

INFORMATION



July 26, 2017

Purpose: Update on the recent process and preparation of TDA's Association Master Plan.

Background: On February 22, 2016, the General Plan Committee (GPC) charter was finalized and received unanimous Board approval at the February 27th, 2016 meeting. Upon approval of these February minutes during the March 2016 Board Meeting, the updated GPC Charter, process flow, and communication plan was communicated to the membership and posted online.

The purpose of the GPC is to maintain the General Plan, consisting of an Association Master Plan (AMP), a rolling five-year Capital Funds Projection, and an overview of the guidelines for developing and preserving our community in support of core values expressed in the Board's Strategic Plan. The General Plan was established to address changing conditions facing the Association, and those determined to be necessary to maintain, upgrade, or replace and effectively operate the common facilities and common areas belonging to the HOA. The GPC shall provide information, analysis, and advice to the Board to better enable the Board to make sound capital improvement decisions from the Development and Replacement Reserve Funds.

Subsequently, the GPC organized a Task Force to review each of the priority 1 projects, as well as work with a consultant to establish a working AMP draft. A chronology of GPC and Task Force efforts are detailed in the attached June 23rd Decision Paper, with AMP updates provided to the Board of Directors as detailed below;

1. July 23, 2016; Board approval to proceed with an Association Master Plan.
2. March 25, 2017; Updated AMP draft presented to the Board, with suggested edits.
3. April 22, 2017; Updated AMP draft presented to the Board with Membership feedback.
4. May 20, 2017; AMP draft presented to the Board, no changes recommended to AMP draft
5. June 23, 2017; AMP draft presented to the Board for review and adoption. Following discussion, Director Steve Miller moved and Director Jeff Bonzon seconded to approve the Association Master Plan as presented. Motion failed: 2 – 2. (Director Jeff Schwerdtfeger and Director Ron Wulff voted no). (Director Darius Brooks absent).

From Nextdoor, topics and references to the Association Master Plan are attached.

Discussion:

The Board of Directors will provide discussion on the Association Master Plan.

Prepared By: Forrest Huisman, Director of Capital Projects

DECISION PAPER



Issue:

June 12, 2017

Adoption of the draft Association Master Plan, dated May 16, 2017.

Background:

With the recent renewal of the General Plan Committee Charter, dated February, 2016, the GPC has renewed focus on member and guest use-patterns at each of TDA's amenities, and ensuring that each amenity continues to meet conformance with the Board approved Strategic Plan. To plan for anticipated future growth and changing utilization requirements from Homeowners, an Association Master Plan (AMP) will provide a comprehensive summary of existing utilization at each amenity, while also demonstrating trends, limitations, and opportunities for consideration by future planning exercises at the GPC and Board level. The GPC has organized Task Force Committees to review each of the priority 1 projects, as well as worked with DUDEK to establish the existing draft AMP through the following process and schedule:

1. April 27, 2016 AMP goals are established and distributed by Task Force
2. July 12, 2016 Project Information Paper for AMP
3. July 23, 2016, Board approval to proceed with AMP
4. August 2016, DUDEK preformed scoping services
5. September 9, 2016, Member Forum 1 was held at NWCH
6. October 17, 2016 Member Ideas collected for inclusion in AMP
7. November 10, 2016, Task Force Updates AMP focus
8. January 6, 2017, Updated AMP draft by DUDEK
9. February 28, 2017 Amenity Benchmarking
10. March 25, 2017 Updated draft Association Master Plan presented to the Board
11. April 22, 2017, Updated draft Association Master Plan presented to the Board
12. May 20, 2017, Updated draft Association Master Plan presented to the Board, *see attached.*

Recommendation:

1. During the Board meeting on June 23, 2017, Staff recommends the Board of Directors review and adopt the draft Association Master Plan, dated May 16, 2017.

Prepared by: Director of Capital Projects: Forrest Huisman

Reviewed by: Mike Salmon

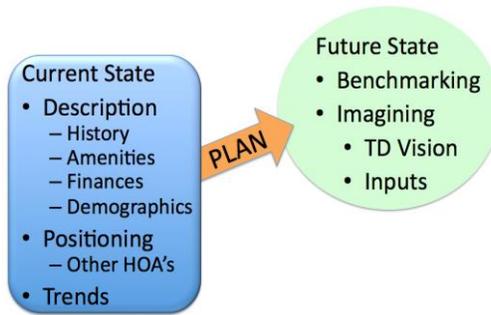
General Manager Approval to place on the agenda: _____ **Date:** _____

Tahoe Donner Association Master Plan

Introduction

In 2011, the Board of Directors of the Tahoe Donner Association approved and circulated to members a General Plan that outlined the capital investments that were anticipated for the next twenty years. Since then, the Association has spent over \$25 million and completed most of the items delineated in the first five years of that plan.

In 2016, the Board directed the General Plan Committee (GPC) to update the General Plan for the next twenty years and to include an overview of Tahoe Donner to show how those investments fit into our overall identity. This effort was called an Association Master Plan. It was designed to follow the planning model shown in the graphic.



The Dudek consulting company was hired to help write the current state analysis and to research the trends in recreation communities, HOA's and in user demographics. Their work is documented as an appendix to this plan.

The General Plan Committee would like to acknowledge the work of its volunteers and to the Tahoe Donner Staff for the creation of this Plan.

General Plan Committee	Tahoe Donner Staff
Michael Sullivan, Chairman Nan Meek, Vice Chair Jim Beckmeyer Michael Bledsoe John Dundas	Robb Etnyre, General Manager Forrest Huisman, Director Capital Projects Mike Salmon, Director Finance Miguel Sloane, Director of Operations

Tahoe Donner Association Master Plan

Michael Fajans Tom Johns John McGregor Steve Miller, Board liaison George Rohrback John Stubbs	
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Tahoe Donner Association Master Plan

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The Planning Process

Guidance

This plan was guided by the following Tahoe Donner documents:

The Vision

The Vision statement that is incorporated in the Strategic Plan has been a guide to the Association's actions since it was adopted by the board of directors in 2010, after being widely circulated with the membership..

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

Member Input

Member input was collected by the following methods:

- Comment cards at each amenity
- Individual surveys at each amenity
- Periodic town-hall or member-forum meetings with Members
- Member comments sent to the association website, to the board and on social media
- Improvement suggestions from staff, board and committees
- 2015 Member Survey

The 2015 Member Survey summarized the other inputs and provided the following guidance:

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 amenitiesrather 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 Principles

The Association is committed to alignment with the following 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*

Additional Guidelines

The Association Master Plan is aligned with the other plans that have been approved by the Board of Directors.

Tahoe Donner Association Master Plan

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

Tahoe Donner Association Master Plan

Current State

Structure

The General Manager, Robb Etnyre has described the Tahoe Donner Association as follows:

“As a large-scale homeowner organization, Tahoe Donner Association is registered in the state of California as a California Mutual Benefit Corporation, and with the IRS as a 501(c)(4) social welfare organization. With a budget of nearly \$25 million, our association is regulated by both federal and state laws, which cross a diverse array of areas. It also has a set of governing documents (covenants and restrictions, articles of incorporation, and bylaws), which, along with the California Corporations Code and the Davis-Stirling Act, provide for very specific governance of the association, much like all corporations in California.

The board of directors is the governing and elected authority for the association, and as the general manager, I serve as the board’s principal employee and agent who manages and works with our great staff to deliver a wide variety of services to the membership in keeping with our strategic and long range plans. The board’s specific authority is clearly defined in our association’s governing documents. Corporate responsibility, known as fiduciary duty, requires board members to act in the best interest of the association and with adherence to the reasonable business judgment rule.

