

MEMO



To: TDA Board of Directors

From: Architectural Standards Committee

Subject: Recommendation for Nomination of Architectural Standards Committee
Alternate Member Position – Mitch Clarin

Date: June 15, 2017

Message: The Architectural Standards Committee Chair recommends the nomination of Mitch Clarin as a new alternate member of the committee. Mitch Clarin is to replace Nick Sonder (current alternate) who is being recommended for approval to a member position. Mitch Clarin has previously been on the Architectural Standards Committee starting in 1999 and chaired for a number of years until 2005.

The committee submits this memo to recommend approval of Mitch Clarin as a new Architectural Standards Committee alternate member.

MEMO



To: TDA Board of Directors

From: Architectural Standards Committee

Subject: Recommendation for Nomination of Architectural Standards Committee
Member Position – Nick Sonder

Date: June 15, 2017

Message: The Architectural Standards Committee Chair recommends the nomination of Nick Sonder (current alternate member) as the new member of the committee. Nick Sonder is to replace Paul Leyton who sold his Tahoe Donner property at the end of May to relocate to San Diego.

The committee submits this memo to recommend approval of Nick Sonder as the new Architectural Standards Committee member.

MEMO



To: TDA Board of Directors

From: Covenants Committee

Subject: Recommendation for Change of Covenants Committee Chairman Position

Date: June 15, 2017

Message: The Covenants Committee met at its June 8, 2017 committee meeting to discuss and recommend a change in personnel for the Chairman position. Al Noyes, who had dutifully performed as the chairman of the committee for several years, would like to step down. Al Noyes, made a motion to nominate and recommend Fred Zapponi as the new chairman of the committee.

The committee discussed the nomination and motion; all voted in favor of recommending the board consider approving Fred Zapponi as the new Covenants Committee Chairman.

The committee submits this memo to recommend approval of Fred Zapponi as the new Covenants Committee Chairman.

DECISION PAPER



June 2, 2017

Issue:

Replace the Toro 5510D-1

Background:

The Toro 5510-D is up for replacement in 2017 with a budget of \$65,677. In our research we have found the fuel powered machinery has gone up roughly 20% across the board due to EPA Zero Emission mandates. The quote from Turf Star which includes sales tax, and shipping, plus a contingency, highlights the requirement for additional funds. Staff recommends approval of additional funds of \$6,323, for the purchase of a Toro 5510-D utilizing Replacement Reserve Funds with a budget not to exceed \$72,000

Options:

1. Approval of additional funds of \$6,323, for the purchase of a Toro 5510-D utilizing Replacement Reserve Funds with a budget not to exceed \$72,000.
2. Do not replace Toro 5510D-1

Recommendation:

Management recommends the Board of Directors consider approving Option 1: Approval of additional funds of \$6,323, for the purchase of a Toro 5510-D utilizing Replacement Reserve Funds with a budget not to exceed \$72,000.

Prepared By: Kevin Kuehne / Annie Rosenfeld

Reviewed By: Forrest Huisman

Reviewed By: Michael Salmon

Board Meeting Date: June 23, 2017

General Manager Approval to place on Agenda: _____ **Date:** _____

DECISION PAPER



June 2, 2017

Issue:

Replace the Toro 3250 Triplex riding greensmower with the Greenmaster 3420 TriFlex Hybrid

Background:

The Toro 3250 Triplex is up for replacement in 2017 with a budget of \$53,477. In our research we have found the fuel powered machinery has gone up roughly 20% across the board due to EPA Zero Emission mandates. We recommend the Greenmaster 3420 Tri Flex hybrid, which is an EnergySmart product. The quote from Turf Star which includes sales tax, and shipping, plus a contingency, highlights the requirement for additional funds. Staff recommends approval of additional funds of \$2,523, for the purchase of the Greenmaster 3420 TriFlex Hybrid utilizing Replacement Reserve Funds with a budget not to exceed \$56,000.

