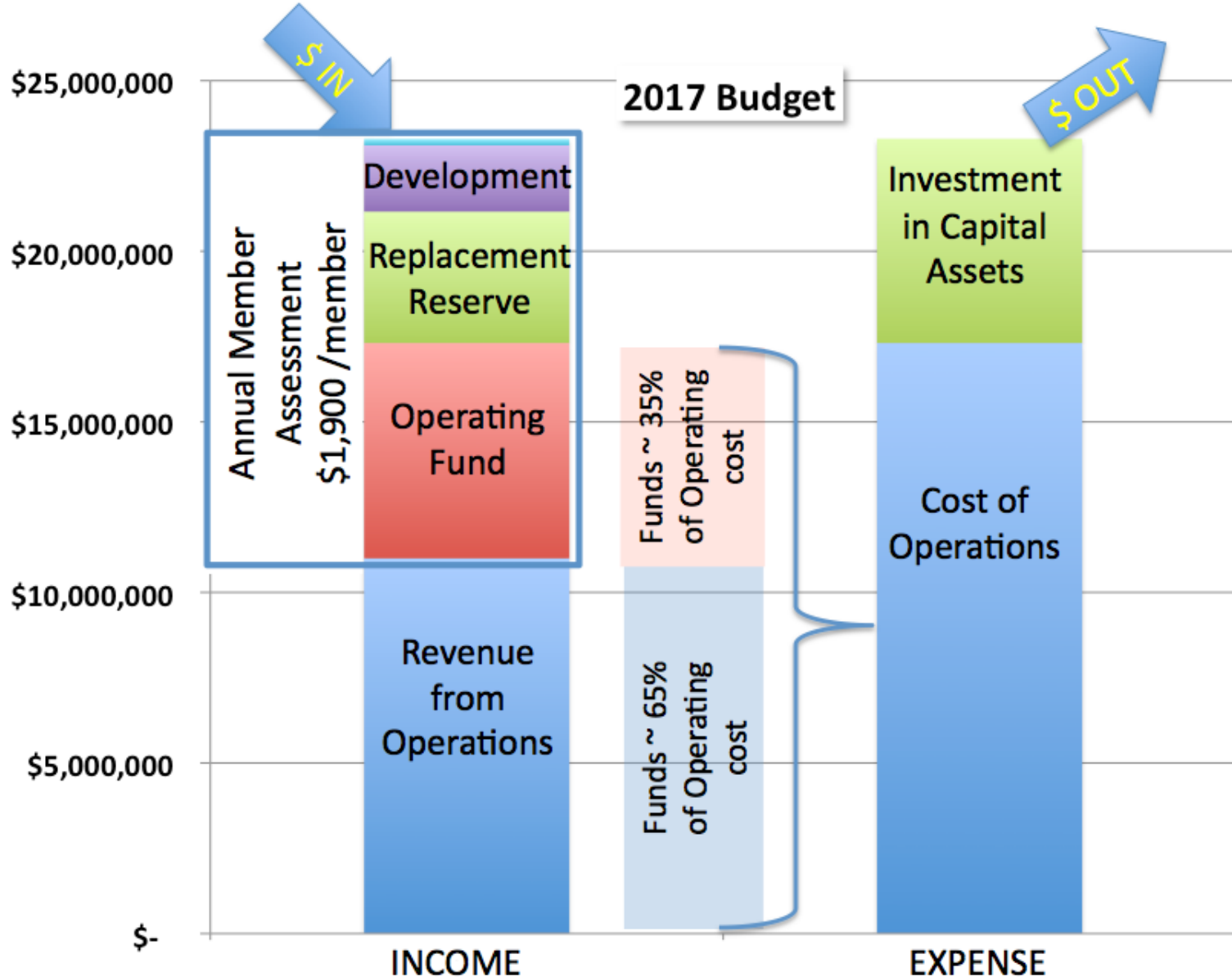
# Comparison of HOA's



		Tahoe Donner	Northstar	Lahonton	Squaw Valley	Alpine Meadows	Shaffer's Mill	Old Greenwood	Grey's Crossing	Glenhire	Martis Camp
Hiking	Recreation	65 Km									
	Clubs										
Biking	Recreation										
	Rentals										
Swimming	Clubs										
	Rec Pools										
	Lap pool										
Golf	Beach club						Yacht				
	Recreation										
	Rentals										
	Driving Range										
Tennis	Lessons										
	Recreation										
	Rentals										
Fitness	Lessons										
	Recreation										
Kids Camps	Recreation										
	Sports										
Downhill Skiing	Recreation										