Board members are elected annually (on staggered terms of three years) by the membership, with required voting quorums of the 6,473 owners. With each annual election, articles are published in the monthly magazine, email blasts are sent to the owners, and hard ballot mailings are sent to all eligible owners.”

Size and Scope

The 2017 Budget Report describes the Association as follow:

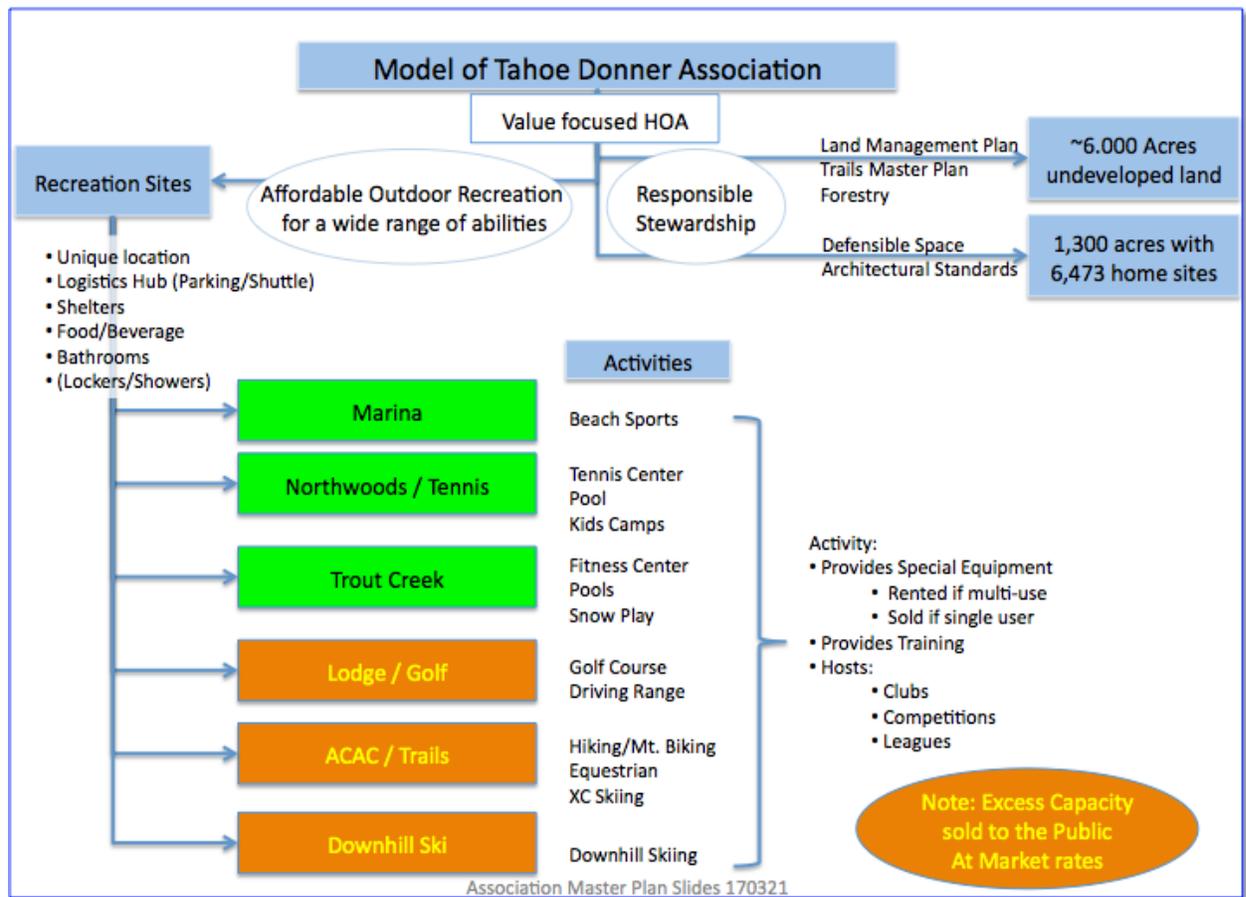
**6,473 Member Property Owners / 25,000 Members / 84% Second Homeowners
Established 1971 / 90% Built-out / Owned & Managed by the Property Owners
\$23.3 Million Budget for 2017 / \$61 Million in Total Assets
7,376 Acres / 26 Buildings / 120,000 Square Feet of Conditioned Space**

**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 Association Master Plan

Operations

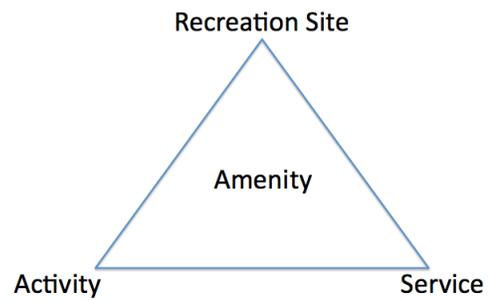
The Vision indicates that the Association has two objectives: to provide homeowners with excellent, affordable, family-oriented recreational opportunities and to maintain the character and quality of our natural surroundings. To perform these functions, the Association operates and maintains six Recreation Centers that host a variety of activities that are available to people of all levels of ability and it manages our natural environment through plans, standards and staff. A graphic that depicts this is the following:



Tahoe Donner Association Master Plan

Amenities

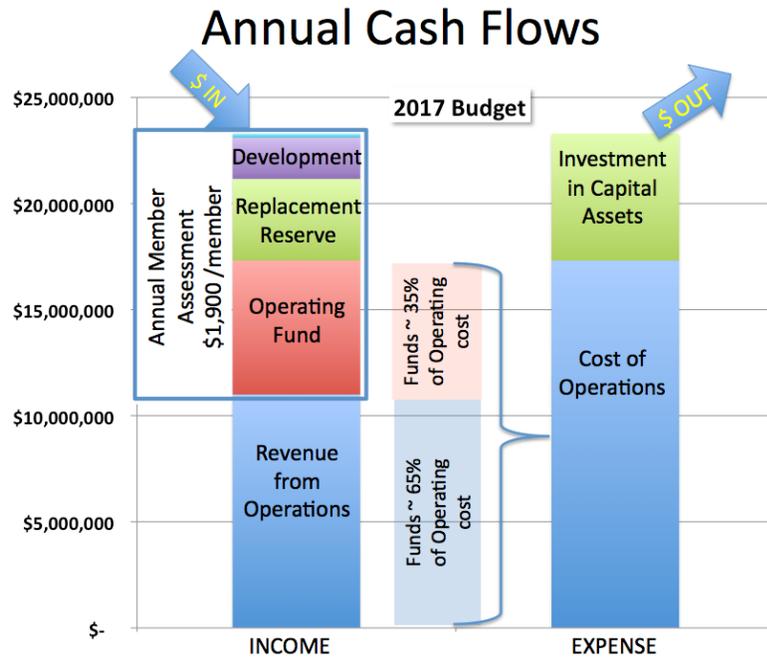
Community recreation facilities, which are often called “Amenities”, encompass three parts. The Recreation Centers at Tahoe Donner provide a site for the Activities. In order to make the activities available to a wide range abilities, the Center must provide training and any specialized equipment needed. Tahoe Donner staff members deliver these Services in compliance with the goal of the Vision for “leading customer service”. All of the amenities are available to all Tahoe Donner members and their guests. Where extra capacity exists, the Association makes the amenity available to the public on a fee-for-service or fee-for-use basis. Revenue from the public helps defray the cost for members, and is a required public offering to maintain the association’s status as a social welfare organization 501(c)(4). The existence of these amenities is an important addition to the value of member’s properties.