Options:

1. Staff recommends approval of additional funds of \$2,523, for the purchase of the Greenmaster 3420 TriFlex Hybrid utilizing Replacement Reserve Funds with a budget not to exceed \$56,000.
2. Continue use of Toro 3250 Triplex

Recommendation:

Management recommends the Board of Directors consider approving Option 1: Approval of additional funds of \$2,523, for the purchase of the Greenmaster 3420 TriFlex Hybrid utilizing Replacement Reserve Funds with a budget not to exceed \$56,000.

Prepared By: Kevin Kuehne / Annie Rosenfeld

Reviewed By: Forrest Huisman

Reviewed By: Michael Salmon

Board Meeting Date: June 23, 2017

General Manager Approval to place on Agenda: _____ **Date:** _____

DECISION PAPER



Issue: Downhill Ski Area Sun Deck and Ramp Repairs

Date: June 7, 2017

Background:

The Downhill Ski Area sun deck is in disrepair due to age, high traffic, and the Sierra elements. For the past three seasons, staff has painted the deck in the fall with a Rustoleum concrete coating product that is unable to stand up to the traffic and elements. This annual repair costs \$16,000 in product and takes 5 days for two staff members to apply. Additionally, the deck sits over the expanded rental shop and hall way, into which water leaks on heavy rain events. Replacement of the concrete deck has been discussed in the past, however, it was never completed due to the combination of extreme cost and the desire to replace the facility some day. After many months of research, staff found a solution to address the condition of the sun deck that should bridge the gap between the current state and a potential new facility. On Friday, June 2, this solution was presented to the Downhill Ski Area Task Force and the task force came to a consensus that this solution was our best option.

Project Details:

After doing extensive research on many different products, staff has concluded that a urethane coating system is the best solution for the concrete sun deck at the Downhill Ski Area. This system is a fiberlath reinforced deck system, engineered for use on elevated concrete and reinforced plywood walking decks. Ideal for areas with heavy foot traffic, commercial decks and walkways.

The project scope would include removal of existing loose material - shot blast or grind, remove edge board and band board, Cut wood shingle 12" off the deck, install 12" 24 gauge flashing below deck edges, clean out all joints and cracks, apply AC Tech moisture barrier coating, epoxy patch and shape all concrete edges, caulk and fiber tape all joints, cracks and edges, apply epoxy slurry coat, seal all wall and edge to deck detail with fiber glass strip and urethane liquid flashing, apply urethane base coat, apply urethane wear coat times 2, apply urethane top coat, apply chemical resistant topcoat, remove all waste materials.

Staff would remove all fire pits and the BBQ from the deck to ensure a tight seal of the entire deck and ramp. We would also replace the 4x12 which attach to the front of the deck, which allows use to develop a gap between the snow and ice and the deck in insure water is draining properly. We have had the coating manufacture come out and look at the deck, and they would warranty it up to 5 years. Recommended maintenance is to paint the urethane top coat annually at a cost of \$2000 to protect against UV damage.

Options:

Option 1: Make repairs to the Downhill Ski Area sun deck and ramp using the urethane waterproofing system described above. This system is guaranteed for 5 year with minimal maintenance requirements. With the proper maintenance the system could easily last twice as long according to the representative who provided the installation quote. The deck repairs and coating system will cost \$115,000 with all installation costs and a 10% contingency.

Option 2: Continue to annually paint the deck with the current product using in house labor at a cost of \$16,000 per year.

Option 3: Remove concrete deck that sits on top of building, re-pour and the entire deck. Cost estimates were not available at this time as contractors were uninterested in this project and no bid was obtained in 12 months of effort to secure one.

Recommendation:

Staff and the Downhill Ski Area Task Force recommends the approval of Option 1 above – approve a budget of \$115,000 from the replacement reserve fund to repair and coat the sun deck with a urethane coating system that should last until the building is replaced.

Prepared By: Robert McClendon / Miguel Sloane

Reviewed By: Forrest Huisman

Reviewed By: Michael Salmon

General Manager Approval: _____ **Date:** _____

DECISION PAPER



DECISION PAPER

