

STATUS REPORT TO BOARD RE: STR/AMENITY TASK FORCE

November 18, 2017

I. Background

The STR/Amenity Task Force was formed by the Board on Sept. 22, 2017. As noted by the Board Information establishing the Task Force, “in recent years, an increasing number of Tahoe Donner residents have expressed concern regarding the impact that increasing guest count might have on quality of life in Tahoe Donner.” Residents have been adversely impacted by a variety of issues including noise, parking, trash issues and amenity over-loading. Further,

“many owners have found the current communication and enforcement standards ineffective for dealing with even basic issues like noise and parking.”

The Board Information stated that

“Homeowners in Tahoe Donner should have the right to quiet and peaceful enjoyment of their homes as well as preservation of values and neighborhood ambience.”

This Task Force was formed to address these issues. It consists of approximately 40 volunteer members, with six team leaders. Laura Lindgren is the Chairperson, and the remaining leaders were chosen, as directed, to reflect the various perspectives: those who live “on the hill,” those who live “off the hill” but do not engage in short term rentals, and those who live “off the hill” and engage in short term rentals. The other members are co-chair Nicole Mason, a part-time resident who engages in STRs, co-chair Marlys Zusy, who is a full-time Tahoe Donner resident, Scott Uyeda (a part-time resident who STRs), Jason Graff, a full-time resident, and Susan Scott, a part-time resident who does not STR. All of the leaders expressed a desire to be open-minded and look for solutions that benefit the entire community.

II. Problems Identified

The first task undertaken by the Task Force was to gather information about the problems experienced by residents and rule violations causing adverse impacts. In addition to STRs, problems and rules violations can also be caused by full or part time residents or long term renters. The leaders reviewed the statements made to the Board about problems experienced and violations of rules, and reviewed written and oral comments from residents. Task Force members responded to a survey regarding the issues, and the Chairperson had follow up conversations with many task force members

to get additional input from both those who STR and those who do not. In addition, comments that were sent to Board members and relayed were reviewed.

There is limited statistical information about the scope of the violations experienced beyond this. The problems experienced by most of the residents occurred in the evening or weekends when the office was not open or there was no one available to resolve the problem in real time, and for the most part, the residents did not file reports with the office. Many residents did report making calls to the police, but there is no comprehensive data compiled on the number and type of calls. Indeed, a number of owners who STR reported that they were often not even made aware at the time that calls to the police were made, and that this is information that they would want to know in real time so that they could address the issues.

Based on the investigation and information provided by residents, the following are the primary problems and adverse impacts identified:

1. Excessive noise, particularly loud noise on outside decks, hot tubs or around fire pits, late at night or after 10
2. Trash left out or placed in neighbors' containers
3. Large numbers of cars and cars left in street, including cars that are parked on unpaved portions of a lot, or that block roads or driveways in the winter, or prevent the snowplows from clearing
4. Lack of cars properly equipped for winter driving, which cause danger or block residents and snow plows from access to their homes (and can prevent a visitor from reaching the residence)
5. Camping on Tahoe Donner lots or in streets
6. Limits on number of persons using amenity usage cards are ignored or not enforced, and some guests/renters do not realize that there is a fee per person per day to use amenities
7. Light pollution

Many residents also expressed concerns about their inability to have the issues addressed when they occurred or to prevent reoccurrence.

III. Solutions for Communication and Enforcement of Existing Rules (Phase One)

On Nov. 11, the Task Force held a very well-attended workshop (over 30 participants as well as phone participants) addressing the first phase issues identified by the Board, in order to report and recommend action at the November Board meeting on:

- (1) Recommendation of “a list of key Town of Truckee and Tahoe Donner rules and regulations for use by owners and for provision to renters,”
- (2) Recommendation of a “process to insure that TD has a complete list of all STR properties along with complete primary contact information for each, “ and
- (3) Recommendation or suggestion of proposals for “an efficient and effective means for Members to report and/or record perceived violations with the fair expectation that their issues will be timely resolved by the Owner, with a goal to resolving as many issues as possible promptly, informally and amicably.”

Longer term issues, such as potential changes to Tahoe Donner rules and amenity access procedures, were not addressed.

At the Nov. 11 meeting, there were numerous views and ideas expressed, both by task force members and the other homeowners who attended and observed the workshop. The comments and views are compiled in a spreadsheet that will be available in the committee documents. Although there were many different viewpoints expressed, there was general consensus on a number of issues.

The group was largely in agreement that it would be beneficial to have a short, standardized list of existing Truckee and Tahoe Donner rules for homeowners that can be shared with guests and renters. Such a list incorporating comments is contained in the attached Recommendations.

Further, many homeowners, including those who engage in rentals, expressed a desire to be informed about problems in real-time, so that they can be promptly addressed. Some owners expressed frustration when they only find out days or weeks later when it is too late resolve them or withhold a portion of the deposit where they have reserved the right to do so. A variety of methods for collecting contact information in order to contact owners or their representatives was discussed, and suggested methods are in the attached Recommendations.

With respect to enforcement, there was almost unanimous agreement about implementation of a process whereby

“A phone number for a resident to call after hours and at night (24X7) for serious issues/violations, with the issue then being immediately relayed to the owner or contact person identified by the owner.”

The participants had a number of suggestions for implementing such a process so as to be cost effective. There was also support for the initiation of

“Expanded office hours to receive complaints on the weekends and evenings, and for the staff person to then contact the owner so that the owner can resolve the issue with the guest/renter. “

The Task Force was informed that this latter solution is already being put in place on weekends on a pilot basis.

There was unanimous agreement that owners should be promptly informed when calls to the police are made. Owners in particular wanted this information so that they could promptly resolve any issues with their guests/renters.

The participants also wanted to be clear fact that the Truckee and Tahoe Donner rules apply to all residents and homeowners, and that rule enforcement applies to all residents.

The full set of comments at the meeting, comments by task force participants during the process, emails and comments from homeowners both at Board meetings since the Task Force was formed have been reviewed. Based on this, the Task Force members unanimously make the recommendations that follow.

