

2030 General Plan (Current Status Update) v6.2

November 21, 2014

Update:

The 2030 General Plan is four years into its implementation, with many accomplishments, reviews, and necessary adjustments after detailed analysis by management, the General Plan Committee, and ultimately the Board of Directors. This document is provided as a status report update on the progress and accomplishments of the 2030 General Plan, along with outlining the remaining projects being considered. Additionally, the General Plan Committee is embarking on a complete review of the General Plan with an eye on projects for 2015 - 2035. This will include a detailed review of the previously identified priorities and projects given available resources and identified priorities. The formulation of an updated General Plan is anticipated over the course of 2015, with several communication pieces with the membership and input opportunities throughout the year before final Board of Director review.

2030 General Plan

Acknowledgements:

There have been multiple contributions to the ideas making up the fabric of the Tahoe Donner 2030 General Plan: homeowner's responses to the 2009 Demographic Survey, membership participation in the Amenity Town Hall meetings, the professional guidance from our management staff, and the tremendous efforts of the members of the General Plan Committee. Each contribution is appreciated and has made an impact on this draft of the 2030 General Plan. The input from all of these sources has enabled the General Plan Committee to create a plan that, not only fulfills the desires of the community, but recognizes the operational needs of the Association.

Introduction:

The Strategic Plan adopted by Tahoe Donner Board of Directors in 2010 expressed a vision for the Association as follows: Tahoe Donner is a vibrant and desirable mountain community, with modern recreational facilities, events, programs, and leading customer service, surrounded by accessible and healthy natural resources. Now that our Association and facilities have reached their 40th Anniversary, this 2030 General Plan outlines a plan to continue to modernize our outdated and inadequate facilities and infrastructure in order to meet current and future membership requirements, with a particular emphasis being placed on the next five years. Tahoe Donner Association is comprised of 6,472 assessed units with a conservative estimate of more than 25,000 individual members. The vast majority of the housing units are utilized as vacation homes. This demographic presents some unique challenges in order to accommodate large numbers of people at peak times during the year, while creating smaller scale operations during

lighter times of usage. It is recommended that our facilities be designed for normalized distribution capacities while being configured to operate with great flexibilities.

Purpose:

Our 2030 General Plan is composed of capital improvement projects funded primarily by the Development Fund. These projects are conceived to alleviate deficiencies in our facilities and accommodate current and future growth. One common goal with all projects is to maintain our amenities and facilities to our current high quality standards with an eye to future needs over the next 20 years. The primary concern of the membership, as established in past General Plan Surveys, is to maintain Tahoe Donner open space and character as a mountain community. A top priority beyond open space is to maintain our amenities modern and fully functioning and able to accommodate membership use. At the same time, members value the fees paid by non-member use of our public amenities as a source of support for maintenance and operating costs for all. Continuously maintaining and upgrading amenities to benefit the membership and capture public and guest use and revenue, while still giving members priority and preference at our amenities, is highly desirable.

Methodology:

In constructing the 20 year plan in 2011, the GPC suggested concentrating on five year increments. The five-year segment, 2011 – 2015 included the most immediate projects, focused cost estimates, and defined available funding. This 2014 revision lists projects completed from 2011-2013, followed by projects recommended for 2014-2017. The following 13 year segment, 2018-2030, will be more open to flexibility as the needs of the Association develop. Beginning in 2018 for each succeeding five year segments, the five year plan will be updated with the next five-year details added. Therefore, the GPC will continue to advise the Board of Directors with a focused on-going five year plan. Going forward from 2014, the GPC will conduct an annual review of recommended projects.

Funding:

The Association's Development Fund was established to accumulate funds for large-scale projects which would be identified as necessary due to new capacity requirements, changing needs of the Association, or building replacement. In order to facilitate the future use of this Development Fund toward the funding of large-scale projects, each year's projects are identified as eligible for such funding. The 2030 General Plan is designed to outline multiple years of proposals to be designated as eligible, though not approved, to receive funding from future assessment contributions. This process allows the Association to accumulate funds for qualified Development Fund projects outlined in the 2030 General Plan in order to continuously provide adequate and modern facilities for our membership.

Additional funding of the 2030 General Plan beyond the annual assessment may take place by annual transfers into the Development Fund from the Operating Fund, based on the current Operating Fund policy and net operating results forecasted favorably in excess of budget each year. Appropriate Reserve Replacement Funds will also be utilized to fund projects that have components that have been identified and funded thru the 30-year Reserve Study.

