

Elections Committee Meeting Minutes
June 5, 2018
1:00 - 3:00 PM

Present: Bette Rohrback, Karolyn Gander, Maureen Warmerdam, Megan Rodman

Guests: Brent Collinson, Jennifer Jennings

The committee reviewed a series of issues/complaints sent to the Elections Committee Mailbox. Most are still related to use of e-mail lists for campaigning. Responses were drafted in consultation with the Inspector of Election, and sent to members who submitted questions/complaints.

One question received had to do with adding time stamps to the Candidate's Night video to make viewing easier and more efficient. It was decided that Megan and Drew (Marketing) would add the time stamps but not go through the formal editing process, as is done with the Board Meeting Videos. This process will be complete by afternoon on May 6. Membership will be notified of the upgrade.

The committee discussed the issue of "airbnb" contacting a member of the STR Taskforce who is an "airbnb" customer and 'suggesting' how they should vote in the election. It is Brent's opinion that "airbnb" is within its legal rights to initiate such campaigning. The committee has requested a copy of the actual e-mail submitted to the STR Taskforce member, but has not received a response thus far. Should we receive the actual e-mail we will revisit.

Planning for second Candidate Meet & Greet event on June 9 at Northwoods was completed. There was also general consensus that that new format for the Candidate's Night Forum was well received by candidates and attendees alike. It was noted that some questions seemed redundant and that refining the questions will be a focus for next year. (The committee was most impressed with our ability to follow a timed agenda!!)

Process for interim vote counting was reviewed. McClintock will provide a spreadsheet which identifies those members who have not voted as of 5 PM Thursday, June 14. Marketing and IT will then generate an e-mail list of those members who have not voted; only those members will receive the weekly EC e-mail on Friday, June 15. The e-mail will not reference the members failure to vote thus far; it will merely be a reminder about how and where to cast their vote.

TD News article for July will announce results of the election.

Board Meeting report for June 22 will include an update on vote counting that is in process on that day, quorum numbers and interim count of votes received after the June 15 e-mail.

Upcoming Meetings:

June 22 9:00 AM - 5:00 PM Vote tabulation with McClintock Accounting & Inspector of Election

June 24 10:00 AM - 12:00 Noon Annual Membership Meeting

Announcement of Election Results

July 10 1:00 PM - 3:00 PM Election Post Mortem Review



FINANCE COMMITTEE MEETING REPORT: May 17, 2018, NWCH

ATTENDANCE:

Members present: King, Dundas, Eyton-Lloyd, Hunter, Stang
Members absent: Leibow, Ravano, Anderson, Johns, Disbrow
Staff Present: Etnyre, GM; Salmon, DFA; Rodman, Admin.
TD Board member: Bonzon
GPC Liaison: Koenes
TD Member: Miller; Sullivan: Colbert; Wu (by phone)

AGENDA ITEMS:

A. Call to order; 3:00pm, quorum present.

B. Member Comment: None

C. 5/17/18 Agenda approved 5-0 and 4/19/18 minutes approved 4-0, Dundas abstained (Stang 1st, Hunter 2nd).

D. Review of April Financial Statements – Prior to the meeting, Salmon distributed a draft of the April preliminary financials. It showed that Net Operating Results for April are expected to be \$194,000 ahead of budget and \$46,000 ahead of last year's results. Highlights include:

1. As is done every year at the end of April, the Rec Fees were trued up resulting in a \$70,000 positive NOR for Trout Creek and a \$41,000 negative NOR for the Tennis Center.
2. General costs were \$29,000 over budget due to higher than expected Board of Director costs (longer meetings and use of outside counselor) and extra legal costs.
3. Downhill and cross country skiing were a combined \$133,000 ahead of budget.
4. Only 84 members have not paid their dues, which is down from 116 last year.
5. Golf pass /pack sales were \$184,000 compared to \$156,000 last year.

Year to date NOR is now only \$150,000 lower than budget but still \$883,000 lower than last year.

As of April 30th, Member's Equity is estimated to be \$2,141,000, which is \$895,000 ahead of the minimum operating fund reserve requirement.

May, which is one of our smallest months, is expected to be close to budget.

E. Report on 2017 Annual Report comments – Per Salmon, there have been no comments regarding the newly released Annual Report.

F. Update on Board actions regarding accounting issues including May Board agenda item to ask the FC to add the following to its 2018 Strategic Goals –

- a. Elasticity of Demand Pricing Models
- b. Fiscal Year End Change – Pro/Con
- c. Model: Zero CPI +1% limits to Annual Assessment for 5 years
- d. Develop Allocated Overhead Model for future HOA/Amenity Cost Planning Efforts

Bonzon led the discussion regarding the Boards current thinking of changes to TD's financial reporting. The Committee also discussed the four topics above. The FC is willing to review these issues if asked by the Board.

G. Replacement Reserve Fund update – Salmon provided the FC with a lot of information, including:

1. The RRF balance at the beginning of 2018 was \$10,006,000 and expects to be \$7,826,000 at the end of the year.
2. During 2018, assessments will total \$4,013,000 and expenditures are budgeted to be \$6,354,000.
3. During the last ten years, budgeted expenses totaled \$31,000,000 while actual expenses were only \$23,000,000. That's an \$8 million difference or 26%. Historically, TD spends less than budgeted.
4. Per a schedule provided by Salmon, if there are no planned increases to the Annual Contribution, then the RRF would be reduced to zero by 2027.