Regards,

Laura Lindgren, Chairperson

STR/Amenity Task Force

STR/AMENITY TASK FORCE, PHASE ONE RECOMMENDATIONS

November 18, 2017

Laura Lindgren, Chairperson

Nicole Mason, Co-Chair

Marlys Zusy, Co-Chair

Jason Graff, Task Force Member

Sue Scott, Task Force Member

TASK FORCE RECOMMENDATIONS

The STR/Amenity Task Force was asked to submit recommendations on the following three issues:

- (1) Recommendation of “a list of key Town of Truckee and Tahoe Donner rules and regulations for use by owners and for provision to renters,”
- (2) Recommendation of a “process to insure that TD has a complete list of all STR properties along with complete primary contact information for each, “ and
- (3) Recommendation or suggestion of proposals for “an efficient and effective means for Members to report and/or record perceived violations with the fair expectation that their issues will be timely resolved by the Owner, with a goal to resolving as many issues as possible promptly, informally and amicably.”

The Task Force leaders, after performing the work and obtaining input from the task force participants as set out in the Status Report, make the following recommendations.

On Issue No. 1, we recommend the information and list of rules attached hereto, which are the existing rules addressing the primary problems identified, and informs owners of their obligation to ensure that guests abide by the rules and to register with the Town of Truckee.

In addition, homeowners should be advised that

“Owners who rent their homes on a short-term basis (less than 31 days), are required by law to register with the Town of Truckee and receive a Registration Certificate Number. Following is the website with the registration requirements:
<http://www.townoftruckee.com/government/administrative-services/transient-occupancy-tax-tot-short-term-rental-compliance>”

We recommend that the Rules and Information be available on the website and otherwise made available to homeowners and for provision to guest/renters.

On Issue No. 2, the group had a variety of views as to whether and how additional contact information should be provided to the TD office. We recommend the implementation now, on a voluntary basis, of the following:

“Owners who rent their homes in Tahoe Donner are requested to complete a short form available either at the Tahoe Donner business office or online at www.TahoeDonner.com that provides contact information for the owner, including phone number, email address, and the Registration Certificate Number from the Town of Truckee. If an owner employs the services of a property manager or has another representative, the Owner should provide the identity and provide contact information for that representative and specify who should be contacted in the event of a covenant or rule violation at the reported address. All information provided will be treated as confidential by Tahoe Donner.

While this process is voluntary, it benefits the owners who wish to designate a third party to receive complaints; if not completed, the Association will use the contact information that it has for the owner for contacting in case of complaints. “

Registration will also aid the Association is compiling accurate data on short term rentals.

On Issue No. 3, there was near unanimous consensus on the following procedure for rule enforcement:

“A phone number for a resident to call after hours and at night (24X7) for serious issues/violations, with the issue then being immediately relayed to the owner or contact person identified by the owner.”

There was also support, although not as strong, for the initiation of

“Expanded office hours to receive complaints on the weekends and evenings, and for the staff person to then contact the owner so that the owner can resolve the issue with the guest/renter. “

Although the first option had more support, we recommend the second option at this time. We were informed that the TD office is instituting expanded office hours on weekends and through 11 p.m. on weekend evenings on a pilot basis to deal with complaints in real time, and it seems that the second option should be implemented and evaluated first, before the other option. It may be that over holidays, it would be advisable to expand the days of coverage.

In the meantime, it would be helpful to review the suggestions from the participants on electronic or other efficient, cost-effective ways to implement the first procedure should that be implemented in the future.

We also recommend implementation of the following, which had unanimous consent among the participants:

“Ensuring owners are aware when complaints are made or the police are called,”

To the extent the office is aware of such calls, the information could be relayed to the owners. A number of owners are concerned that they do not always receive that information in real time, and when they find out days or weeks later, it is too late to resolve the problem or deduct from the security deposit if they have reserved the right to do so in their contract with the renter.

RULES AND INFORMATION

All owners, guests and renters in Tahoe Donner are required to comply with Truckee and Tahoe Donner rules.

Owners must ensure that their guests, whether renters, family or friends, comply with Truckee and Tahoe Donner rules and regulations. The Rules and Information below summarize the key rules and guidelines to be provided to renters or guests. Owners who engage in short-term rentals are, of course, entitled to provide more comprehensive or additional rules to their renters.

In addition, Owners who rent their homes on a short-term basis (less than 31 days), are required by law to register with the Town of Truckee and receive a Registration Certificate Number. Following is the website with the registration requirements:

<http://www.townoftruckee.com/government/administrative-services/transient-occupancy-tax-tot-short-term-rental-compliance>

INFORMATION

Tahoe Donner is a unique community where residents live and visit to enjoy peace, quiet and serenity. The Town of Truckee regulations and Tahoe Donner covenants and rules further this goal, and enhance the experience of Tahoe Donner for everyone.

Outdoor activities at night on decks or patios, in hot tubs or around fire pits can result in sounds and voices that are loud and carry to neighboring houses and prevent peace and even sleep by the residents. Please be aware of the noise you may be generating. Also, to avoid light pollution, please remember to turn off outdoor lights when no longer needed at night.

During winter months, guests should be prepared for changing winter conditions, and carry chains or have a car equipped with 4-wheel drive. Cars lacking this equipment can slide off the road, or become stuck in the street, preventing the snowplows from plowing and blocking residents from entering or leaving their homes.

Please remember that you are in a residential area, and respect the neighbors as you would in your own homes.

RULES

Below is a summary of the most important rules, which apply to all homeowners, renters and guests. Violations of rules can be reported after hours by calling 530 414 8166.