	Rentals										
	Lessons										
	Clubs										
Equestrian	Recreation										
	Rentals										
	Lessons										
Crosscountry Skiing	Recreation										
	Rentals										
	Lessons										
Campground	Recreation										
	Year around	3									
Food Service	Seasonal	4									
	Recreation										
Bocce Ball	Recreation										
Basket Ball	Recreation										
Volley Ball	Recreation										
Archery	Recreation										
Bus Service	Door to Door		Community Wide								
	Concierge										

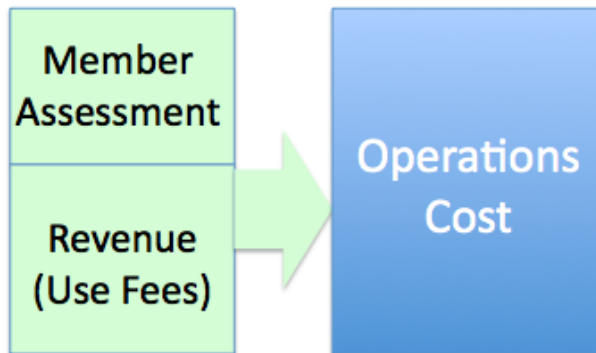
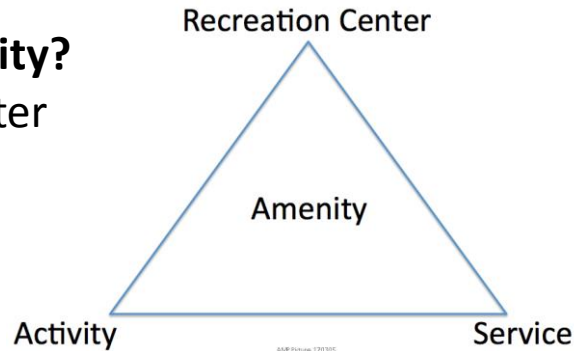
HOA amenity comparison.xlsx