H. Report on new Snow Making Ideas – Steve Miller and Michael Sullivan provided the FC with a report on potential snow making plans for Snowplay and Cross Country. A copy of that report is attached.

I. Update on

1. GPC Committee – Dundas gave the Committee a quick update on what the GPC is currently working on.
2. Equestrian – Stang reported that there have been no recent meetings.

J. Agenda Items for June meeting

- a. Dundas will run the meeting
- b. Budget cycle overview
- c. Update on calendar of Policy Reviews

NEXT MEETING DATE: June 14th, 2018, 3:00 pm, NWCH

ADJOURNMENT: 5:22 pm; (Hunter 1st; Dundas 2nd) Approved 5-0

Prepared and Submitted by: Art King, FC Chair

Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

Time and Location

3 PM in the NWCH Mezzanine

Call to order:

The meeting was called to order by the Chair at 3:05 PM

Roll Call:

GPC Committee:			Liaisons:	Tahoe Donner Association	
Nan Meek	Michael Fajans	John Stubbs	Jeffrey Connors, Board	Robb Etnyre	Megan Rodman
Michael Sullivan	Rob McCray	ALTERNATES	John Dundas, Fin. Com.	Forest Huisman	Miguel Sloane
Jim Beckmeyer	John McGregor	Steve Miller		Mike Salmon	
Don Koenes	George Rohrback	Courtney Murrell			

Guests: Jim Colbert, Jerry Meek, Benjamin Levine, Michael Bledsoe, Rod Whitten

Approval of Minutes

Jim Beckmeyer made a motion to approve the minutes of the last meeting. Nan Meek seconded the motion. The minutes were unanimously approved as written.

Member Input – There was none.

New Business:

- Snowbird chairlift – ~~Forrest~~
At the last Board meeting, the Board voted to sell the Snowbird chairlift to the Teton Pass ski area in Montana. Removal should begin in June and be completed in July.
A Geotechnical survey was completed with no unexpected conditions found.
Skytrac is beginning construction of the new lift. The “California Tramway Unit” will be on-site for the first inspections this week.
The conveyer has been removed and stakes mark the path of the new lift towers.

Updated list of Potential Capital Projects:

New projects are shown highlighted in yellow on the list of potential future projects found at <http://www.tahoedonner.com/member-area/capital-projects/future-potential-projects/>.

Project Task Force updates:

DISCUSSION – The Board has directed the GPC to re-format the task forces to take a broader “strategic” view of each “Recreation Center”. The tasks within each Center were chosen by the Sort Team. The following Active Projects represent the Recreation Centers to be studied and the tasks to be undertaken are attached. The GPC discussed this new direction and leaders were chosen for each new Task Force. John Stubbs noted that because some of the new Task Forces had multiple parts, the Task Force leader role becomes more of a “convener” for subgroups whose leaders would have knowledge and expertise in each area.

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 (leader names are underlined):

1. Cluster Mailboxes – ~~Rohrback~~, Fajans, McGregor
TD management is asked to provide Jennifer Jennings with the number of TD members who receive their assessment bills locally. Once we find out how many members receive mail locally, we can determine how many of those people would be willing to pay for new mailboxes. If a majority of those people are unwilling to pay, we would drop the pursuit of new mailboxes. If there was a strong interest in new mailboxes by the members, the Board might then continue seeking post office approval.
2. Employee Housing – ~~Fajans~~
Further work on this project will focus on monitoring the activities of local agencies and reporting periodically to GPC

Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

3. Alder Creek Adventure Center (ACAC) - Miller
The case for snowmaking (presentation attached) at the Nordic Center and at Snowplay was presented. The GPC voted unanimously to present this to the Board at their next meeting. This Task Force is just forming and will need to recruit sub-leaders for the other parts.
 - a. Northwoods Clubhouse / Tennis Center - Murrell
This Task Force is just forming and will need to recruit sub-leaders for the various parts
 - b. Downhill Ski Resort Task Force– Beckmeyer, Aldridge, McClendon, McGregor, Meek, Miller, Murrell, O'Neil, Rohrback, Huisman, Salmon, Sloan, McCray, Etyre, Sullivan
The Task Force reviewed the completion of the tasks delineated in Stage 2 of the Day Lodge Task and sought approval of the GPC to move to Stage 3. After an active discussion, the GPC voted unanimously to approve and recommended that Board approval be sought at the next Board meeting. The Decision Paper is attached.
Phase 3 focusses on evaluating alternatives and creating a conceptual design for each so that more accurate costs can be determined and member input can be collected. The alternatives discussed include:
 - a. Minimal remodel limited to the alterations necessary to meet regulations
 - b. Addition of an Annex, if needed to provide administration and operations space
 - c. Demolish the current building and build new for 550 visitors
 - d. Demolish and build new for the **current business model** of 1,300 visitors (in line with the ECOsign recommendation to follow International Standards of designing for 75% of the top ten days current use). **Note, there is no plan to expand the ski area beyond its current use nor is there a plan to increase ski area operating cost, increase member assessment, borrow money to pay for the day lodge or raise a special assessment.**
4. Golf Course - McGregor, Forrest Huisman, Jim Stang, Jim Beckmeyer, Corey Leibow, Brian Gauney, Pat Gemma, Kevin Kuehne, James Murtagh
The Board approved \$50,000 in funds for a Golf feasibility study focused on environmental/biological issues and concerns. No further tasks can commence until such a study is completed.
5. Marina Recreation Center - Fajans
This Task Force has been in abeyance and will need to re-form.
6. The Lodge - Koenes
This Task Force is just forming and will need to recruit a team
7. Trails & Open Space – Annie Rosenfeld, Christina Thayer, Levine,
The Task Force will meet on June 7 to begin planning. Subsequent meeting will be held on the 4th Thursday of each month.
8. Trout Creek Space Recreation Center - Stubbs, Bledsoe, Murrell, Levine, Ferguson, Winther, Huisman
The case for snowmaking at Snowplay is attached.
9. ADA Projects Priority – Rohrback
This Task Force is just forming and will recruit a team to prioritize all Association-wide ADA projects.