1. Noise. Activities including noise that is or could become “an unreasonable annoyance or nuisance to neighboring property owners” is prohibited. After 10 p.m., any group gathering or related source of noise should be moved indoors and minimized.
2. Trash. All trash must be placed in the bear proof container at the house. Excess trash may not be left behind or placed in a neighbor’s container.
3. Parking. To allow for snow removal, the Town of Truckee prohibits street parking in any part of Tahoe Donner between November 1 through April 30, and parking is prohibited on residential yards at all times. Between October and May, guests are limited in the number of cars to those that fit in the garage (if the garage is available to the guests) or in the paved driveway (or assigned parking in the case of a condominium).
4. Winter Driving. The Town of Truckee can prohibit drivers without chains, all-wheel or 4-wheel drive equipment from driving up Northwoods or Alder Creek to Tahoe Donner during winter snow conditions. Cars blocking streets, driveways or snowplows are subject to tows and fines from the Town of Truckee.
5. Amenity Usage Cards. Four guests are the maximum permitted per amenity transferrable guest usage card, and each unaccompanied guest must pay the daily usage fee. The fee is currently \$12 per person, but is subject to change. (The fee for accompanied guests is \$8 per person.)
6. Camping or living in a recreational vehicle is prohibited in Tahoe Donner and on Tahoe Donner lots, except in designated sites in the Tahoe Donner Campground
7. Dogs must be on a leash in all common areas.
8. Fires/fireworks/firearms. Open fires, fireworks and discharge of firearms are all prohibited in Tahoe Donner
9. Light pollution. In order to enjoy the stars and night sky, Tahoe Donner attempts to reduce “light pollution” from exterior lights at night especially after 10:00 pm when not needed.
10. Speed limit. The speed limit on all residential streets in Tahoe Donner is 25 miles per hour. Northwoods Boulevard is the only road with a 35 mile per hour speed limit. Tahoe Donner residents (including walkers, runners, cyclists, children and pets) frequently use roads, so please be careful.
11. Enforcement. The Board and Management of Tahoe Donner have the right to impose fines for CC&R violations.

Tahoe Donner Short Term Rental/Amenity Taskforce Update

NOVEMBER 18, 2017



Presentation

- 1. Review Charter/Board Charge**
- 2. Review work and findings from Task Force Survey**
- 3. Outline Recommendations**
 - a) Key Rules**
 - b) Process for collecting STR contract info**
 - c) Enforcement**

Reason for Task Force

- ✓ **With the increase in short term rentals and head counts, an increasing number of Tahoe Donner residents have reported adverse impacts such as “noise, parking, trash issues and related concerns.”**
- ✓ **“Many owners have found the current communication and enforcement standards ineffective for dealing with even basic issues like noise and parking.”**
- ✓ **The Board has stated that “Homeowners in Tahoe Donner should have the right to quiet and peaceful enjoyment of their homes as well as preservation of values and neighborhood ambience.”***

This Task Force was formed to address these issues, and was asked in the first phase, to gather additional information about the problems and address three specific questions for recommendations to the Board.

Board Charge

Phase I

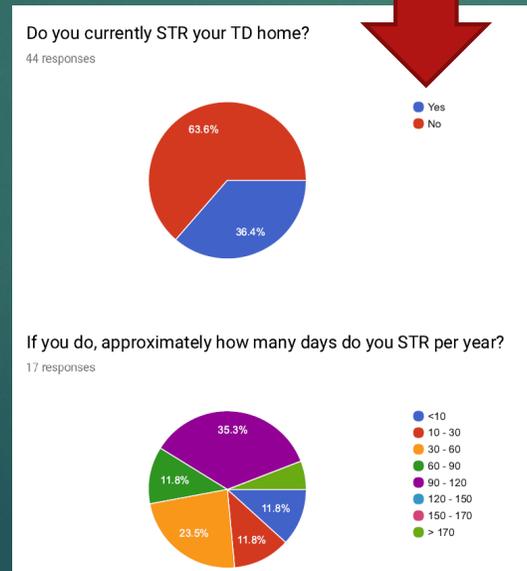
1. Gather additional information on the most widespread concerns associated with STR's or other reported violations
2. Determine which concerns are already governed, generally or specifically by Truckee rules or TD governing documents,
3. Make recommendations on 3 issues to help communication and prompt enforcement of the rules before busy winter season

Phase II

4. Examine whether it is advisable for the Board to enact or implement additional, specific regulations to preserve the welfare and enjoyment of the residents

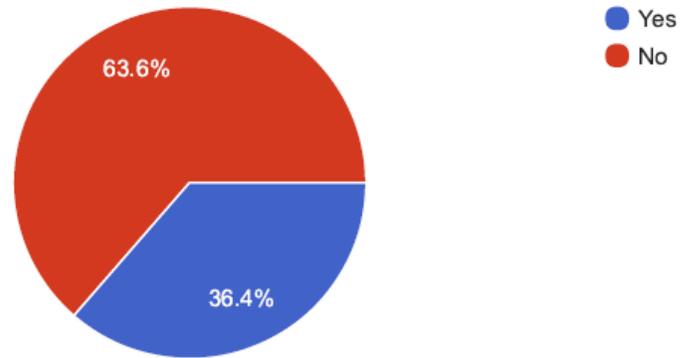
Time Line

Board meeting addressing STR issues and public comment	Announcement and request for TF participation	Board Creates STR/Amenity TF and approves Chair	Survey Sent to Task Force	Survey analyzed	Interviews, statement review and other investigation	TF Workshop	Board Presentation
Sept 2	Sept 11	Sept 22	Sept 29	Oct 2-3	Sept 22 – Nov 10	Nov 11	Nov 18



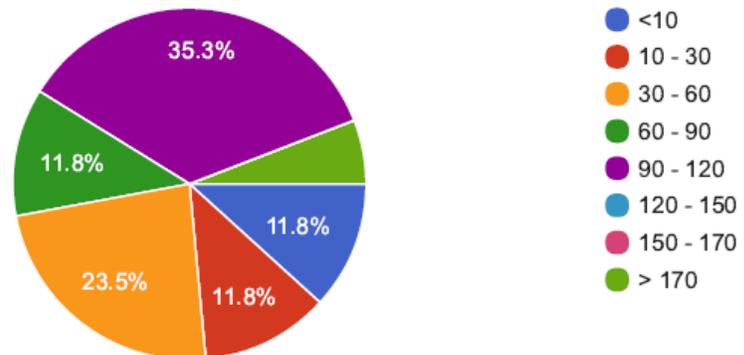
Do you currently STR your TD home?

44 responses



If you do, approximately how many days do you STR per year?