# Annual Cash Flows



## What is an Amenity?

- Recreation Center
- Activities
- Services

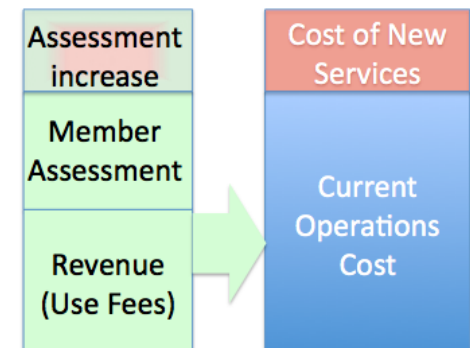


## How are amenities paid for?

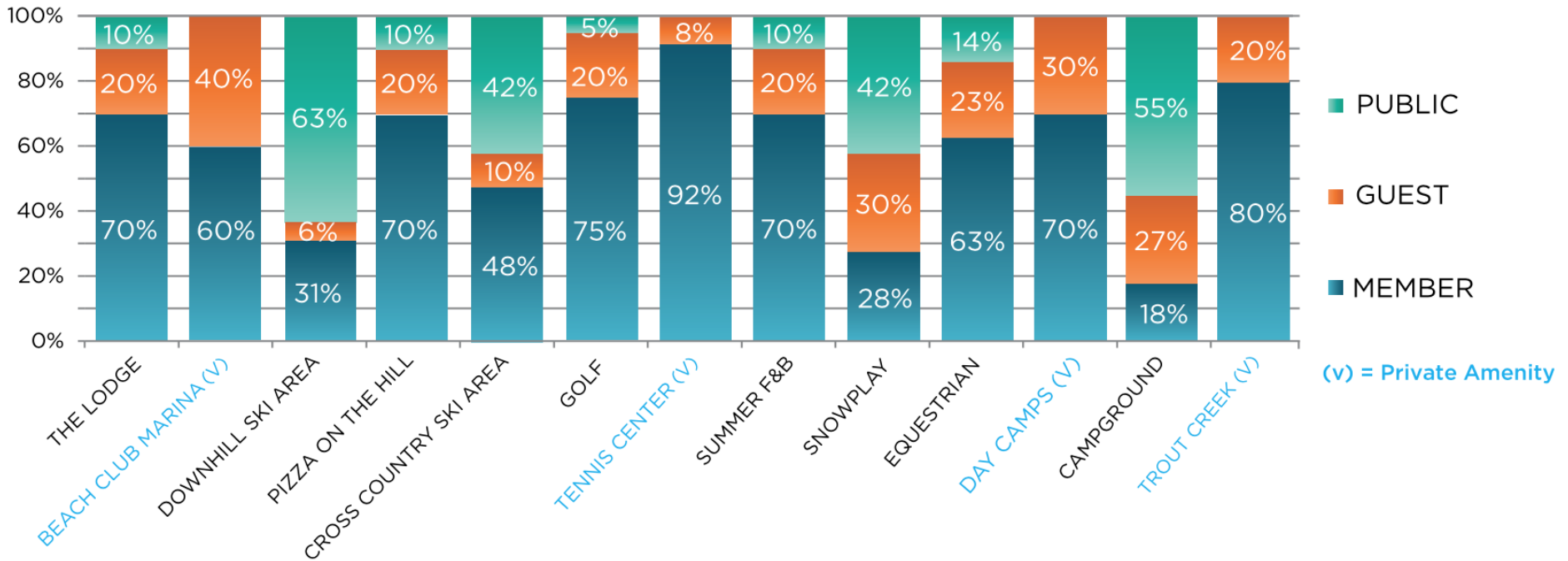
- 65% by user fees
- 35% by the annual assessment