SUPPORT TASK FORCES

- Association Master Plan/Capital Projects Process – Sullivan, Meek,
The revised CPP – Stage 1 will be presented for approval at the next Board meeting.
- Communications Task Force – Meek, Don Koenes, Courtney Murrell, Benjamin Levine, Michael Sullivan
Review of task force deliverables included Capital Projects Update eblast, website content

Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

and FlashVote input. With changes being made to the focus of the GPC task forces, the eblast content and format may need changes; to be determined after the GPC meeting. Website content will also need to be changed to reflect the change in task force focus. The draft of the next GPC-related FlashVote is underway. It is being designed to be the first of an annual survey of member satisfaction with TD amenities. Draft format and questions will be reviewed and revised following the GPC meeting

- **Demographics Task Force** – McCray, Koenes, Beckmeyer, Maciejewski, Sullivan
The difference between two reports of TCRC usage was explained as resulting from the “fitness packs”, which were not counted in the lower numbers.

FUTURE ISSUES TO BE ADDRESSED

George Rohrback noted that we will need to form a “Parking and Transportation” Task Force to address an issue that spans across all amenities and effects the entire Association.

Adjournment:

The meeting was adjourned at 5:09 PM

Next Meeting:

The next meeting will be delayed a week because of the holiday week and will be held on July 9, 2018 at 3PM at NWCH Mezzanine.

Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

2018_05_01_Sort_Team_Guidance.xlsx

6/4/18

Needs	Wants
<p>Feasibility Studies to be performed by TDA Staff and Consultants</p> <p>McGlashan Springs Parcel Utilization Underground Utility Lines Member Only Gas Station Electric Vehicle Charging Stations at Select Amenities New Storage Building at Forestry Facility to replace multiple storage containers</p>	
<p>Mailbox Task Force Needs</p> <p>Prepare Master Plan for Cluster Mailboxes</p>	<p>Mailbox Task Force Wants</p> <p>Provide one mailbox for each TDA property owner</p>
<p>Housing Task Force Needs</p> <p>Consider all options for seasonal workforce employee housing</p>	<p>Housing Task Force Wants</p> <p>Coordinate with existing community efforts to provide additional housing opportunities</p>
<p>ACAC Task Force Needs</p> <p>Prepare ACAC Master Plan Snowmaking Vaulted toilet in Euer Valley Adventure Zone with archery zone, treehouse, zipline area, bike skills, disk golf Consider phase 2 equestrian campus, trailer parking, dressage court, and improved boarder pens</p>	<p>ACAC Task Force Wants</p> <p>Warming Hut character upgrades at (4) locations Back-up Power for ACAC Additional storage options for snowmobiles, signs, tools Upgrades to FIS Standards for International Nordic Races and Events</p>
<p>Clubhouse Task Force Needs</p> <p>Prepare NWCH Master Plan Accessibility improvements at NWCH and Tennis Facility Trash enclosure, storage room addition, rear terrace leveling Parking capacity expansion Adventure Zone with archery zone, treehouse, zipline area, bike skills, disk golf Seasonal ice skating on tennis court Hot tub near pool</p>	<p>Clubhouse Task Force Wants</p> <p>Expanded Recreation Hut Covered, outdoor vending machines Heated walkway outside pizza entrance Reorganization of Administration Offices Improve Clubhouse offerings and activities, move administrative offices Indoor tennis courts for winter play</p>
<p>Downhill Ski Resort Needs</p> <p>Prepare DSR Master Plan and Business Plan (currently underway) Consider Member versus Public analysis Accessibility improvements New or expanded Downhill Ski Lodge Snowmaking equipment at Eagle Rock Modify ski slopes to improve beginner experience Expand Summer Day Camps Lift access to family-friendly gravity bike trails, bike park, beginner progressions (like North Star) Adventure Zone with archery zone, treehouse, zipline area, bike skills, disk golf</p>	<p>Downhill Ski Resort Wants</p> <p>Replace Eagle Rock Chair New Backside Chairlift Provide expanded parking at top of Eagle Rock Chair, accessible through green gate at ski slope Provide gallery covers for conveyors C2 and C3 for improved safety, operations, service levels (~25) New Ski in/Ski out residential properties, with new chairlift access into Sunrise Bowl</p>

Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

Golf Course Task Force Needs	Golf Course Task Force Wants
Update Golf Course Master Plan	Consider Golf Course Improvements to remain regionally competitive
Accessibility Improvements	Water Conservation, 500K Gallon water tank/well/pump/case/heads
	Shade structure over Driving Range Tee boxes

Marina Task Force Needs	Marina Task Force Wants
Update Marina Master Plan	New Entrance, Signage, Improved Lighting
Accessibility Improvements	Beach Bar on slab with power
Expanded Kitchen and Terrace Seating with shade structure	Third Dock south of existing Boat Ramp
Cooperative Agreement with State Park and beach access	
Agreements with DOT/Caltrans for improved on-street parking	