17 responses



Problems Identified

Excessive noise, particularly loud noise on outside decks, hot tubs or around fire pits, late at night or after 10

Trash left out or placed in neighbors' containers

Large numbers of cars and cars left in street, including cars that are parked on unpaved portions of a lot, or that block roads or driveways in the winter, or prevent the snowplows from clearing

Lack of cars properly equipped for winter driving, which cause danger or block residents and snow plows from access to their homes (can prevent a visitor from reaching the residence)

Camping on Tahoe Donner lots or in street

Limits on number of persons using amenity usage cards are ignored or not enforced, and some guests/renters do not realize that there is a fee per person per day to use amenities

Light pollution

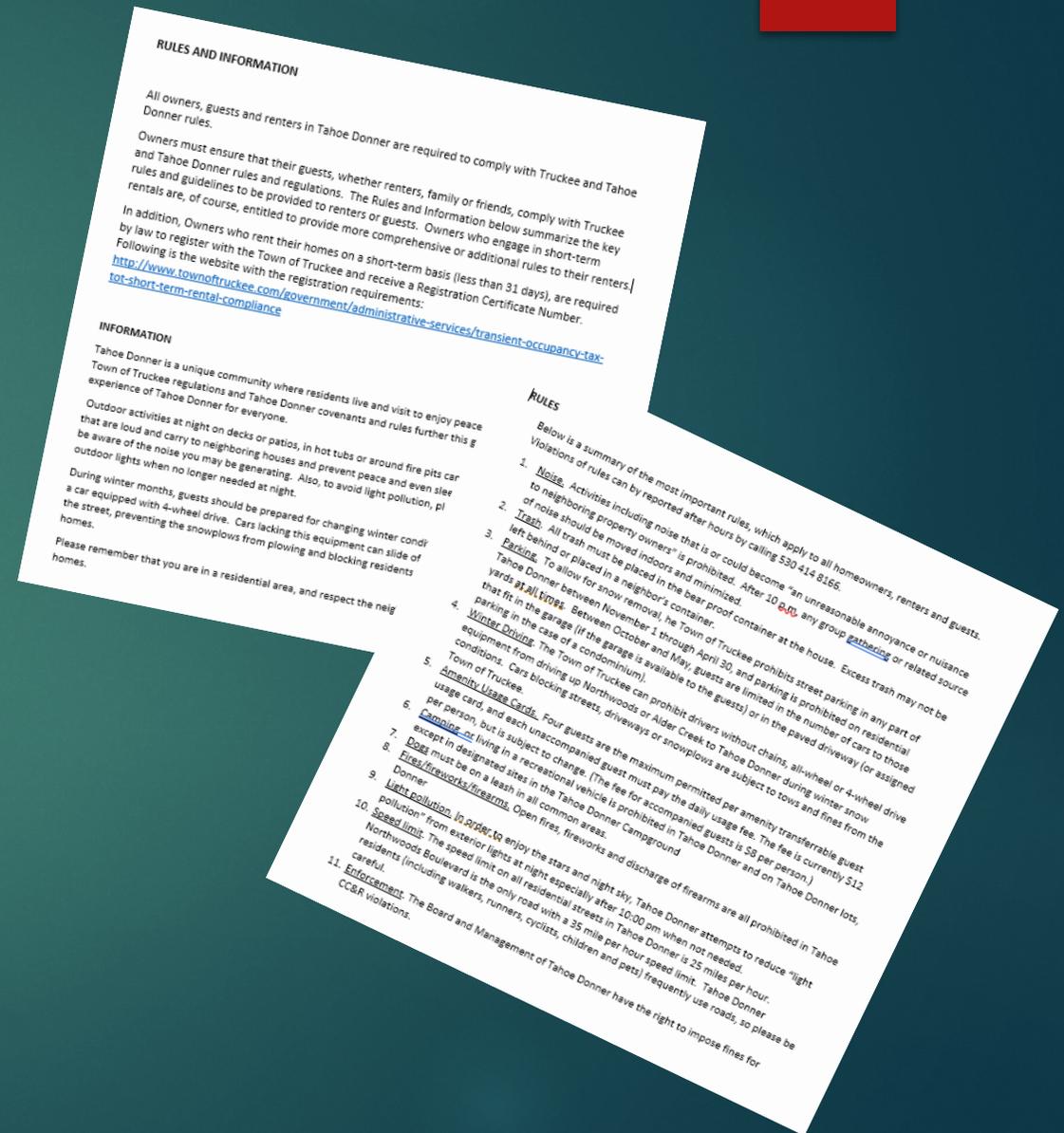
Phase I Tasks from Board

Presentation to the Board by its November 2017 meeting of:

1. Create a simple list of existing key Town of Truckee and Tahoe Donner rules and regulations for use by owners and for provision to renters,
2. Outline a process to insure that TD has a complete list of all STR properties along with complete primary contact information for each,
3. Presenting an efficient and effective means for Members to report and/or record violations with the fair expectation that their issues will be timely resolved, with a goal to resolving as many issues as possible promptly, informally and amicably

RULES and INFORMATION

Owners are required to ensure that all guests, whether renters, family or friends, comply with Truckee and Tahoe Donner rules and regulations. The Rules and Information, which sets out the rules and guidelines, should be provided to renters both before their arrival, and at the house when they arrive.



Contact information for TD office

1. Owners who rent their homes on a short-term basis (less than 31 days), are required by law to register with the Town of Truckee and receive a Registration Certificate Number. Following is the website with the registration requirements: <http://www.townoftruckee.com/government/administrative-services/transient-occupancy-tax-tot-short-term-rental-compliance>.
2. Owners who rent their homes in Tahoe Donner are requested to complete a short form that provides contact information for the owner. If an owner employs the services of a property manager or has another representative, the Owner should provide contact information for that representative and specify who should be contacted in the event of rule violation.

While this process is voluntary, it benefits the owners who wish to designate a third party to receive complaints; if not completed, the Association will use the contact information that it has for the owner for contacting in case of complaints.

Prompt Reporting / Enforcement Procedures



● Support
● NEUTRAL
● OPPOSE

Prompt Reporting / Enforcement Procedures

1. A phone number for a resident to call after hours and at night (24x7) for serious issues/violations, with the issue then being immediately relayed to the owner or contact person identified by the owner;
2. Expanded staffing hours to receive complaints in evenings or on weekends, and for staff to then contact the owner to resolve with the guest/renter;
3. Other processes to contact owners or their designated representative in real time so that violations can be promptly addressed;
4. Ensuring owners are aware when complaints are made or the police are called
5. Security on busy holidays, weekends and evenings

1. A phone number for a resident to call after hours and at night (24x7) for serious issues/violations, with the issue then being immediately relayed to the owner or contact person identified by the owner;
2. Expanded office hours to receive complaints in evenings or on weekends, and for staff to then contact the owner to resolve with the guest/renter
3. Other processes to contact owners or their designated representative in real time so that violations can be promptly addressed;
4. Ensuring owners are aware when complaints are made or the police are called
5. Security on busy holidays, weekends and evenings



Two options:

“A phone number for a resident to call after hours and at night (24X7) for serious issues/violations, with the issue then being immediately relayed to the owner or contact person identified by the owner.”