Amenity Funding

The user fees pay for approximately two-thirds of the operating cost of the amenities. The remaining one-third is funded by the operating portion of the annual assessment charged to each member. In addition to supporting the operation of the amenities, member assessments fund amenity maintenance and improvement. This latter cost is accumulated into three accrual funds called the Replacement Reserve Fund, the Development Fund and the Machinery and Equipment Fund. The following graphic depicts the flow of money into and out of these funds. Per its governing regulations, Tahoe Donner cannot borrow money so these funds store the money collected until sufficient amounts are available to pay for needed improvements.

Tahoe Donner Association Master Plan

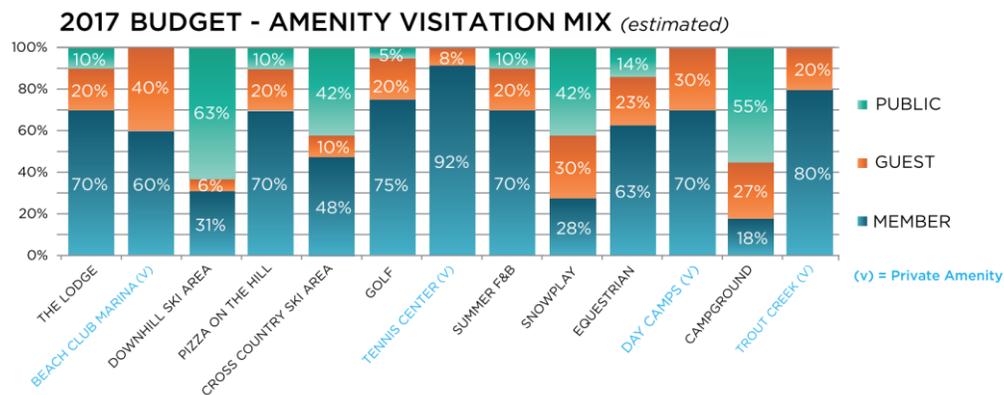


New Amenities

If new amenities are added, the services required may increase the cost of operations. If the user fees collected are not sufficient to pay for this increase, then the member assessment will increase. The 2015 Members Survey indicated members want the Association to “improve and enhance the amenities, rather than adding more”.

Public Use

Public use of our excess capacity provides revenue that helps pay for the operation of the amenities. The amenities with high public use generate the most support.



At the
of any

end
given

Tahoe Donner Association Master Plan

budget year, some amenities will have generated a net surplus and others will experience a net deficit. The budget anticipates that these variations will balance each other.

In 2016 the amenities generated almost \$8.6 million in operating revenue. Total operating costs, however, were \$9.8 million. The difference is paid from the operating portion of the annual assessments by each property. This subsidy in 2017 requires \$975 out of each \$1,900 annual homeowner assessment, which reflects a 10-year compounded annual growth rate (CAGR) of 4.6%. Note that if public use were not allowed, a substantial portion of the revenue deficit would need to be distributed across all Members, resulting in an increase in annual assessment of almost \$1,000 per household.

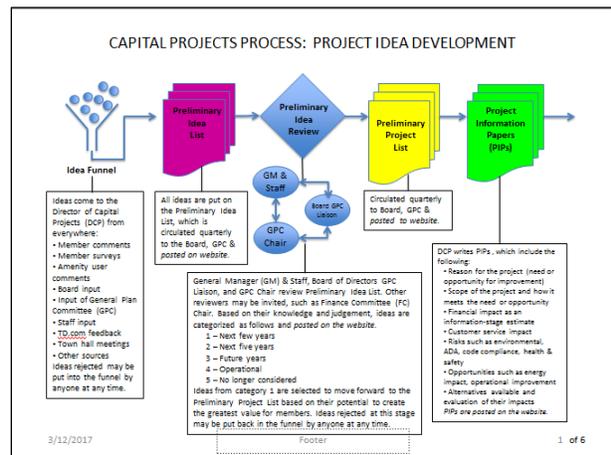
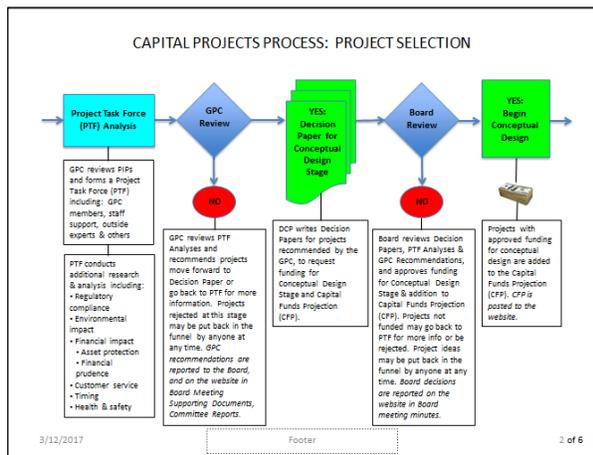
Amenity Improvements

In 2016, the Board of Directors approved the Tahoe Donner Capital Projects Process for evaluating, tracking and documenting capital projects from preliminary idea to post-project review. Hundreds of ideas have been submitted to this process through the outreach efforts described under Member Input.

This “Stage-Gate” process was derived from the methods used by the Tahoe Donner staff. Projects take place in “Stages” of activity, and at the conclusion of each stage the Board has an opportunity to review progress before opening the “Gate” of funding for the next stage.

Through each stage, a Task Force of General Plan Committee volunteers support the Tahoe Donner staff. Scope, Schedule and Spending are evaluated and tracked so that risk is minimized. Periodic update reports are published on the Tahoe Donner website and in Tahoe Donner News so that progress is visible to all Members.

Below are examples of the flowcharts for two stages of the Capital Projects Process. The entire process is shown on the Tahoe Donner website under the Members tab.



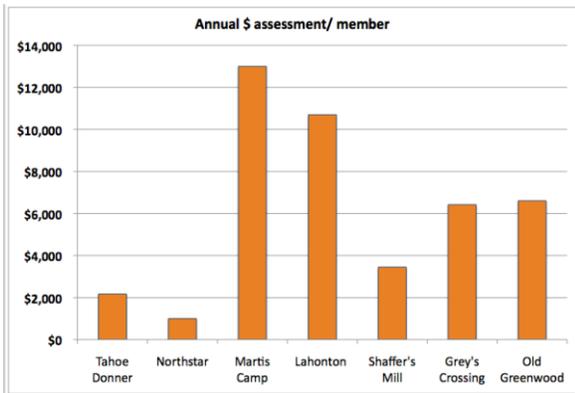
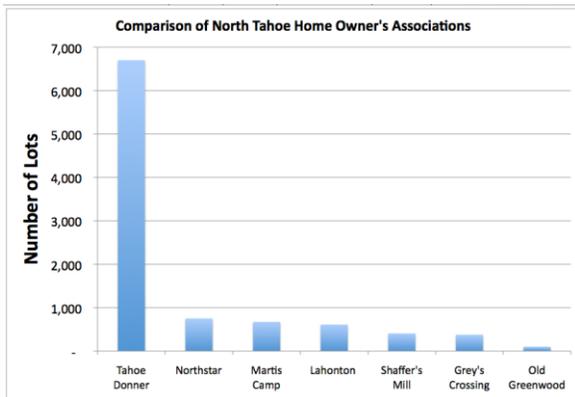
Tahoe Donner Association Master Plan

Positioning

Compared to the other Communities in the North Tahoe Region, Tahoe Donner offers homeowners more amenities yet charges a lower annual assessment. This is possible due to the economy of scale as Tahoe Donner has a much larger number of members (6,473 properties, and 25,000 members).