The Lodge Task Force Needs	The Lodge Task Force Wants
Prepare Master Plan for The Lodge	Install Roof structure over heated staircase
Replace Tent with new Conference Space and Restrooms	Recycle and Refuse Improvements
Accessibility Improvements	Back-up Power for Kitchen and Restaurant
Replace Sloping Walkway with heated staircase and lighting	

Trails & Open Space Task Force Needs	Trails & Open Space Task Force Wants
Update Trails Master Plan with all types of trail users and utilization, and updated dog leash policy, and trail access fee options	Extend Nature Loop upstream and adjacent to driving range, eliminate roadside path to CRC
Trailhead Parking and Restrooms at Glacier Way and Berggarten	Winter Trail Expansions; Crabtree to Mustang, Lions Leap to Last Roundup, Dog Trail Ext.
Dog Park	New ADA trail connector to the Town's phase 2 Trout Creek trail
Accessibility Improvements at Campground	Provide Community Garden and Composting Program
	Bridges at Coyote Crossing and Cowboy Camp
	Rebuild and Maintain iconic Fern Valley barns

TCRC Task Force Needs	TCRC Task Force Wants
Prepare TCRC Master Plan	Saline Upgrade
Snowmaking at Snowplay	Additional Lap Lanes
Flushing restrooms for snowplay	Expanded Paver Terrace for Food and Beverage
Expanded Parking for snowplay and trailhead	Indoor playground, Day Care, Mini Golf, and Climbing Wall
Additional Hot Tub	
Facility Expansion and Accessibility Improvements (currently in DOT Planning)	

Accessibility (ADA) Task Force Needs
Prioritize all ADA Projects

Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

Association Needs (Fix what we've got)

- A. Correct Safety and Health Hazards
- A. Insure Compliance with Regulatory Codes: ADA, Title 24, etc.
- B. Prevent our Assets from deterioration
- C. Preserve our financial condition

**TD Kids afterschool program
– less than ideal conditions!**




**Proposal for SNOWMAKING
at Snowplay and Cross Country**

- To control and minimize the financial risk of our winter operations
- To ensure reliable conditions for our members at these two popular amenities.



Nordic Areas Invested in snowmaking:

<ul style="list-style-type: none"> • American Birkebeiner - Hayward, WI • Theodore Wirth in Minneapolis, MN • Vasaloppet Trails in Mora, MN • Lapham Peak in Delafield, WI • Elver Park in Madison, WI • Standing Rocks Park in Amherst, WI • Grand Avenue in Duluth, MN • Gamehaven - Rochester, MN • Battle Creek in St. Paul, MN • Pinehurst Park, WI • Lake Elmo Park Reserve, MN • Mount Mansfield in Vermont • Rikert Nordic Center, VT • Craftsbury Outdoor Center, VT • Sleepy Hollow Inn, VT • Mountain Top Resort, VT • Adventure Center in Waterville Valley, NH • Bretton Woods Nordic Center, NH • Great Glen Trails, NH • Gunstock, NH • Pineland Farms, ME • Weston Ski Track, MA 	<ul style="list-style-type: none"> • Olympic Sports Complex, Lake Placid, NY • Cross Country Ski Headquarters, MI • Kincaid Park, AK • Breckenridge Nordic Center, CO • Bretton Woods, CO • Frisco Nordic Center, CO • Soldier Hollow, UT • Whitehorse, Yukon • Whistler, BC • Canmore, Alberta • Edmonton, Alberta • Calgary, Alberta • Duntroon, Ontario • Hardwood Hills, Ontario • Thunder Bay, Ontario • Cantley, Quebec • Nakkertok Nordic Ski Club • Quebec City, Quebec • Forest Montmorency, Quebec
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Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

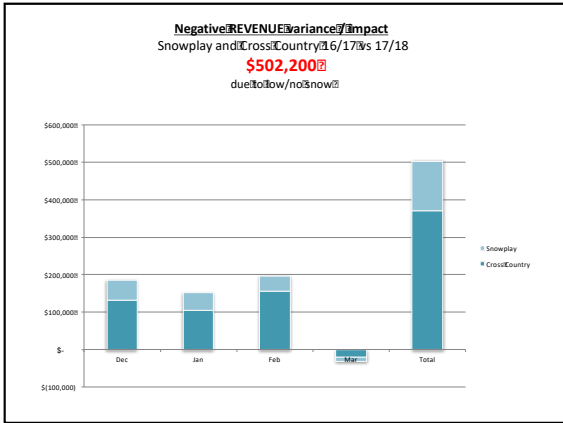
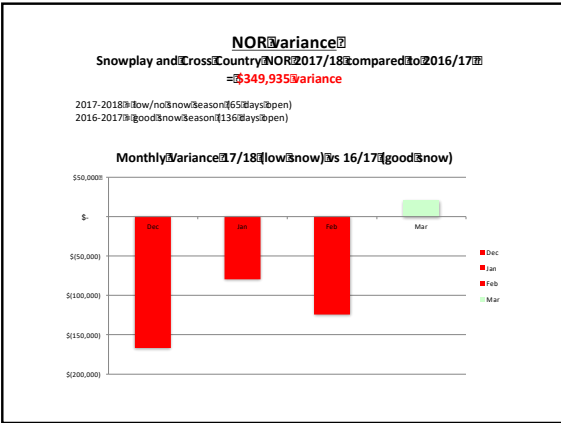
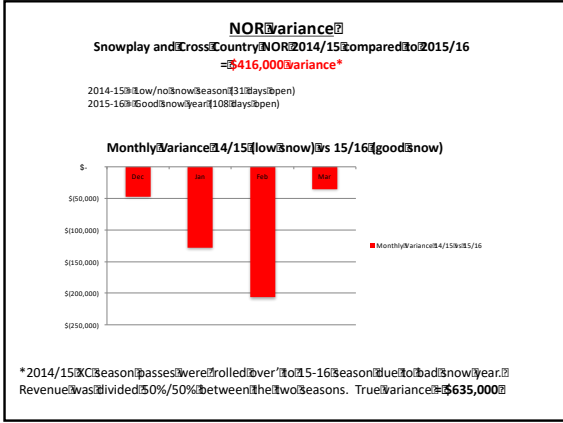
The Uncertainty of natural snowfall