“Expanded office hours to receive complaints on the weekends and evenings, and for the staff person to then contact the owner so that the owner can resolve the issue with the guest/renter. “

We also recommend implementation of the following, which had unanimous consent among the participants:

“Ensuring owners are aware when complaints are made or the police are called,”

Longer-Term Issues

- ▶ Tahoe Donner: the Past and the Future
- ▶ Issues in Many Communities
- ▶ Input from *all* members
- ▶ Next phase: should “Board enact additional, specific regulations” relating to amenity access and short-term rentals”

4 Questions for STR and Amenity Task Force

- 1. Why did the Board take initial action anyway?**
- 2. Why are things moving quickly?**
- 3. Is the Task Force creating its own rules or timelines?**
- 4. Where do we go from here?**

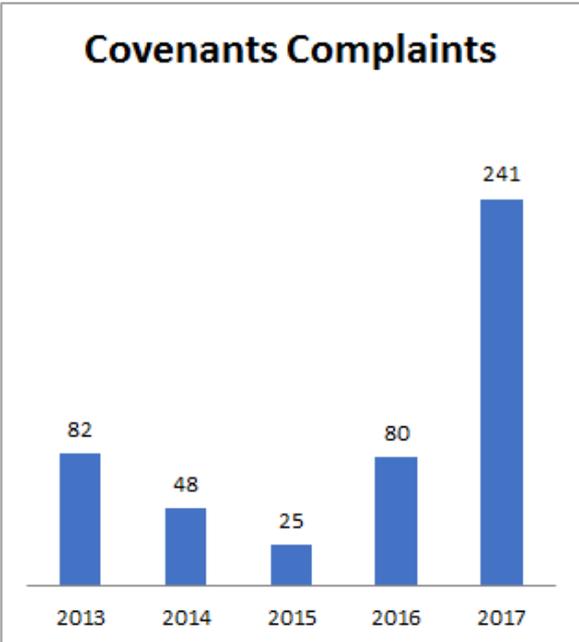
1. Why did the Board take initial action anyway?

Covenants Complaints Prior 5 Years...is there an issue?

>> do some matters require immediate focus?

COVENANTS COMPLAINTS
5-YEAR HISTORICAL SUMMARY

COVENANTS VIOLATION BY TYPE	2012	2013	2014	2015	2016	2017
Parking	71	20	16	2	19	16
Garbage Spill	22	30	12	10	16	47
GCE Damage	4	5	1	0	0	2
In-Op Vehicle	8	6	1	0	4	4
Storage	12	11	3	8	28	47
Noxious Activities	4	4	7	2	7	25
Noxious Activities-Dog	0	0	0	0	0	2
Forestry	3	0	6	1	3	20
Business Activity	0	0	0	0	0	3
Lighting	0	0	0	0	0	7
Campting	0	0	0	0	0	1
Miscellaneous	14	6	2	2	3	1
Non-Covenants (Arch Stand)	N/A	N/A	N/A	N/A	N/A	26
TOTAL COMPLAINTS	138	82	48	25	80	241 << annualized
					201 << actual 2017 YTD	



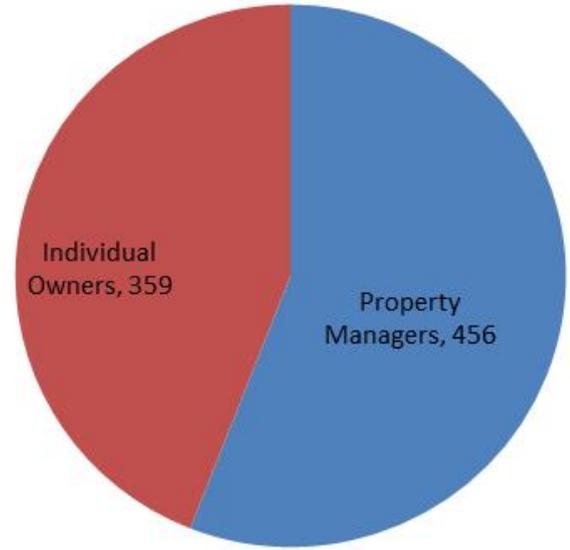
1. Why did the Board take initial action anyway?

Tahoe Donner Specific STR Stats (only 2016, 2017 made available)

- 815 total registered STR properties (as of August; est 1,100 today)
- TD contributed 29.7% of TOT in 2016, 33.7% in 2017
 - **Implied size of TD registered STR volume: \$9.5mm**
- TD only rate of growth 2016-17: **37.4%**
 - >>> TD STR growing at 2.65x the pace of Truckee only STR**

Row Labels	Sum of CY	
	15/16 Total TOT + TTBIT paid	Sum of CY 16/17 Total TOT + TTBIT paid
I	\$ 478,484	\$ 678,403
PM	\$ 353,526	\$ 464,962
Grand Total	\$ 832,010	\$ 1,143,365