Current assessed funding level for the Development Fund is \$250 per assessed unit, or \$1,618,000 per year to the Development Fund. This funding stream, along with the existing Development Fund balance, creates a five-year working Development Fund of approximately \$11.01 Million Dollars; excluding the existing \$341,000 Recreational Amenities Expansion (restricted) Fund, which was placed aside from the sale of the 32-Acres. The proposed projects for the first five years (2011 to 2015) of the 2030 General Plan approximate \$14.26 Million Dollars.

General Plan – Completed Projects 2011-2014

Open Space Land Acquisition:	(\$3,784,000)
-McGlashan Springs, 161 acres (\$784,520)	
-Bucknam Tract, 240 acres (\$108,000)	
-Euer Valley, 482 acres (\$3,000,000)	
Downhill Ski Parking Expansion	(\$150,000)
Downhill Ski School Expansion-Yurt	(\$83,000)
Maintenance Facility Remodel	(\$1,237,856)
Forestry Facility Relocation and Remodel	(\$1,204,445)
Marina Boat House Storage Loft	(\$30,355)
Storage Building at Lodge	(\$70,000)
Lodge Improvements:	(\$1,188,593)
-Deck Enclosure & Expansion (\$489,563)	
-Snack Bar Expansion (\$347,885)	
-Kitchen Remodel (\$118,810)	
-Sun Deck Addition (\$206,574)	
-Pub Expansion (\$25,761)	
-Golf Pro Shop Expansion (\$331,566)	
Tennis Center Entrance	(\$24,508)
Tennis Facility Remodel & Quick start Court	(\$20,189)
Snowplay and Driving Range Improvements	(\$28,214)
Trails Master Plan	(\$25,287)
New Cross Country Trail	(\$14,240)
Trails Master Plan Recommended Projects	(\$34,586)
Rental Bike Purchases	(\$21,142)

Additional details can be found on the Capital Projects link to Timeline on the Tahoe Donner Web Site under Members heading. <http://www.tahoedonner.com/major-projects/>

2030 General Plan Projects Identified for the years: 2015-2017

Cross Country Ski Lodge Replacement (Alder Creek Adventure Center)

The existing cross country ski lodge/equestrian barn is being replaced by a new Alder Creek Adventure Center in roughly the same location. The parking area will be reconfigured, expanded and improved. The new Center, like the present cross country ski lodge/equestrian barn, will continue to serve cross-country skiers and ski racers during ski season and equestrians, Bikeworks and youth day camps during the summer months, as well as other recreational activities. The Center will contain an increased dining and food preparation area. It will also provide space for retail sales and rentals and will house ancillary office and administrative space supporting summer and winter uses. As described below, most of the equestrian facilities at the site will be relocated upslope to the northwest to an equestrian campus; however the Center will continue to provide retail, administrative and office space needed to support equestrian activities.

The current ski lodge is inadequate for our present needs and future growth. It is too small (approximately 8,271 square feet of which approximately 4000 square feet is unconditioned space including the equestrian indoor boarding stalls) and too poorly configured to accommodate the current demands placed on it during ski season. In particular, on weekends and holidays when the need is greatest, the ticket sales area and ski rental room are excessively congested, resulting in delays to skiing customers. Likewise, the ski lodge food service and dining area is too small. Parking is also insufficient during busy periods.

The new Alder Creek Adventure Center will be a single-story building of approximately 10,200 square feet. It will provide areas for ski rental and maintenance, retail sales, dining, kitchen and lounge, public locker rooms and administrative offices. The new Center will enable Tahoe Donner to serve both recreational skiers (residents and the public) and local school cross-country race teams, as well as accommodate occasional regional or national ski races. During the summer, the amenities and services utilized by skiers in the winter will serve hikers, bicyclists, youth day campers (for activities such as nature camps, riding camps, and bike camps), equestrians and others. In addition to serving these specific seasonal purposes, the Center will continue to serve as a locale for occasional special events throughout the year, such as resident meetings and social gatherings, seasonal parties, and similar events.

Cross Country / Alder Creek Adventure Center Parking: Scheduled for completion concurrent with Cross Country/ Nordic Center completion.

Develop additional on-site parking capacity in conjunction with a new Cross Country Center Lodge. To serve the current parking demand and allow for future growth, on-site parking will be increased from the present 110 to approximately 150 (present plans call for a range of 149 – 152 on-site spaces). However, the southerly portion of the parking area, housing approximately 47 – 50 parking spaces, will serve as snow storage as necessary during the winter season. The 74 on-street spaces now existing on Alder Creek Road that serve skiers and others when the parking lot is full will remain available for patrons of the new Cross Country Center. When special events generate parking demand greater than the available space at the new facility, Tahoe Donner will

continue its current practice of providing shuttles to existing off-site parking facilities within the community, such as the parking lots serving the downhill ski area, the golf course and the Northwoods Club House.