In addition to the large number of total members, Tahoe Donner has an engaged and involved membership thus making it capable of sustaining the amenity-oriented clubs, leagues and associations that are one reason for the social culture of the community.

The following charts show these characteristics:



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

The Appendix contains the observations made by Dudek on the current state and trends of HOA's in America.

Tahoe Donner Association Master Plan

The “Future State”

If we went to sleep today and awoke twenty years from now, what would Tahoe Donner look like? In this plan, the answer to that question is guided by the Vision and by member input.

Facilities - If we are true to our vision, all of our facilities will be “attractive and well maintained”. That means that the facilities that today have not been upgraded since they were built 45 years ago will have been brought up to the standard of the Vision. New and/or remodeled buildings will serve the needs of the Marina, Northwoods Clubhouse, the Tennis Center and the Downhill Ski Area. The Downhill Ski Lodge will have been expanded to accommodate the peak period crowds. Efficient, safe, low-maintenance units that reduce waiting time during peak use periods will have replaced our decades old ski lifts. Our golf course, pools and tennis courts will have been meticulously maintained and represent the same standards. The cluster mailboxes will be modern and placed in a protected location.

The Alder Creek Adventure Center, Trout Creek Fitness Center and The Lodge, shown below, are examples of facilities that match our Vision.



Customer Service - Our vision of providing excellent customer service will have driven us to provide affordable housing within Tahoe Donner for our service employees. This will be done to minimize service disruption due to weather-related commute problems and to help attract high quality employees in a housing market with rising costs and declining availability. A shuttle bus system combined with new parking lots will be expanded to alleviate parking problems during peak use times. On-line technologies will have been expanded everywhere to provide easy access to the wide array of services available.

New Activities - In response to member requests, we will have added new activities at our Recreation Centers, possibly including mini-golf, ice skating and an “activity zone” containing a variety of summer action sports. Revenue from these activities will be equal to any increase in operations cost.

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New Recreation Centers – In response to the member’s desire to minimize increases in the annual member assessment, there will be no new Recreation Centers unless the incremental revenue from their operation balances the incremental cost of such operation and/or the expansion of existing centers helps better meet the demands of the membership.

Planning for the Future – Each one of these investments will have been thoroughly examined and analyzed by teams made up of staff and member volunteers per the Tahoe Donner Capital Project Process. Project progress will have been published in Tahoe Donner News, in email newsletters and on www.tahoedonner.com.

To insure that our community reflects the most current thinking in family-oriented outdoor recreation communities that are responsible stewards of the land, we will have “benchmarked” other associations and adopted the most effective and efficient facilities and methods in use today and anticipated for the future.

Summary

At the current number of members and assessment rate, the Development Fund (DF) accumulates \$1,942,000 per year. Over 20 years, if the above assumptions remain unchanged, this provides \$38.8 million for “large-scale projects identified as necessary due to the new capacity requirements or changing needs of the Association” (as noted in the 2017 Budget Report). In addition, partial funds for large-scale projects are already accrued in the Replacement Reserve Fund (RRF) and this money is also contributed as part of the investment. The details of these accruals are shown on page 5 of the “2017 Budget Report”, which can be found on www.tahoedonner.com. The Capital Funds Projection is the working plan that identifies the following MAJOR investments:

A summary of the improvements needed to achieve the Tahoe Donner vision

- 1. Northwoods Clubhouse / Tennis Center**
 - a. Northwoods Clubhouse – Renovation and/or expansion to meet growing needs
 - b. Tennis building – renovate or replace ageing building
- 2. Trout Creek**
 - a. Re-allocate existing space to improve customer service
 - b. Consider moving Snowplay location to improve parking congestion
- 3. Lodge / Golf Course – no major projects planned**
- 4. Campground – no major projects planned**
- 5. Alder Creek Adventure Center and Trails**
 - a. Equestrian Center – complete Phase 3
 - b. Snowmaking – in CrossCountry learning center meadow area
 - c. Complete Trails Master Plan
 - d. Euer Valley Cookhouse and Bathrooms
 - e. Facilities that enhance member experience –Euer/Crabtree/Carpenter Valley

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- f. Adventure Zone...
- 6. Downhill Ski Area**
 - a. Downhill Ski Lodge - Renovate / Replace
 - b. Snowbird chairlift - Replace
 - c. Eagle Rock chairlift - Replace
- 7. Marina**
 - a. Kitchen and deck area - Expand to improve customer service
- 8. Infrastructure improvements to achieve “leading customer service”**
 - a. Mailboxes – Create covered center(s) containing modern mailboxes
 - b. Back-up Power – Provide generators at major facilities for safety and customer service
 - c. Parking – Develop and implement association parking and circulation solutions
 - d. Affordable Employee housing- to maintain our customer service – Develop and Implement an integrated buy/build/rent strategy
- 9. Land Purchases as appropriate to preserve natural surroundings**
- 10. Association-wide**

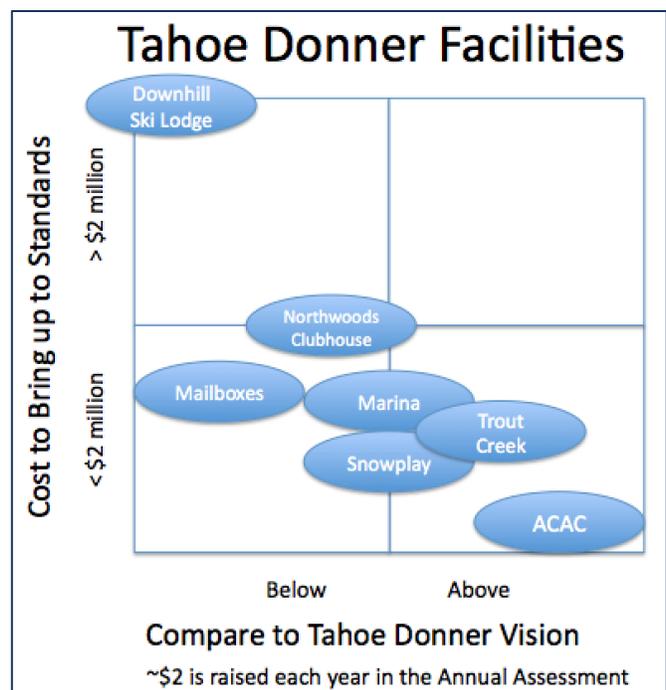
The staff meets with the General Plan Committee each month to review the details of each project and to schedule project activities so that they match to the available funds. The output of this work is shown on www.tahoedonner.com as the “Capital Funds Projection”.

Next Steps

Evaluation

The list of projects is long and will require several years to complete. The projects need to be ranked based on how far they diverge from the Vision and by how much funding they will require. This evaluation step is shown in the Capital Projects Process. An initial ranking is shown on the accompanying chart; however, this will be reviewed quarterly and the priority will be reflected in the Capital Funds Projection.

The criterion for a numerical ranking is shown in the Appendix. These factors may be adjusted in the future as Tahoe Donner and its environment change.