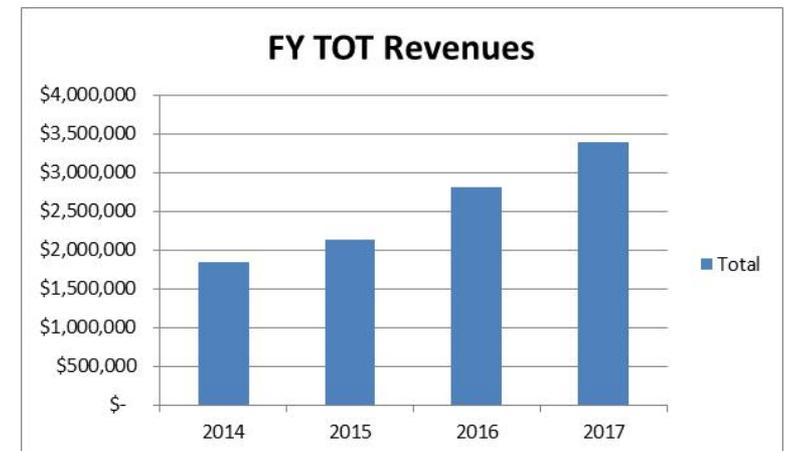
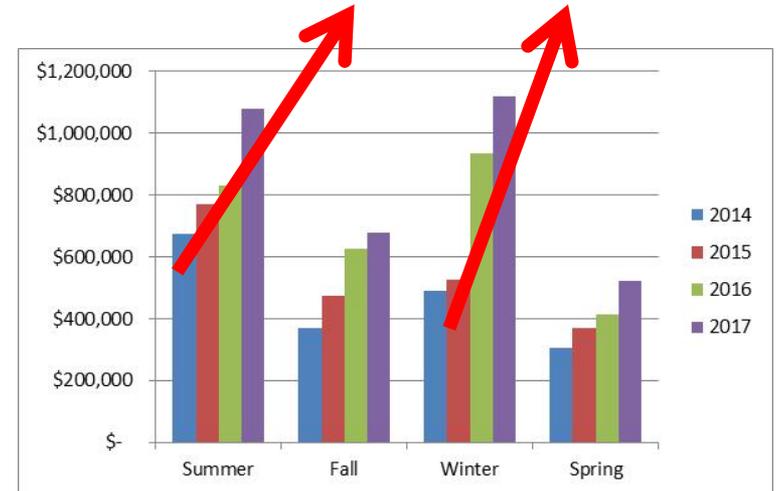
Property Managers	456	56.0%
Individual Owners	359	44.0%
	815	100.0%



2. Why are things moving quickly?

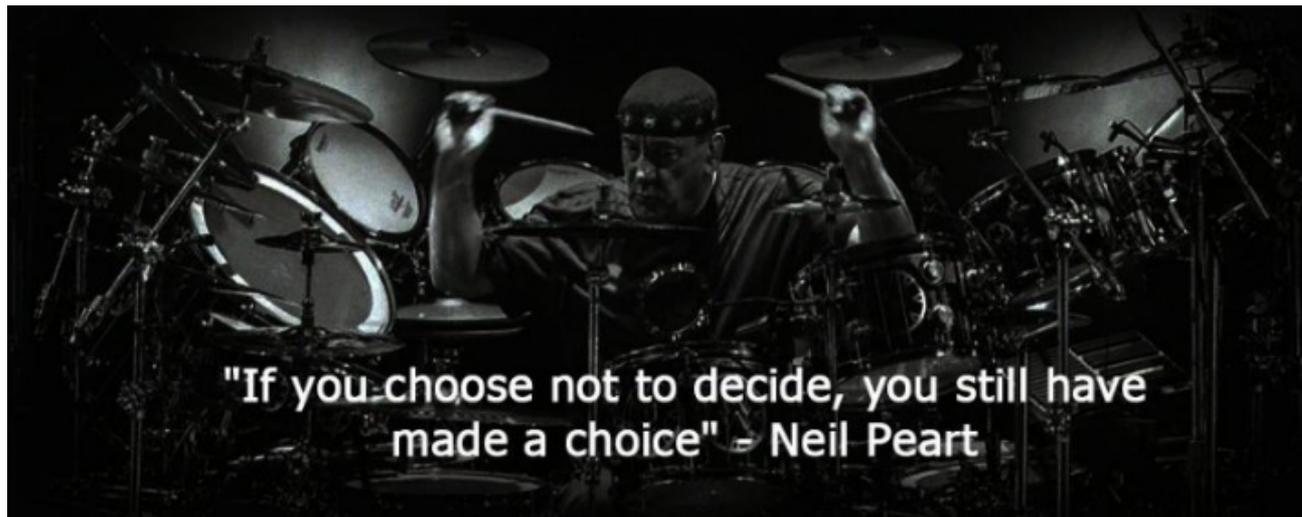
- Data from Truckee TOT program: 23% average annual growth in STR
- Increase in income all quarters for 4 years running
- Massive growth trends in 'sharing economy'
- One of the last large HOA's in region to take action

FY	Quarter	TOT
13/14	1st	\$ 673,346
	2nd	\$ 369,978
	3rd	\$ 490,766
	4th	\$ 305,100
13/14 Total		\$ 1,839,190
14/15	1st	\$ 769,407
	2nd	\$ 471,831
	3rd	\$ 524,343
	4th	\$ 370,501
14/15 Total		\$ 2,136,083
15/16	1st	\$ 831,678
	2nd	\$ 626,724
	3rd	\$ 932,736
	4th	\$ 414,518
15/16 Total		\$ 2,805,655
16/17	1st	\$ 1,076,417
	2nd	\$ 677,862
	3rd	\$ 1,119,080
	4th	\$ 522,291
16/17 Total		\$ 3,395,651



2. Why are things moving quickly?

- **Baseline rules and reporting mechanisms were simply not working based on Member input**
- **Any changes may take years to implement**
- **Board did not want to enter busy winter STR season without changes in place**