Equestrian Center Relocation

The General Plan Committee Equestrian Sub Group has worked closely with Management and with input from Town Hall meetings to prepare an extensive set of recommendations submitted as a Report to the Board for the relocation of the Equestrian Center, providing all the current facilities and activities, except for indoor horse boarding, which will be eliminated. The Board was in general agreement with the Report and referred it to a Board appointed Equestrian Steering Committee for refinement. After refinement, the board approved (11/22/2014) moving forward with permitting and developing a detailed scope of work and cost estimates for the Equestrian area. Tentative work will begin on the Equestrian modifications starting in spring 2015.

Trails

Trails management has recommended a draft of about 45 trail improvements, new trail and bridge construction between 2014 and 2018, based on the 2012 Trails Master Plan. These are compiled in a 5 year Management Recommendation. A copy listing each individual component is attached to the revised 2030 General Plan as Appendix 1.

Marina

Marina Upper Lawn and Terrace improvements. (Update Status: Schedule delayed pending further Board of Director review and funding.)

Downhill Ski Area

-Snowmaking

The Board has directed the GPC to prepare a study of feasibility, cost analysis, and revenue generation for installing snowmaking capacity limited to the area below the Snowbird Lift as insurance for maintaining revenue in the event of poor snowfall as experienced in 2013. This study has been presented to the Board and the Board has approved continuing with feasibility and benefits analysis. The Board has approved funding for a required topographic survey necessary for initiating permitting.

Snowplay Facility

Improvements include a small facility to accommodate ticket sales, retail sales, and food and beverage sales. Additional improvements would include a viewing area, fire pits, sitting and observation area, and improved storage of equipment. Recent modification of the Snowplay activity to include tubing has resulted in double and triple participation rates and significantly increased positive Net Operating Results from past years. Additional improvement would include a dedicated food and beverage facility along with ticket sales and storage, plus a dedicated outdoor restroom instead of portable toilets. A dedicated, but limited facility in this

location would also serve multiple purposes for the driving range in the summer, for Snowplay in the winter, and for summer concerts/special events as well. *Update Status: GPC and Trout Creek Sub-group will review this project scope in early 2015)*

Trout Creek Recreation Center Expansion

Expand and upgrade the current facility to accommodate current and future utilization by members. Given high priority to schedule for 2017.

Trout Creek Recreational Center is a private amenity annually generating a Net Positive Operating Result. It is the most widely used amenity in Tahoe Donner with over 130,000 visits per year, 80% members, 20% member guests and has shown an average annual usage increase of approximately 2%. It is approaching comfort capacity in several areas identified by daily counts conducted by Trout Creek staff and has deficiencies in several other areas. Identified needs are to renovate poolside locker rooms, create a stretching/ floor work room, expand cardio room by 100%, create a new weight room, add an additional fitness classroom, relocate massage service, relocate Kids Club, create additional office space, add a laundry room, and add a juice/coffee bar and poolside BBQ area. Initial plans have been produced to accommodate needs with 3000 square feet of new space within permitted setbacks and 1,000 square feet of renovated space. Projects projected for future consideration deal with expanded aquatic facilities, such as adding additional lanes to the lap pool. *(Update Status: GPC and Trout Creek Sub-group will review this project scope in early 2015.)*

Trout Creek Additional Spas (2) To be scheduled with TCRC expansion.

To accommodate growth at Trout Creek, at peak times, there is a need for two additional spas, one recommended for families with children, set at lower temperatures, and one recommended for adults, with settings for higher temperatures. *(Update Status: GPC and Trout Creek Sub-group will review this project scope in early 2015.)*

Trout Creek Solar Heater Pool System Scheduled 2016

Utilize current energy efficient technology to improve the operational efficiency of the year-around outdoor pool heating system currently in place. *(Update Status: GPC and Trout Creek Sub-group will review this project scope in early 2015.)*

General Plan Years 2018 – 2030Ski Lodge

Small Projects – 2014 -2019 (TBD) Expect that most ongoing maintenance, repair, and minor improvements can be made with Replacement Reserve Funding plus the potential for several small Development Fund projects to be defined.

Ski Lodge Expansion Deferred for at least 5 years due to lack of capital project funding and pending further analysis of needs, feasibility, and cost with options to phase elements of the project.

Backside Chair Lift Deferred pending further analysis of need, feasibility, and cost.

Association Mail Cluster Box Consolidation & Improvement (Scheduled for 2018, but , due to current condition of supporting posts, recommended to move forward , if possible in budget constraints) Consolidate the variety of mail cluster boxes to a few key areas and improve the ingress and egress for these locations, including an overhead cover for the mailbox clusters.