Cross Country Season Length:

- 2012-13 113 days open
- 2013-14 80 days open
- 2014-15 31 days open
- 2015-16 108 days open
- 2016-17 136 days open
- 2017-18 65 days open

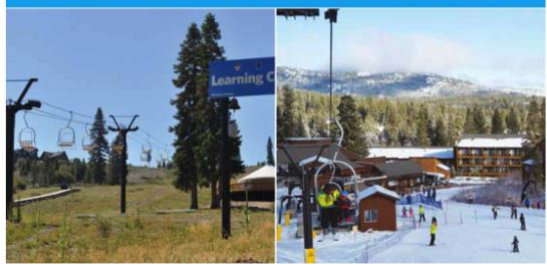


*6 year average - open only 65% of potential days



WHAT HAVE WE LEARNED?

\$640,000 IN FAVORABLE NET OPERATING RESULTS AT DOWNHILL SKI DUE TO SNOWMAKING
December 2017- February 2018 (snowmaking only) compared to December 2013- February 2014 (no snow)



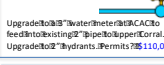



INGREDIENTS FOR SNOWMAKING

- WATER:** 3" meter and pipe, temporary meter on fire hydrant, surface hoses, no upgrade facility in infrastructure and bury pipe
- POWER:** 480 volt 3 phase power, generator or mains
- WATER PRESSURE:** Pumps on fan guns or centralized pump, House better for larger scale snowmaking
- HYDRANTS (close to guns best) and HOSE:** buried pipe removes issues with frozen hoses
- GUNS:** Fan guns great for large areas, stick guns better on trails, stick guns require compressor but less power


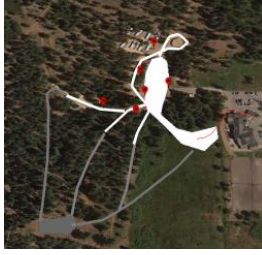
Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

SNOWMAKING

\$200,000 investment
for a snow guarantee for 1 acre snowplay + teaching area at KC

CAPITAL	OPERATIONS
<p>Upgrade to 3" water meter @ CAC to feed into existing 2" pipe to upper Corral. Upgrade to 2" hydrants. Permits: \$110,000</p>  <p>2" polecat fans with pumps @ \$79,000</p>  <p>Dump trailer @ \$15,000 for transporting snow @ \$1,000</p>	<p>Temporary water rental to allow access to water from existing fire hydrants @ \$5,000</p> <p>Water and diesel costs</p> <p>Rented generator @ \$2,000</p> <p>Labor</p>
+	=
<p>SNOWPLAY 1 acre of basic terrain (takes about 8 hrs @ \$261). More made to be used to enhance and expand natural snow in runs.</p>  <p>1 acre teaching area - 1/2 km trail with snow to patch and enhance natural coverage</p> 	

1 acre of snowplay 1 acre of 25km trails at KC

\$180,000 INVESTMENT

Low snow conditions at Moondance Hut 2017-18 season





Same day in the shade



Expansion to 3km+ of trails at KC

	\$38,000 Permits & Engineering
	<p>\$532,000 Mains Power, 3" Water pipe, Pump House, Trenching and piping to trails side hydrants and additional snow guns.</p> <p>Ability to make snow on more trail (1.75km). Increased efficiency, more attractive to beginners and experienced skiers, further reducing financial risk.</p>
	<p>\$170,000 EXTENDS SNOWMAKING TO MOONDANCE HUT</p> <p>Turnkey operation to open 3+ km of trail with snowmaking and providing access to areas that hold natural snow. Greatest impact on lowering financial risk for low and no snow years. Competitive advantage</p>

<p>A. \$70,000 - Snowplay B. \$110,000 - Initial investment C. \$570,000 - Upgrade of facilities & pipe D. \$170,000 - Expansion to Moondance</p> <p style="text-align: center;">\$920,000</p>	 
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Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

Reasons for Snowmaking

- To provide these popular activities for our Membership and Community
- To reduce budget uncertainty and create more reliable positive NOR, thus reducing Operating Fund Assessments
- To ensure high quality and safe user conditions
- To satisfy and retain our Season Pass holders
- To provide continuity for season long programs and clinics
- To retain skilled employees



Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

5-24-18

Downhill Ski Resort (DSR) Decision Paper Exec. Summary

The following report documents the completion of the work of Stage 2 of the Capital Projects Process (CPP) for the Downhill Ski Resort and requests GPC and Board approval to move to Stage 3.