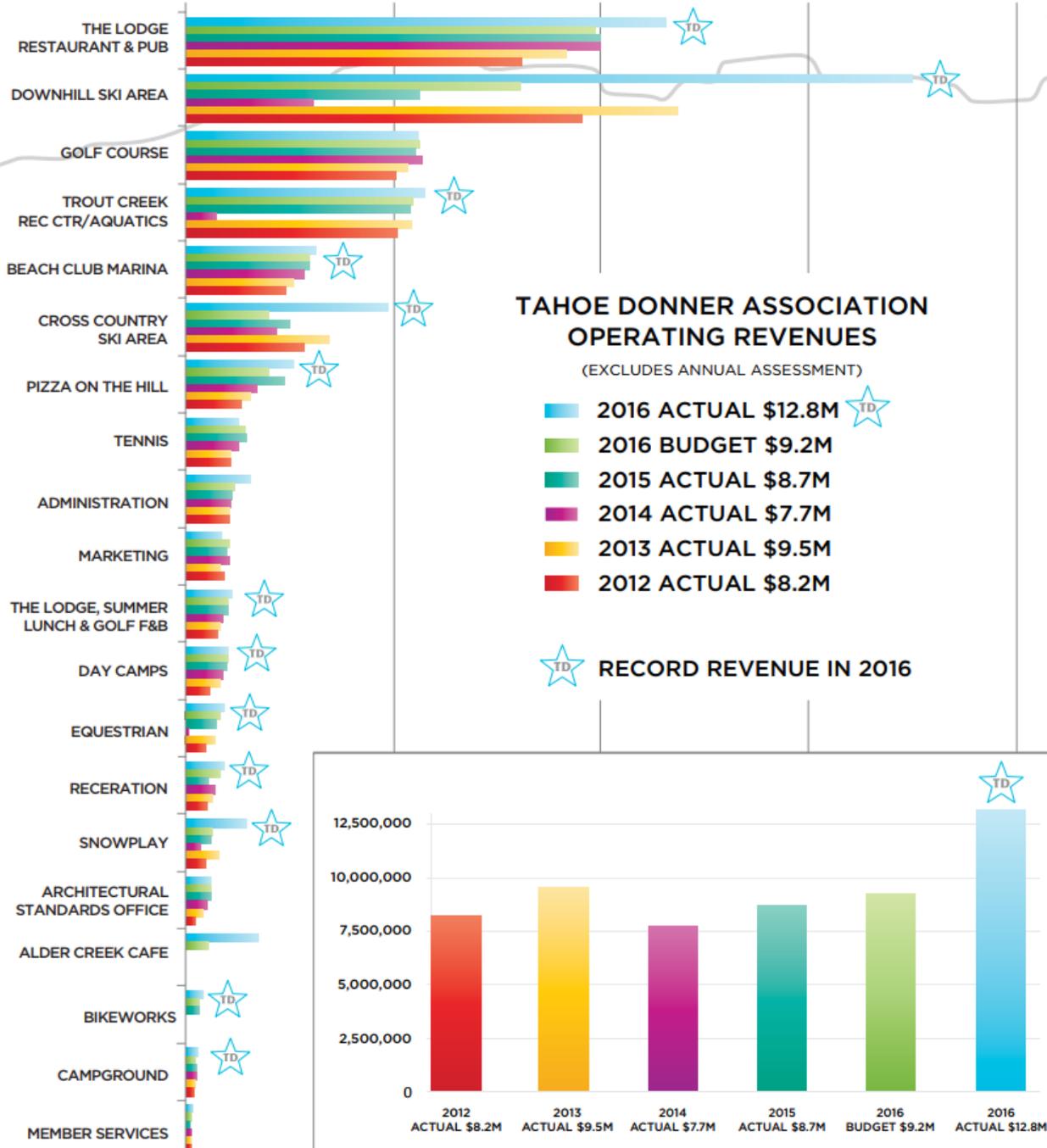
3. Is the Task Force creating its own timelines or rules?

- **No**
- **Since time was of the essence, Stage 1 recommendations by November BOD meeting (today's discussion) was approved 5-0 in September BOD meeting**
- **To streamline process, Board voted 5-0 to appoint Laura leader and give her authority to assemble small leadership team that would take input from 45+ interested Members**
- **Laura and the task force delivered**

4. Where do we go from here?

- **Stage 2 is far more critical for STR**
- **Laura and team working toward early Summer deadline; will involve extensive Member outreach and professional surveying**
- **Amenity analysis will get deeper focus going forward**