GPC Investment Recommendations

Using all of the inputs above, the GPC recommends to the Board a set of staged investments that are focused on creating the desired Future State of Tahoe Donner over the next 20 years. As noted above, this plan concentrates on improving the current Recreation Centers and bringing them up to the standard described in the Vision. It also recognizes the state of our infrastructure (for example, our mailboxes) and that “leading customer service” leads us to improve parking and transportation in Tahoe Donner. Lastly, our position with regard to the region-wide lack of affordable housing must be addressed for us to maintain the expected level of customer service.

Staged investments are planned over time as funds from the Development Fund and the Replacement Reserve Fund become available. For each specific investment recommendation, the Tahoe Donner Capital Projects Process will be used. This means that a stage-gate procedure will be used to further analyze, document and publicize each project to insure that our funds are used responsibly. Every step in this process is posted on www.tahoedonner.com for all members to see.

Appendix – Brief description of each project

1. Northwoods Clubhouse and Tennis Center

2016 master planning efforts propose additional storage, accessibility improvements, and drainage upgrades around the perimeter of the Tennis Building and Northwoods Clubhouse, including the tent patio, pool areas, and adjacent bocce courts.

2. Trout Creek Recreation Center

A 2017 feasibility study shows that operational improvements can be made by the removal of select interior walls, reallocation of existing interior spaces, and the enclosure of select exterior covered walkways. Parking lot improvements and a long-term relocation of Snowplay are under review.

3. Alder Creek Adventure Center

From its completion in late Fall of 2015, the Alder Creek Adventure Center is quickly becoming a favorite starting point for a variety of year-round activities. Future offerings include an Adventure Zone, Snowmaking for the Nordic learning area, restrooms in the Euer Valley, additional improvements at Equestrian Center, and the implementation of the 5 year Trails Master Plan.

4. Downhill Ski Area

Tahoe Donner Association Master Plan

Master Planning to improve the aging Downhill Ski Area Lodge and chairlifts and complete the snowmaking coverage is underway.

5. Beach Club Marina

With increased member utilization and requests for higher service levels, an expanded kitchen and dining terrace is now being considered.

6. Mailboxes

While members are requesting a modernization of mailboxes to be located in covered area(s), multiple options are being considered that range from placing mailboxes inside a commercial building, to covering the existing mailbox sites with roof structures, and improving parking capacity.

7. Commercial Building

Considerations are underway to purchase a new commercial building that would be large enough to host mailboxes, day care services, and Member meeting spaces.

8. Employee Housing

Multiple options are being considered that will help maintain customer service levels year-round at Tahoe Donner amenities.

9. Power Generation

Modern back-up generators will be implemented at major amenities to maximize service levels and improve Member safety.

DRAFT
Development Fund - Capital Funds Projection

A	B	K	L	M	N	O	P
		5 YEAR INTERVAL		5 YEAR INTERVAL			
Location	Project	2015	2016	2017	2018	2019	2020
					UNDER NEW GPC PROCESS, YEARS 2017-2020 ARE CURRENTLY UNDER REVIEW, AS DETAILED AT: http://www.tahoe Donner.com/major-projects/general-plan/		
Association Wide							
231-025-556/331-025-919	Security Video Systems	15,876					
	General Plan 2015 Member Survey	9,538					
	Mailbox Consolidation & Improvements (Feasibility Study)			25,000			
	New TDA trail connector to the Town's phase 2 Trout Creek Trail (\$200K)			0	0		
	Association Master Plan		69,500		12,285		
Alder Creek Adventure Center							
431-080-248	Equestrian Operations Relocation	282,541	278,939				
	RR	(282,541)	(53,000)				
	On-site Parking	35,600					
	RR	(35,600)					
231-110-554	ACAC project completion and (\$25K) Storage Enclosure	1,039,986	84,180				
Clubhouse NWCH							
Downhill Ski Area							
531-210-480 / 431-210-249	Snowmaking Equipment (\$1.5 million total)	1,121,221	228,528				
	Phased upgrades at Ski Lodge and Lifts (Feasibility Study)			50,000			
Forestry Facility							
231-005-601	Storage Containers		3,350				
	Permanent Storage Facility (Feasibility Study)			10,000			
231-005-601	Storage partitions	1,813					
Golf Course							
Maintenance Sub-group							
531-110-467	Alder Creek Adventure Center Solar Project, (\$ net of rebates)	11,212					
531-132-466	Trout Creek Recreation Center Solar Project, (\$ net of rebates)	13,377					
	Beach Club Marina Solar Project, (\$ net of rebates)		15,000				
Marina							
Open Space							
	Land Acquisition Study	2,000					
	640-acre Crabtree Canyon Acquisition and Conservation Easement		550,000				
	Two new Warming Huts (Yurts or other)			50,000			
Snowplay							
Tennis Facility							
The Lodge							
Trails Master Plan							
521-051-526	Trails Master Plan, Permitting and Specific Projects	146,746	257,214	195,714	127,759	152,714	331,214
	RR	(146,746)	(207,214)	(128,714)	(107,759)	(87,714)	(81,214)
	Expanded parking at Glacier Way Trailhead (Feasibility Study)			20,000			
Trout Creek Recreation Center							
	Space Reallocation and 1,100 SF Expansion		20,000	50,000			
Miscellaneous Projects, Land Acquisition, and Payroll Allocation		150,000	200,000	250,000	250,000	250,000	250,000
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
	Projects Total	\$ 2,830,023	\$ 1,706,497	\$ 663,285	\$ 378,000	\$ 403,000	\$ 581,000
	Inflation Factor	\$ -	\$ -	\$ -	\$ 15,000	\$ 24,000	\$ 46,000
	Total Including Inflation	\$ 2,830,023	\$ 1,706,497	\$ 663,285	\$ 393,000	\$ 427,000	\$ 627,000
	< BASELINE YEAR FOR INFLATION FACTOR						
	Interest Income	\$ 949	\$ 5,000	\$ 2,000	\$ 9,000	\$ 17,000	\$ 25,000
	Income Tax Expense	\$ 90	\$ 1,000	\$ 200	\$ 700	\$ 1,400	\$ 2,000
	Bad Debt Expense	\$ 7,884	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
	RR	\$ (465,199)	\$ (260,000)	\$ (131,000)	\$ (112,000)	\$ (93,000)	\$ (88,000)
	RAE Funds (restricted) used for project(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TRANSFERS IN (OUT)						
	<Years: Normalized Contrib >	\$ 250.00	\$ 250.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
	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
	Development Fund Balance, Excluding RAE Funds (restricted)						
	Beginning	\$946,546	\$192,697	\$360,200	\$1,763,715	\$3,425,015	\$5,040,615
	Ending	\$192,697	\$360,200	\$1,763,715	\$3,425,015	\$5,040,615	\$6,458,615
		Yr 2015	Yr 2016	Yr 2017	Yr 2018	Yr 2019	Yr 2020
	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

- Home
- Tahoe Donner
- Map
- Categories
 - Recommendations
 - Classifieds
 - Free Items
 - Events
 - Real Estate New
 - Crime & Safety
 - Lost & Found
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 - General
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- Groups
 - TD Snowshoers
 - Browse all 9 groups
- Help · Guidelines · Privacy About · Jobs · Press · Blog
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Tahoe Donner Governance

This group is dedicated to discussions and information related to TD Board of Directors and TD management. All posts about Board elections, Board meetings, Board Committees, TD decision making, CC&Rs, Rules, procedures, as well as GM, all management levels, and all related topics are welcome here. When posting, please clearly indicate, whether information is a personal opinion, or verifiable fact. Please be aware, that opinions can be very different in form and essence. Please be tolerant, truthful, positive, and courteous. One of the goals is to remove most of TD political discussions from the general forum, where part of the community does not want to see it. All the best.