CPP Stage 2 is defined as “Project Analysis”. Components of this stage include:

- **Formation of a task force**
- **Analyzing the project, including writing of a communications plan**
- **Incorporating the project in to the Capital Funds Projection**
- **Developing a recommendation**

Task Force Formation

The DSR Task Force (TF) was Launched in February of 2017 by Michael Sullivan, TD General Plan Committee Chair. Committee members include:

Members:

Nan Meek	Courtney Murrell	George Rohrback
Michael Sullivan	John McGregor	Kevin O’Neil
Rob McCray (joined Nov. ’17)		Jim Beckmeyer (lead)

Staff:

Forrest Huisman	Michael Salmon	Robb Etnyre
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The Task Force has met monthly, and at times included mid-month meetings during times of heavy analysis load. Meeting minutes have been published in draft and final forms, after meeting attendee review. Additionally, Task Force updates have been provided to the General Plan Committee (GPC) at its monthly meeting.

Project Analysis History

All Task Force members have been included in the analysis phase of the project. The following foundational pieces of this phase are attached or an Internet address is referenced.

- 2013 DSR Report documented by active GPC members at that time
<http://www.tahoedonner.com/members/capital-projects/active-projects/consider-phased-downhill-ski-lodge-and-lift-replacement/>
- A report provided by ECOsign, a Ski Resort Master Plan consultant, engaged in summer of 2017. <http://www.tahoedonner.com/members/capital-projects/active-projects/consider-phased-downhill-ski-lodge-and-lift-replacement/>
- The CASp report (summary attached)
- Engineering Report (summary attached)
- Engineering Report (summary attached)
- Legal Opinion (summary attached)

The Task Force agreed it was necessary to obtain a third-party view of the Ski Resort, and a corresponding recommendation as to how to update the amenity. ECOsign provided a preliminary report (85+%) complete in September of 2017, followed by a final version in April of 2018. ECOsign’s industry knowledge and market-based information has proven invaluable as we have moved through Stage 2.

Timeline of Events

To gain alignment and establish vision, the TF initially brainstormed future state improvements across many categories:

Lodge	Lifts	Snowmaking	Rentals Code Compliance
Lessons	Food & Beverage	Ticketing	Parking Schedule

Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

Finances Member & Guest use only (no public use) – originated/discussed / debated 2018.

During our early analysis phase, lodge options were documented and discussed. It was clear the big-ticket item would be the lodge. In March of 2017, based on the potential spend associated with updating the ski resort, the TF decided use of a consultant would be money well spent. A competitive sourcing event for ski resort master planning was conducted. ECOsign was engaged in July of 2017.

To supplement our decision-making process regarding the lodge, the TF engaged engineering and architectural firms to review the lodges current state. The engineering study stated remodel was feasible, with significant implications. The architectural firm stated structural modifications beyond normal would be required. Both reports concluded it would not be economical to fix the current lodge nor would a remodel provide the space required to serve our Members.

During the summer of 2017, parking options were reviewed, along with a recommendation to replace the Snowbird chair lift. Additionally, the capital funds projection was reviewed. Further discussion on lodge replacement was shelved pending ECOsign's preliminary report, due in September. In August ECOsign provided the TF an update on their progress. Their process is based on a data driven bottoms up approach. All data had been provided by the TD Staff. Slides included data tables portraying our current lodge square footage, and recommended future sizing; maps showing ski area slopes and solar radiation patterns; terrain capacity analysis; and charts that portray our capacity imbalances from parking to lodge to ski lifts and trails. ECOsign presented their preliminary report to the GPC in September.

In Fall of 2017, the TF began its communication campaign. Articles were published through TD News, a communication plan was drafted (attached), and our first stage 2 milestone plan was developed. From Fall through Winter we provided ECOsign GPC, Task Force, and member feedback on their preliminary report. Please note we encouraged owner feedback within our articles, E-blasts, as well as hosting member Discussion Groups. Consistent with our master plan scope, a sub task force was named to review snowmaking capability for Eagle Rock. This team remains active today and is a key part of the Task Forces recommendation for completing

Stage 2.

Spring of 2018, the TF focused on the lodge replacement strategy, and options regarding recommended sizing. Given the recent legal opinion on TD's amenity ADA requirements, combined with the existing lodge engineering and architectural reviews, and an ADA analysis performed on our amenities, the Task Force confirmed its recommendation to replace the lodge. The big question was, "how big" should the lodge be. Consideration in modeling lodge size depends on a host of variables including the resort base area, ski lift, and terrain capacities, pricing, member / public mix, and levers to manage this mix including serving the best interest of our members. The Task Force (and the GPC) recognize the sensitivity associated with building a new lodge and the capital impact lodge size has on TD. Our intent is to work towards optimizing size and economic return for TD members. A range of sizing options was thoroughly reviewed in our May meeting, leveraging theoretical methodology and a sizing model for driving decision making. During the May meeting, the TF agreed we did not need to finalize a lodge size at this stage. This can be determined over the next year or two during Stage 3. We did settle on a range of sizes that would accommodate 550 people on the low end, and 1300 on the high end. Using a lodge option data chart developed by Michael Sullivan, this range would approximate lodge square footage from 18K to 23.5K. Leveraging our planning spend per square foot of \$600, this equates to lodge spend of ~\$11M to \$14M.