## How are new amenities paid for?

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



## 2017 BUDGET - AMENITY VISITATION MIX (estimated)





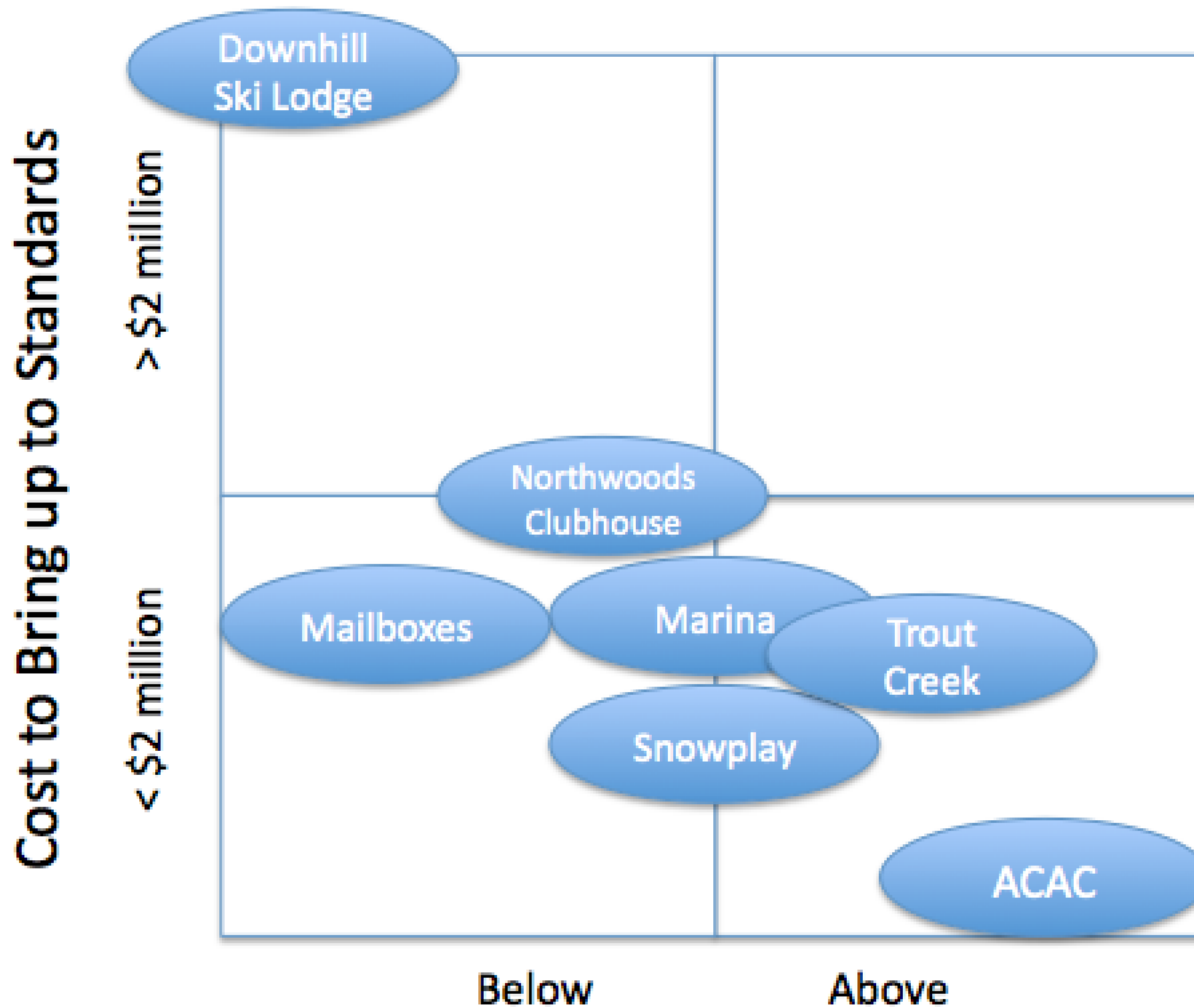
Which of these images represent Tahoe Donner?