[Join group](#)

- 35 members
- Diane Siebern
 - Trevor Fagerskog
 - Gene Smith
 - David Walker
 - Tamara Willis
- [See all members](#)

P Pavel Bosin, Tahoe Donner 2

Board meeting on 7/29/17

The meeting docs are posted at <http://www.tahoedonner.com/member-area/governance/board-meetings/meeting-documents/>
It promises to be a really interesting one.
The agenda and prepared docs are packed with information. There is a nice social media report! There is an extensive Decision Paper on the Master Plan. There are several really important items scheduled during the working lunch period. Looks overwhelming.
One surprise is to see the Strategic Plan brochure/feedback form in 'Introduction of New Board of Directors' agenda item. :)

Bummer, that I have a tennis match on Sat morning.

Meeting Videos and Documents

TAHOEDONNER.COM

5h ago · Tahoe Donner Governance in General

[Thank](#) [Reply](#) 1 Thank

M Maria Sargent, Tahoe Donner

subtitle?

I just joined this group but do not understand how to get here directly from the opening page of ND. There does not seem to be a sub directory with this listing.

28 Jun · Tahoe Donner Governance in General

[Thank](#) [Reply](#) 2 Replies

P Pavel Bosin, Tahoe Donner · 28 Jun

There is a left pane with groups section, shown in a browser on a computer. Not sure how it looks on a phone.

[Thank](#) 2 Thanks

M Maria Sargent, Tahoe Donner · 28 Jun

Just found it. I didn't scroll down far enough on my computer. Thanks.

[Thank](#) 1 Thank

P Pavel Bosin, Tahoe Donner 2

Welcome

Please encourage ND TD members to move TD political discussions to this group.

28 Jun · Tahoe Donner Governance in General

[Thank](#) [Reply](#) 4 Thanks

Post in General



Mark Peshoff, Tahoe Donner



Board Majority voting NO on TD's Future???

I heard that the new Board Majority, led by President Connors, wants to vote NO on the Association Master Plan--the 20-year amenity improvement plan. It's my understanding that this plan has been in the works for 2 years, aided by consultants, vetted by member volunteers and previous board members, involved member surveys and member input, and included Town Hall meetings (which I believe 4 current board members never attended). It has been on the board agenda since the Fall of 2016.

I like this plan. Read it here from the June 23 board meeting:

<http://www.tahoedonner.com/wp-content/uploads/2017/02/Item-E-Association-Master-Plan-online.pdf>

See and listen to it from the June 25 Annual Meeting:

<http://www.tahoedonner.com/annual-membership-meeting-june-25-2017/> scroll to time 43:45 mins.

The plan supports TD's vision and shows amenity improvements at tennis, golf, trails, Trout Creek Rec Center, downhill ski, equestrian, Marina, and other places. I know improvements are saved for and budgeted accordingly. Why vote no? Does this new majority want to reinvent the wheel again, delay, waste time, delay, and spend more money?

President Connors, you said you would have our backs in your candidate's statement. Whose backs do you have? That of special interests or the whole Association? I hope the WHOLE Association as that will benefit ALL homeowners. The majority of homeowners LIKE amenity improvements and use those amenities in greater numbers than ever before. That's obvious and ok. The quality and quantity of amenities are why people buy here. That's why I bought here in 1997. However, I know we are an ageing and growing community and must upgrade to maintain TD's appeal and property values to stay attractive for ALL generations to come.

New Board, as an almost 50-year old Association, we are counting on you to Vote YES on this 20-year Master Plan and provide fiscally responsible amenity improvement in TD. The amenities are the heart of Tahoe Donner!

6d ago · Tahoe Donner in General



Thanked!



Reply



19 Thanks · 26 Replies



Brian Gauny, Tahoe Donner · 6d ago



Well stated Mark. I wholeheartedly agree and support a "yes" vote.



Thanked!

6 Thanks



Joan Kremer, Tahoe Donner · 6d ago



Thank you Mark. I also agree and urge the Board to vote yes.



Thanked!

6 Thanks

P

Pavel Bosin, Tahoe Donner · 6d ago



Mark Peshoff, your post triggers few reactions.

1. Did you "hear" this from the Board members? If not, how do you know? And if the information you have is true, do you know the reasons why they want to vote one way or another? The reasons can be discussed and argued about. Otherwise your statement sounds like a speculation.
2. What do you mean by "special interests" vs. the whole association? Special interests are usually associated with businesses or ideological groups backed by large sums of money. Does not seem to be the case here. I can imagine, that special interests may want to push the Yes vote to gain valuable contracts, but not the other way around.
3. You can not speak on behalf of ALL homeowners. It is a very diverse group. Many do not use the amenities at all. Many, if not the majority, treat amenities as an excellent addition to ownership in TD, but not the main reason to buy or live here.
4. The reference to multiple surveys is valid only partially. None of the surveys ever asked "how much are you willing to pay for <such and such> amenity improvement?". If I express my true love for the current tennis center, its management and staff, no one should infer, that I support spending large sums of money to rebuild it. This would require a completely different survey.

I, personally, have not spent time learning enough details about the Master Plan. I trust the Board to consider all opinions and information and make the best decision to (quoting you) "provide fiscally responsible amenity improvement in TD".



Thank 18 Thanks



Susan Wilson, Tahoe Donner · 6d ago



Mark, you are absolutely correct! The Master Plan is not about NEW amenities, it's about amenity improvements. This plan has been vetted by numerous member surveys and input from financial experts. We have lived here for over 20 years and want Tahoe Donner to continue "polishing the current amenities."



Thanked! 6 Thanks

M

Mary Stevens, Tahoe Donner · 6d ago



I would like more information. Perhaps the new board members would like more as well. Take the time needed for the proper decision, including fiscal impacts. A no can become a yes later, much more easily than the reverse.



Thank 6 Thanks

R

rob mccray, Tahoe Donner · 6d ago



I suspect that I am similar to many other members and residents in not having the benefit of a good summary of the proposed plan. I just checked and it is not available on the website. I hope that we have discussion before any final action is taken.



Thank 6 Thanks

B

Bruce Brody, Tahoe Donner · 6d ago



TD, in my opinion, has been out of control for a number of years. I believe we need a new robust survey to really determine what members want before any new master plan is approved .



Rod Whitten, Tahoe Donner · 5d ago



For those that couldn't find it, use this link.

<http://www.tahoedonner.com/wp-content/uploads/2017/02/Item-E-Association-Master-Plan-online.pdf>

A master plan is not a final decision document. We can survey forever and never come to total agreement. It was developed from the labor of many hours of both the contractors and the homeowners who are members of the GPC and other homeowners who attended their meetings or provided them with input.

I feel the Master Plan is a good document, developed with input from homeowners who chose to be involved during the development process, and should be adopted.



Thank 3 Thanks



John Martin, Tahoe Donner · 5d ago



Two points:

The Master Plan makes for nice reading, but the planning sections are written in vague generalities, with few specifics, no serious budgeting, and little guidance on relative priorities. I can support many of its objectives under one reading, but not another. It is not a very impressive document in my opinion. That it is so concerns me because I am among those who have had serious questions about the direction of the Board and Management in recent years and voted for a change in the last election.