Capital Funds Projection

**Tahoe Donner General Plan Committee –
June 4, 2018 Meeting Minutes**

As mentioned above, the TF began consideration of the Capital Funds Projection (CFP) as early as summer of 2017. Because the Tahoe Donner Association cannot borrow money and because the Members abhor special assessments, the spending for a new ski lodge was scheduled on the CFP to match the collection of Development Funds from the Annual Member Assessment. (Note, the current CFP extends to 2022). In addition to the Development Fund, the Replacement Reserve Fund has been reserving funds to replace components of the Ski Resort. The current amount reserved is \$1.4M, thus when this is applied to the construction of a new lodge, the currently projected and reserved funds through 2022 is approximately \$11M. If construction of a larger structure were recommended, this could be completed in 2023.

As of March 2018, the accounting below represents the DSR’s line item on the formal CFP document:

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>Cum Total</u>
\$200K	\$1.8M	\$2.5M	\$2.5M	\$2.5M	\$9.5M

Note: From day 1, the Task Forces objective was to ensure we did not unfavorably impact member assessment.

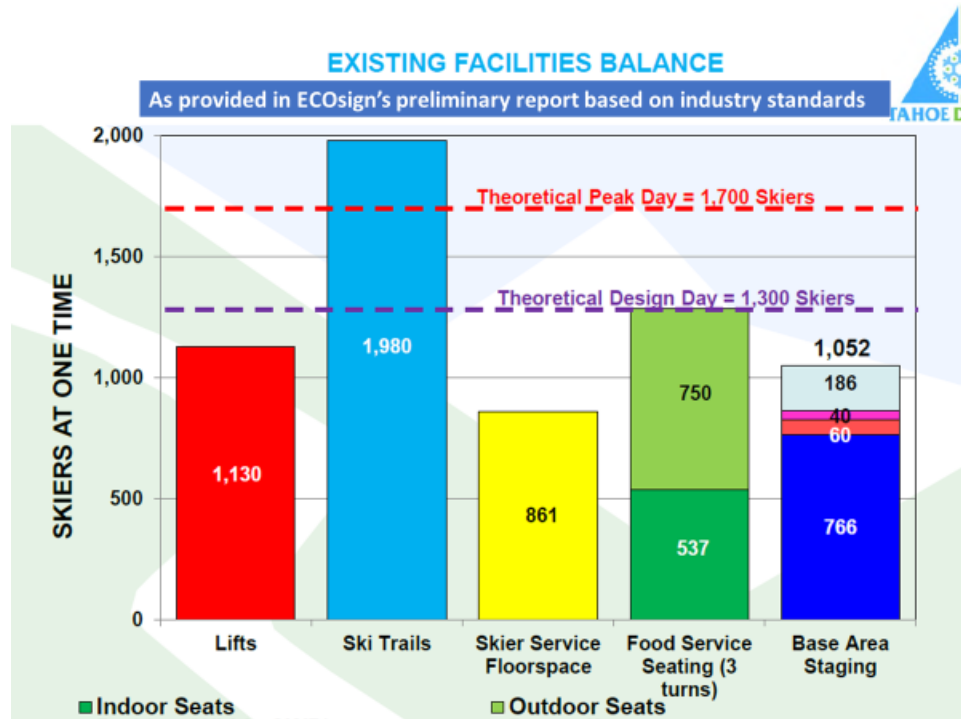
Task Force Recommendation

Consistent with the 2013 document and ECOsign’s final report, the Task Force is recommending a solution set for the Downhill Ski Resort that includes replacing the Snowbird lift (already approved and in process), adjusting some Carpet lifts, regrading a portion of Mile Run to provide a minimum 8% slope, adding Snowmaking capability to Eagle Rock for Christie Bowl, and replacing the Lodge. We propose moving to CPP Stage 3 this summer, enabling the Task Force to begin conceptual design work, further drilling down to specifics that can lead to refinement of our proposal.

As the Lodge is such a large investment, included below are some of the specifics associated with the TF recommendation. For more detail, please refer to our minutes and ECOsign’s final report.

At a high level, this ECOsign report slide portrays a critical point the Task Force considered while analyzing the resort and lodge decision. The resort base staging, ski lifts, and trails have capacity greater than the lodge, and show that all parts but the lodge can accommodate public use without impeding the enjoyment of Members.

Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes



Four base area (lodge) concepts were provided by ECOsign.

Base Concept A: Demolish existing lodge, build a new lodge over two summers, keep the Yurt. No phasing of occupancy from old to new.

Base Concept B: Keep existing lodge, Build / Operate new Phase 1 Lodge, keep the Yurt, install trailers for staff and staging facilities, demolish existing lodge, build / operate Phase 2 lodge - incorporate with Phase 1.

Base Concept C: Build new Mountain Top Tea House, keep Yurt, then demolish existing lodge, install trailers for staff and staging activities, build new lodge,

Base Concept D: Build full facilities at the top of the mountain over multiple seasons, then demolish existing lodge,

From these four concepts, the Task Force concluded:

- Top of The Mountain: weather is too harsh, parking is expensive to build, utility install expenses will be large.
- Two Building Concept: solution is costlier, will have higher operating costs, Diamond Peak input recommended having the lodge under a single roof.
- Phased Approach: results in higher construction costs, no need to move Eagle Rock up hill, phase II shut down period > 1 season due to project complexity / size – so why do it!

This led to the Task Force Recommending:

- Build a new replacement lodge in a single phase, possibly using modular construction techniques.
- Design a simple 3 story stacked design.
- Provide covered, not necessarily underground parking (~10 vehicles).
- Optimize skier access & circulation.
- Do not move Eagle Rock.
- Review potential for building in one off-season – intend to launch Contractor RFI in

Tahoe Donner General Plan Committee – June 4, 2018 Meeting Minutes

Fall 2018.