4/21/2017



# Tahoe Donner Facilities

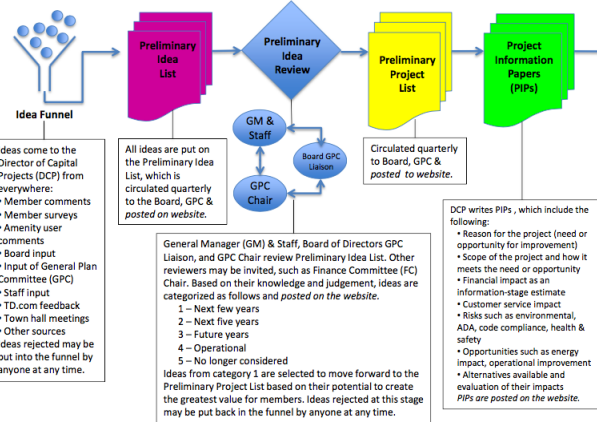


**Compare to Tahoe Donner Vision**  
~\$2 is raised each year in the Annual Assessment

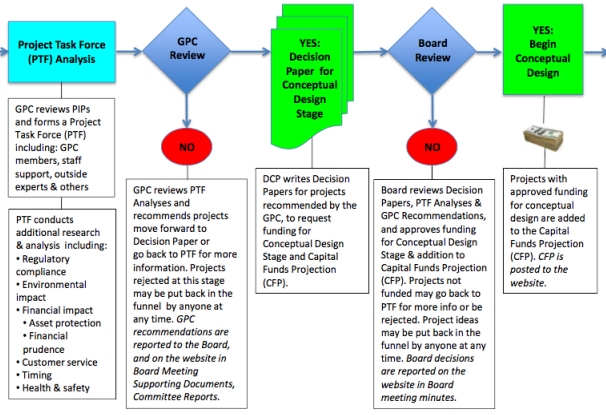
# Capital Projects Process

A "Stage-Gate" process

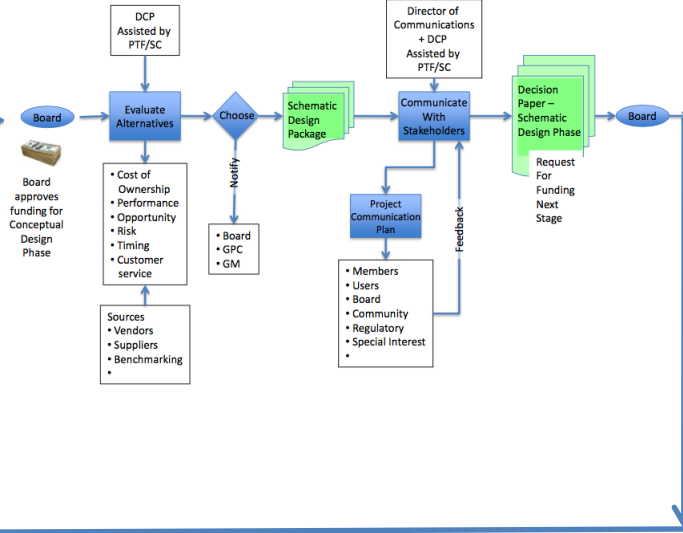
## CAPITAL PROJECTS PROCESS: PROJECT IDEA DEVELOPMENT



## CAPITAL PROJECTS PROCESS: PROJECT SELECTION

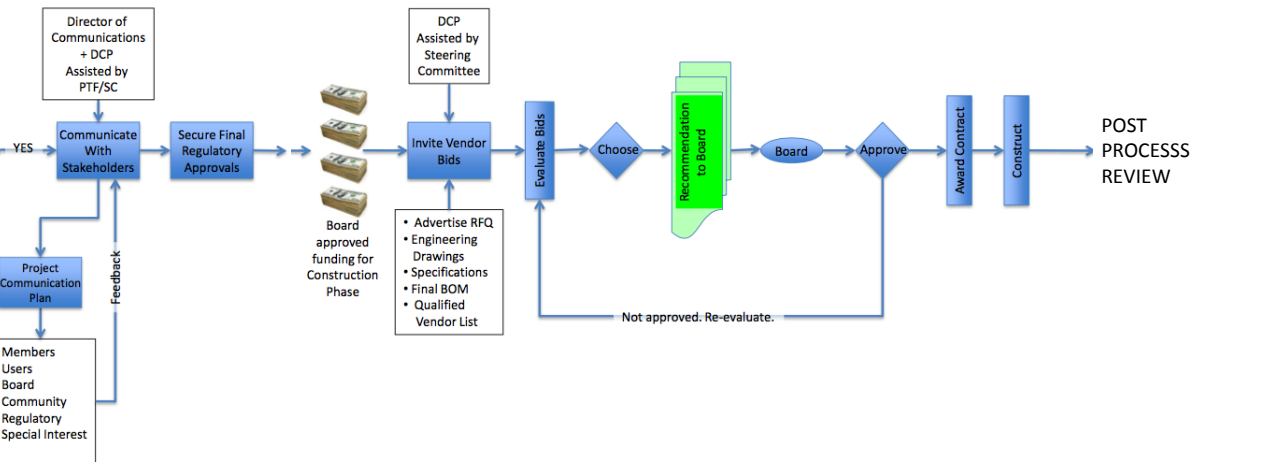
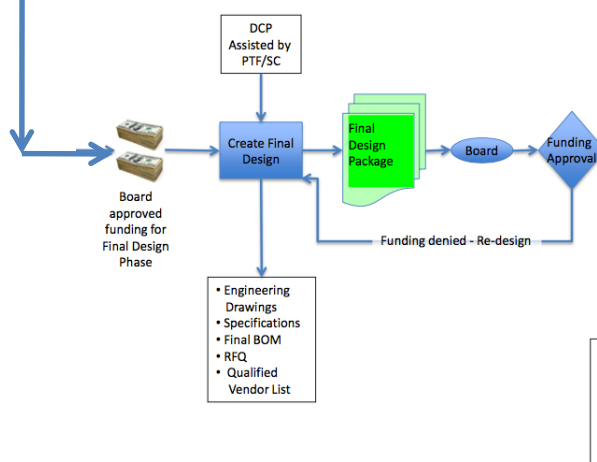


## CAPITAL PROJECTS PROCESS: CONCEPTUAL DESIGN



## 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