Due to the Association's corporate structure, it is a very inefficient democracy at best. The various techniques used in the past to divine membership opinion – like comments at meetings, letters to the Board, the odd survey, conversation on the golf course, and now Nextdoor.com – have provided nothing approaching a statistically reliable appraisal of membership sentiment. Maybe someday the Board will spend the money for the occasional professional survey on major policy decisions. Example of the recent decisions on which serious survey would have been appropriate are, in my opinion, those concerning increases in annual fees, the expansion of Marina and the Cross Country Center, snow making, and increase in staff salaries.

But short of professional surveys the only way the body politic of Tahoe Donner can express its views, in a formal way, is through the election of the Board, and the membership has just spoken – rather a unique event in the Association's history. I interpret the election result as expressing dissatisfaction with recent tendencies toward growth and development, and toward "resortification." What really matter is not the wording of present Master Plan – it is so vague it can accommodate quite different futures – but rather whether the Board makes an effort to implement the values and policies they expressed during the election.



Thank 13 Thanks



Mark Peshoff, Tahoe Donner · 5d ago

Tom, I have been part-time and full-time in TD. In the recent survey on the General Plan a total of 1447 replies with 1150 Off the hill and 297 On the hill. That tells me 80% of the part-timers responded. 80% of the part-timers responded supporting 2 key findings 1) Tahoe Donner home owners heap high praise on the community, with the amenities playing a central role and 2) Strong desire to improve and enhance amenities, rather than adding more. Your point is?



Thank 8 Thanks



Mike Ward, Tahoe Donner · 5d ago

I agree with those folks asking for a new look at the direction TD is headed. If the newly convened board just rubber stamped the plan we would be business as usual. Headed for bigger, more public amenities and less HOA focused. This is EXACTLY the time to redirect the master plan. Yes it will cost money, but in the long run the majority of home owners should have a new charter in place that fits their vision for Tahoe Donner, not the marketing departments.



Thank 11 Thanks



Mary Stevens, Tahoe Donner · 5d ago

1447 replies isn't 80% of TD owners, although 1150 out of 1447 responders is. I don't remember getting the survey, and I is often hard for part timers to attend meetings.

What's the rush? Let us and the new board get all the facts before a decision. Just the amount of money going to the ski resort seems like a huge expense and I continue to worry about our ever escalating fees.



Thank 10 Thanks



Joyce Brady, Tahoe Donner · 5d ago

I urge the Board to vote yes.



Thank 2 Thanks



Bruce Brody, Tahoe Donner · 4d ago

Any robust quantitative survey starts with qualitative research. That means you talk to a representative sample to glean information to then formulate quantitative survey questions. I'm not sure what methodology was used in the last survey but the questions left a lot of room to be interpreted open ended and possibly support someone's direction, thus the strong possibility of bias. I have been a qualitative researcher and strategist for almost 25 years helping major companies find out about their consumers and strategizing for/with them. I am not solisitating business because I am/would be biased.



Thank 7 Thanks



Charles Wu, Tahoe Donner · 4d ago

According to the agenda, the Master Plan is scheduled to be discussed in the 1:45 Session of the Board Meeting on July 29th.

<http://www.tahoedonner.com/wp-content/uploads/2017/02/July-29-2017-Regular-Agenda-1.pdf>



Thank 2 Thanks

 Courtney Murrell, Tahoe Donner · 1d ago ▼

Mark Peshoff--Smart post. I agree with the Master Plan too. And it's just that--A PLAN for heaven's sake. A rudder in the water. It is not a financial document with real costs. It is not rigid. It's where we see our Association Amenities in 20 years based on the already defined TD Vision and changing needs/demands of the Association (Association will be almost 70 years old by then).

Some people commenting on Nextdoor will not even own TD property in 20 years--for whatever reason.

I like how new interested homeowners have commented and possibly thanked posts, and not just the usual 10 who comment politically on this site. That's good for discussion and a wider range of views. Really good actually. I also know that many members have tuned out/muted Nextdoor politically, making it a less reliable source for member sentiment.

The idea that the Board isn't familiar with the Master Plan is Silly. Of course they are informed--All 5 of them. Three sitting board members have been listening to it and providing edits since last year, with a final draft presented in the March/April/May and June board meetings--4 times! The 2 new Directors, Connors & Jennings, have sat in a few board meetings and listened to the discussed Master Plan. Connors even made comments. And Jennings' husband has been on the GPC for years, including when the document was crafted and discussed. The idea that board members don't know about the Amenity Master Plan and are not informed is totally False.

I agree with Mark. Seems delay and wasting time and money is the goal. To whose benefit?

 [Thank](#) 5 Thanks

 rob mccray, Tahoe Donner · 1d ago ▼

We have a good physical community, getting better since we first bought a house in 1987. There were some close calls over the years, such as the proposal to build a second golf course at the end of Alder Creek Road. Careful deliberation of a draft plan which the prior board did not approve is appropriate.

The proposal is good but it does not address an important issue. One of the greatest attributes of TD is that it is a relatively affordable community with fantastic amenities. One of the best components of our community is that it has a wide range of home prices. I suggest that doing what we can to maintain that diversity as long as possible is an appropriate but missing consideration in the plan.

 [Thank](#) 5 Thanks

 Charles Wu, Tahoe Donner · 1d ago ▼

Courtney - From what I can tell, the delay is to discuss improving the strategic plan to include financial implications. It's sorely missing from this plan. If I was on the board, I would have sent the plan back to committee a few months ago - I've never seen nor presented a strategic plan without financials. There shouldn't be any harm from delay - I believe management is still operating from the "old" strategic plan. Are there costs that I'm missing from the delay?

 [Thank](#) 9 Thanks



Pavel Bosin, Tahoe Donner · 19h ago



Charles made a very good point, which should close this thread. If someone wants to continue please do it in the governance group. The original post should have been done there.



Thank 1 Thank



Brian Gauny, Tahoe Donner · 16h ago



Pavel, I'm surprised by your post. I have generally perceived you to be one that welcomes input and conversation rather than shutting it down. Here you appear to want the final word and to cut off others from contributing to the conversation. Jeff?

If the unanswered question relates to costs relating to the delay, then I suggest that there is always a cost to doing nothing. Hear me out, please.

Other threads here on Nextdoor have surmised that a new influx of homeowners (also known as "people", families intending to raise their kids in this beautiful community, youngsters trying to get a foothold, second homeowners looking for supplemental income to justify their purchase, good folks working for a living to provide the resources we need whether the economy is good or bad, neighbors seeking peace and serenity as their years wind down, and others wanting a piece of this wonderful dream) are changing the nature of Tahoe Donner. Very true. As it should be. There is no place we could have chosen to live 20 years ago and it expect it to be the same place today.

File this under "Be Careful What You Wish For". Each week more people are joining this wonderful community and they will all come with their ideas of what Tahoe Donner should be. I welcome it and believe we will all be better for them. At the moment, given this economy and the wealth that comes with it, we see the intent to spend more and do more. The pendulum will swing and we will see the pull back and cut back. I support both.

So the cost? The next inquiry just might allow these new members of our community to dictate our futures in a way some of us might not like, with their bigger voices, different ideas, greater resources (\$\$\$), intentions on building their families in a supremely healthy environment, and mere objectives of hanging out on this beautiful piece of Earth for a bit of time.