Formal Request

The DSR Task Force requests approval to move from CPP Stage 2 Project Analysis to CPP Stage 3 Conceptual Design. As shown on the Stage 3 framework, our focus will be to:

- Engage potential lodge contractors in a formal Request for Information event.
- Proceed with appropriate benchmarking.
- Enhance the lodge sizing analysis to narrow our lodge attendance sizing range. Review trade-offs of lodge spend, operational costs, competing needs for capital, further understanding the relationship of lodge size to enable NOR vs spending TD's capital, and ultimately gaining GPC & Board input on direction.
- Refine cost estimates for the replacement lodge, snowmaking, and grading portions of Mile Run.
- Pilot member / public pricing tools to control peak DSR usage (ie during holiday time).
- Develop a member / public user framework that ensures member satisfaction while optimizing NOR capability, leveraging peak use periods (ie holidays weeks).
- Finalize the optimum size for the Downhill Ski Lodge using external building cost estimates of the alternatives plus a financial analysis (with Staff support) of the resultant operating costs and member assessment implications of each alternative.
- Continue hosting Discussion Groups as members show interest. Gather feedback.
- Host a member Open House to push communication and gather feedback.
- Write a Business / Master Plan for the Downhill Ski Resort including ideas for longer-term renovation and/or expansion. (Note, the ideas for expansion are outside the current definition of the Ski Resort as "The Best Place to Begin" as they propose to add more advanced terrain.)

Attachments:

- TD CASp Report, Engineering report, Architectural Report, Legal Opinion



2018-05-15
Information Paper, (

- DSR Task Force Communications Plan



2-9-18 DSA
Communication Plan

TDGF Committee Meeting – June 5, 2018 Minutes

Location: Meadowood Room, Northwoods Clubhouse

Attendees: Suzanne Sullivan, Barbara Ramsey, Lois Ermak, Linda Slattery, Cathy and Tim Pellegrini, Dick Gander

1. Minutes from May 1 meeting approved
2. Treasurers Report Fund Balance: \$33,716, Scholarship Fund: \$38,415. We are expecting the Dinner and Concert tickets (along with Elements matching) to bring in at least \$20,000.
3. Committee Membership: Linda Slattery will be stepping away in July.
4. TD News - switched July and August features:
 1. July – Sugar Pine and Truckee Trails (Linda)
 2. August - Scholarships (Barbara and Suzanne)
 3. September - Annual Dinner Results (Suzanne)
 4. October - open
 5. November - 2018 Grants & Year-end appeal (TBD)
 6. Year-end appeal (TBD)
2. Mens Golf Tournament Invitational – want to add donation request on registration-before the Board this month. Women’s Invitational may be interested but their tournament is run every other year.
5. eBlast Schedule
 1. Will add to future agendas
 2. Suzanne has the next one set for the dinner and has worked out placement for dinner ads with Marketing.
6. Donor Reception – June 27 2018
 1. Slide show – Tim Pelligrini - minor changes, flash drive test with Jeff Jack
 2. Food & Beverage – Suzanne Sullivan - all set
 3. Invite – Mike English - Looks great
 4. Mailing – Suzanne Sullivan - Suzanne did a email follow up and Barbara will do phone follow up next week. 25 have responded coming, 5 regrets.
 5. Wine – Trevor Fagerskog
 6. Scholarship attendees - Suzanne has invited a few of our scholars
7. 2018 Annual Dinner July 11 2018.
 1. Auction items collection going well
 1. new items from Pioneer Center Theater in Reno and a ‘Kings Beach Package’ being assembled
 2. Credit card processing solution not an issue - will use TD ipads/squares on TD private network.
 3. Speakers - Booked.
 4. Publicity - Suzanne has posters and cards and ordered 2 banners: 1 for dinner, 1 as a thank you. Posters and cards being distributed, Tim and Cathy posting downtown. Will promote at Truckee Thursdays. Banner will rotate with concerts at Northwoods/Northwoods site. Marketing is doing social media too as well as Chamber of Commerce.

5. Meal Plan: Grilled Chicken, Grilled Portobello, Asian Salmon, Corn cobs, Seasonal Grilled Vegetables, Plated Spinach Salad, Rolls and Butter, Small Dessert items plus Berry Cobbler. Suzanne to finalize with Jeff Jack.
6. Brown Paper tickets - up and running. Table for 10 option added.

8. Truckee Thursday Bus - schedule:

1. 6/14 - Lois/Don
2. 6/21 - Linda/Dick
3. 6/28 - Tim/Cathy
4. 7/5 - Dick/Karolyn

9. Concert Ticket Sales - currently \$413 from Friday night and \$128 from Saturday.

10. Annual Meeting - Not on the agenda this year - Suzanne will investigate. Dick will inquire on have the dinner banner at the meeting and at the expo. Dick will secure a table for the expo. Dick will inquire about running the video at the meeting.
11. 501c3 Status - TTCF is creating a policy regarding hosting events for a CA liquor license. Dick will continue to explore our 501c3 status.
12. Coaster Wrap - Thanks to Linda and Cathy for taking on this task.
13. Next meeting date changed to July 24 to review results of Annual Dinner and set plans for fall appeal and grant cycle.

14. The next Meeting July 24, 2018, 3 to 5 pm in the Meadowwood Room, Northwoods Clubhouse

Participate by Phone	
Call-in Number:	(712) 770-4010
Meeting ID:	894935
Host PIN:	1975