Tennis Center

The Tennis Center is a private seasonal amenity that has over 90% member usage, and with visitation of 17,500 in the last year, ranks just behind golf in annual utilization. It has operated for many years without significant Development Fund improvement projects, with court and fence rehabilitation funded by the RRF. While the number of courts is constrained by surrounding wetlands, the existing tennis building is an original amenity and may need either substantial upgrading or replacing in the 10-15 year time frame.

Permanent Bar in Lodge Grotto

This project involves the construction of a permanent bar installed in the Grotto area to provide expanded outdoor summer offerings. Deferred pending further analysis.

Open Space Park Grassy Area

It was suggested previously that a park area be developed as a general play area within Tahoe Donner. At present there is no such specific area available.

On February 10, 2014, the General Plan Committee Trails and Open Space Subgroup met with the Trail Manager and the Director of Capital Projects. In regard to establishing an open space grassy area, it was confirmed that no suitable space is available in the Northwoods Clubhouse or Trout Creek Recreation Center areas. Other suggested locations include the Euer Valley, McGlashan Springs and the new Forestry area. These locations are considered inappropriate or impractical because of lack of irrigation water and restrooms, etc. Baseball and soccer fields are available for public use at the high school and behind the PUD building.

The General Plan Committee unanimously recommends this project be deleted from the General Plan.

Lodge Banquet Facility

Expand the current Lodge Dining Facility to accommodate year-around banquet and meeting activities. Deferred pending further analysis and cost estimation.

Golf Course Cart Barn Facility Replacement

The current cart barn and Vehicle Maintenance facility are inadequate and in need of replacement to accommodate current operational needs.

Trout Creek Recreation Center Aquatic Program

It has been proposed to add one to two additional lanes to the lap pool. This has been deferred pending further analysis of need, cost, and location.

Pizza Kitchen Remodel

This proposal is to remodel the Pizza On The Hill kitchen in the Northwoods Clubhouse for the purposes of operational efficiencies in an aging facility.

New Amenity, Indoor Sports Facility, for Future Consideration (Subject to Membership Vote)

Indoor Sports Facility

This facility is suggested as an extension of Trout Creek, or new facility, fulfilling future fitness needs of Tahoe Donner and includes facilities for: basketball, volleyball, climbing wall, indoor track, racquetball courts, and additional multipurpose room(s).

Since this would be new amenity, it would require membership vote prior to further consideration.

At the March 10, 2014 joint meeting of the TD Board and the General Plan Committee, the GPC recommended deletion of this project from the General Plan.

Other Major Capital Projects Not In The 2030 General Plan

Cookhouse and Restrooms in Euer Valley: Proposals for the relocation and operation of these facilities are being developed.

Golf Course Irrigation Improvements: Scheduled as RRF funded components between 2014-2020. Additional RRF components for irrigation scheduled for RRF funds between 2020-2025. Golf Course irrigation improvement suggests either wellhead capacity or water storage capacity with the goal of decreasing and eventually abandoning the need for purchase of Public Utility District potable water for the irrigation of the Golf Course. This item is designed to reduce Golf Course expenses.

Other Golf Course Components: Additional RRF components are scheduled in 2014 total as listed in the 2014 Budget Replacement Reserve Expenditures Report from the Director of Finances and Accounting. RRF golf course components proposed for 2015 to 2030 are listed in the Expenditure Report by Date Range- 30 year Spend by Component- Sorted by Location Report dated 9/5/2013.

Appendix 1: Listed on page 8; 5 Yr. Management Recommendation, Trails Specific Projects, January 9, 2014

Exhibit (1) and Exhibit (2)

Tahoe Donner Demographic Overview

Amenity Utilization History

Exhibit (1) and Exhibit (2) Amenity Utilization History may be viewed as pages 13 to 16 in version 5.3, 2030-General Plan with Timeline pdf currently on the Tahoe Donner web site. It is recommended that these graphics be reviewed and updated by Management.

In particular in exhibit 1, for Women age range and Men age range pie charts, the over 64 (orange) sector needs to be listed in the color code boxes. For Education, Vocational sector needs to be added or category removed. For number of children, four sector needs to be added or category removed.

Bar Graph of Median Sale Price from 2004 to 2010 either need to be updated to 2013 or deleted altogether. Is this data relevant to General Plan.

For Exhibit 2, Amenity Utilization history, the bar graph shows only 4 public amenities, Downhill, Cross Country, Snowplay, and the Lodge from 2006 to 2010.

Exhibit 3 Funding and Timing Spread Sheet

The spread sheet in version 5.3 currently on the Tahoe Donner web site is badly outdated. A new spread sheet needs to be constructed, reflecting the 2014 revised 2030 General Plan projections.