The Master Plan we have now is brilliant. It does NOT define costs. It is directional. It is a pulse of the environment at a moment in time and fully discloses that budgeting and expenditures will be required when the time comes. It is far from perfect, and it should be updated (emphasis on updated) as we move forward. But it should not be shelved. We don't have to start over. I encourage that we move forward.

Full disclosures: I love this place and the people here. Even on weekends (kinda). I realize that will change. No, I'm not new here. If I'm lucky enough to be here 20 years from now I hope to have the wherewithal to appreciate it. But I sure don't expect it to be the same. And I really appreciate those that have made this place so great. Thank you.



Thank 4 Thanks



Brian Gauny, Tahoe Donner · 15h ago



Hi Linda, yes I can. He said "If someone wants to continue please do it in the governance group. The original post should have been done there."

That is a total shut down and redirection to a place that nobody wants to go. I didn't even know that place existed.

And when you say "your comments" it appears you mean my first paragraph, which I would characterize as a single comment. What are your thoughts on my other six paragraphs and comments?

I encourage the dialog.



Thank 1 Thank



Brian Gauny, Tahoe Donner · 15h ago



Sorry Linda, the copy and paste left out the best part. Who decides when a thread should be closed?

"Charles made a very good point, which should close this thread. If someone wants to continue please do it in the governance group. The original post should have been done there.

My guess is most people have already blocked this thread so no harm no foul.

But I still encourage the dialog.



Thank 1 Thank



Pavel Bosin, Tahoe Donner · 14h ago



Hi Brian, Sorry you misread the intention of my comment.

1. You may have seen multiple posts from people, who are sick and tired from politics discussions on ND and who begged to move it elsewhere. This is why I feel appropriate to move such topics to the governance group. (My apologies to all these people for continuing here.)
2. I believe, that Charles' question did not imply, that the Board should do nothing about the Plan. If the new Board decides it needs more time to get additional information and/or involve more members evaluating the Plan's merits before approving it, there is unlikely any significant cost associated with such a delay. Potentially some improvements to the Plan will emerge.
3. I totally agree with you, that we should move forward, and plan should not be shelved. Which does not necessary mean it has to be immediately approved as is. Let the Board decide.

All the best,



Thank



Brian Gauny, Tahoe Donner · 5h ago



Pavel,

First of all, thank you for directing me to the Groups section. I did not know they existed but I got some great mountain biking information and saw some cute dog photos.

Secondly, can you help me understand how the Governance group works? I see that there are 33 members but I only see two posts – one that is a welcome and one seeking navigational guidance to the group. There are no posts on the subject of Governance. I see that the Mah Jongg group restricts their posts to their membership, and such membership must be approved. Does the Governance group operate on the same basis? Or is there simply no "there" there.

Thirdly, I would like to re-emphasize the lead to my post: "I have generally perceived you to be one that welcomes input and conversation rather than shutting it down." You were the third to post on this thread, and in your four point position statement you asked many questions that I interpreted to be an invitation to generate thought and solicit conversation – here in this thread, without any suggestion that this post or further comments belong anywhere else. Hence my surprise to your later post.

Finally, this will be my last post in this forum.



Thank

1 Thank



Pavel Bosin, Tahoe Donner · 5h ago



Thank you Brian! In my initial response to this thread, I should have written "Please see my response in Tahoe Donner Governance group" and moved it there. My mistake. Hope that others will learn from it.

The governance group (<https://tahoedonner.nextdoor.com/groups/17149533/>) is open and not moderated. All opinions are welcome.



Thank

1 Thank



Mark Peshoff, Tahoe Donner · 5h ago



Directing people to a Governance group that has no members? If I am missing something here, please inform me. Choosing to arbitrarily shut down a post of mine, really?

I posted this as it is my opinion. I respect everyone's opinion whether I agree or not. There should never be a time limit on a blog post. Some people do not access this site daily.



Thanked!

2 Thanks

Add a reply...



Charles Wu, Tahoe Donner



Special Board Meeting, New GPC Head and Current GPC Projects List

Here is the latest list of capital expenditures from the GPC potential projects list for the next few years:

<http://www.tahoedonner.com/wordpress/wp-content/uploads/2016/05/Item-B-List-of-Potential-Projects.pdf>

Format is: Area, Project, Who Suggested, Date of Suggestion.

This list is on the agenda for the 6/6 special board meeting. I think the primary purpose of the board meeting is to appoint a new head of GPC since Dwight is moving. The GPC in the agenda has stated it would like some additional guidance from the board on this list.

Association Wide Mail ClusterBox Consolidation with Overhead Roof Structure (2 stations) Staff Q4 2015 1
Association Wide EV charging stations utilizing TDPUD rebates Staff Q1 2016 1
Association Wide Seasonal Employee Housing Staff Q1 2016 1
Association Wide Regular Daycare 2015 Homeowner Survey Q1 2016 1
Association Wide Skating Rink 2015 Homeowner Survey Q1 2016 1
Association Wide Water Bottle refill station at each Amenity to reduce disposable cup waste Staff Q1 2016 1
Association Wide Expanded parking at Glacier Way Trailhead Staff Q1 2016 1
Association Wide Remove barbed wire, and install A-frame fencing along applicable Euer Valley boundaries Staff Q2 2016 1
Association Wide Master Plan Concept GPC Q2 2016 1
Alder Creek Adventure Center (2) new 10x12 warming huts GPC Q4 2015 1
Alder Creek Adventure Center Restrooms in Euer Valley GPC Q4 2015 1
Alder Creek Adventure Center Adventure Zone; archery zone, ropes course and zipline area, Zone for young bike skills Staff Q4 2015 1
Alder Creek Adventure Center Additional storage shed for Recycling and Summer/Winter operations at Parking Lot Staff Q1 2016 1
Alder Creek Adventure Center Summer Trail Grooming Staff Q1 2016 1
Alder Creek Adventure Center Bridges at Coyote Crossing and Cowboy Camp Staff Q1 2016 1
Alder Creek Adventure Center Additional storage options for winter operations; snowmobiles, signs, tools Staff Q1 2016 1
Alder Creek Adventure Center Winter Trail expansions; Crabtree to Mustang, Lions Leap to Last Round up, Dog Trail ext. Staff Q1 2016 1
Alder Creek Adventure Center FIS Homologation to meet improved international standard of mass skate start Staff Q1 2016 1
Alder Creek Adventure Center Disk Golf Course 2015 Homeowner Survey Q1 2016 1
Alder Creek Adventure Center Treehouse 2015 Homeowner Survey Q1 2016 1
Clubhouse NWCH Parking Capacity Expansion Staff Q4 2015 1
Downhill Ski Area Terminal, lift shack, and fencing to match new siding and color of Pump House Staff Q1 2016 1
Downhill Ski Area Summer Trail Grooming and Hydroseed with native mix Staff Q1 2016 1
Downhill Ski Area Snack Bar Remodel Staff Q1 2016 1
Forestry Facility Storage Building Staff Q4 2015 1
Golf Course Water Conservation, 500K gallon water tank/well/pump/case/heads Staff Q4 2015 1
Golf Course Driving Range net to allow simultaneous summer operations Staff Q1 2016 1
Open Space Planning Land Acquisition (500K over next 5 years) GPC Q4 2015 1
The Lodge Add staircase and lighting at existing sloping walkway between upper and lower parking Staff Q1 2016 1
Trout Creek Recreation Center Marco Polo Grill to receive sink and shade structure Staff Q1 2016 1

4 Jun 16 · Tahoe Donner in General



Thank



Reply



6 Thanks