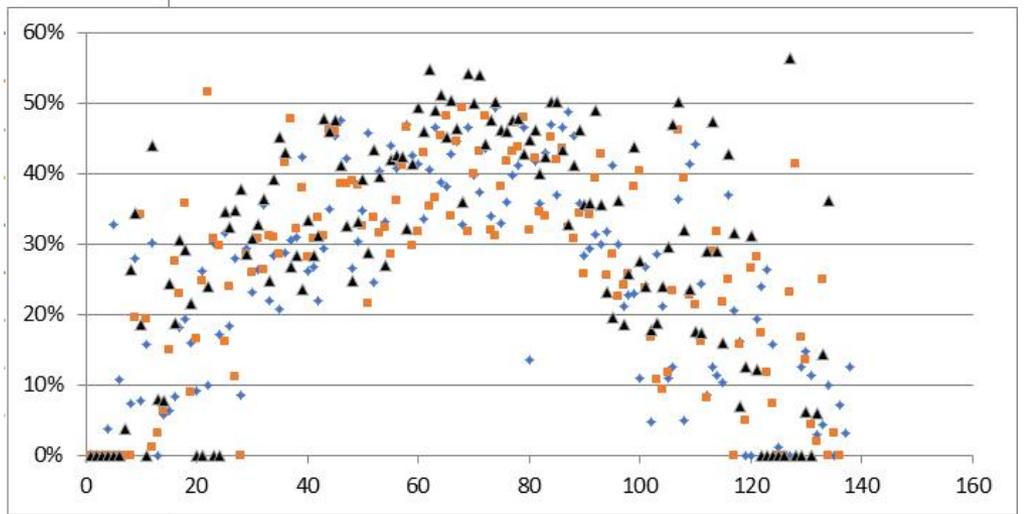
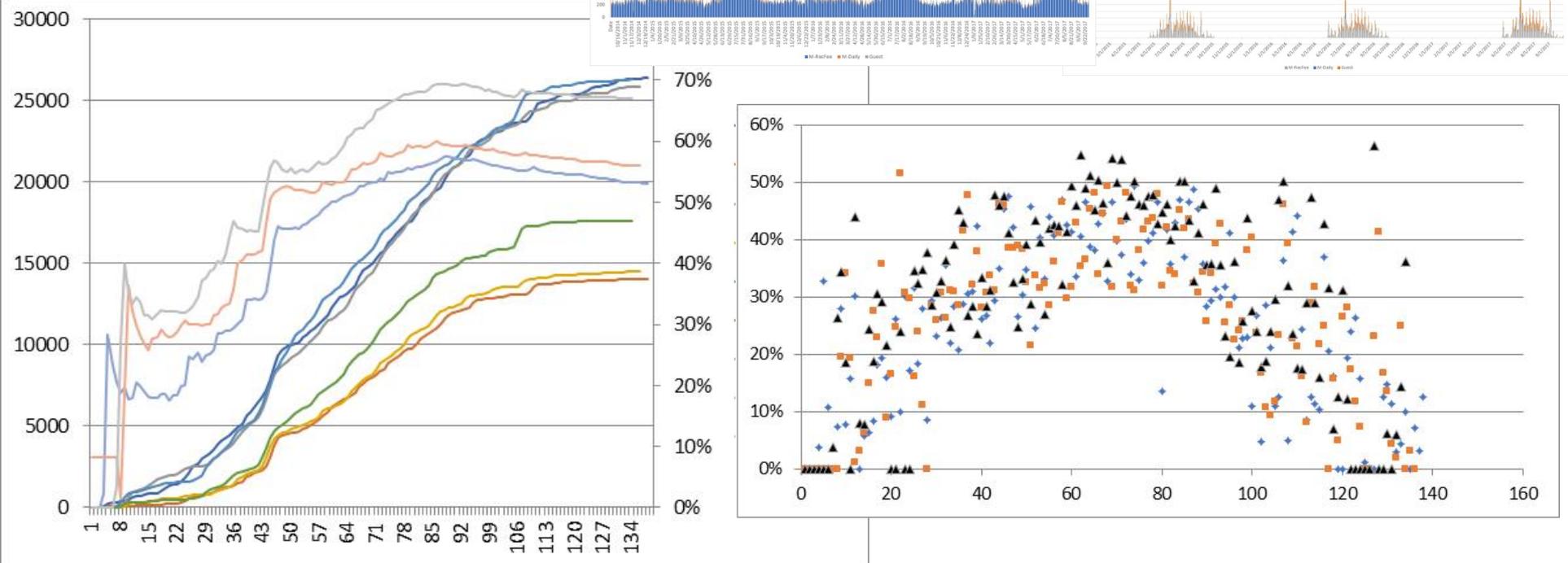
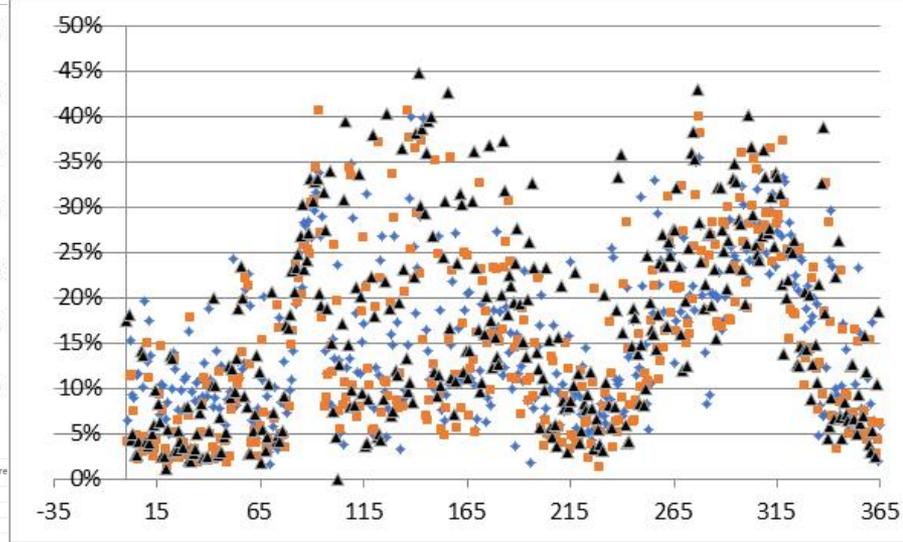
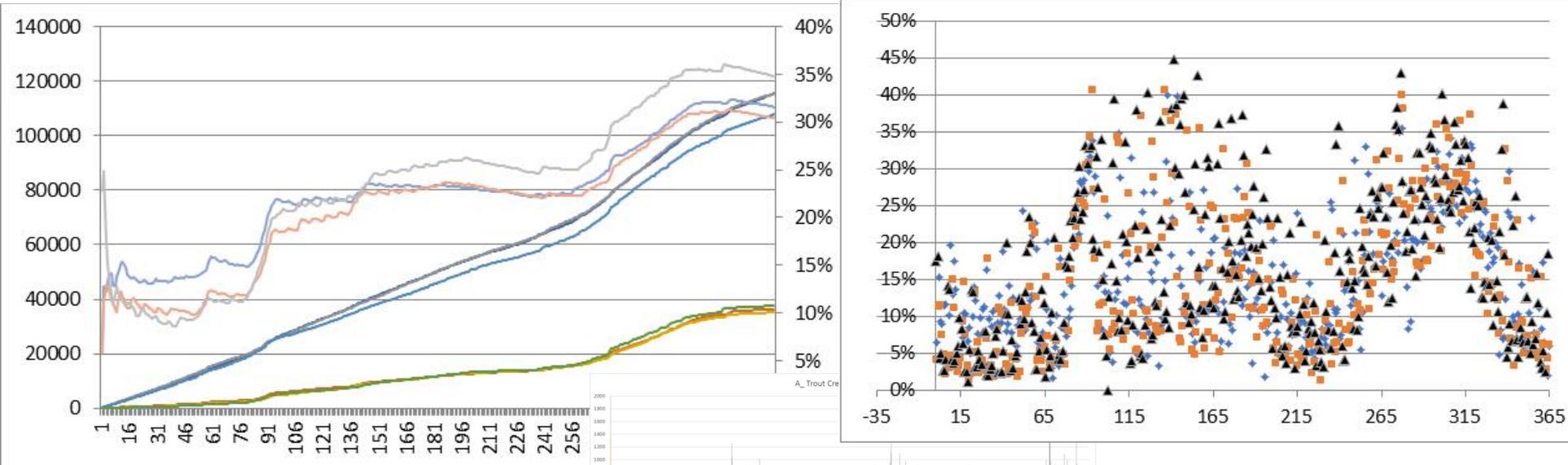
Tahoe Donner Amenity Usage and Mix Analysis



- Significant topline growth between 2012 and current*
- 2017 topline largely in line so far with 2016
- Trout Creek visits up slightly
- Marina more consistent growth since 2012
- Ski area and XC center huge years in 2016/2017

*Only real amenity addition = Alder Creek AC

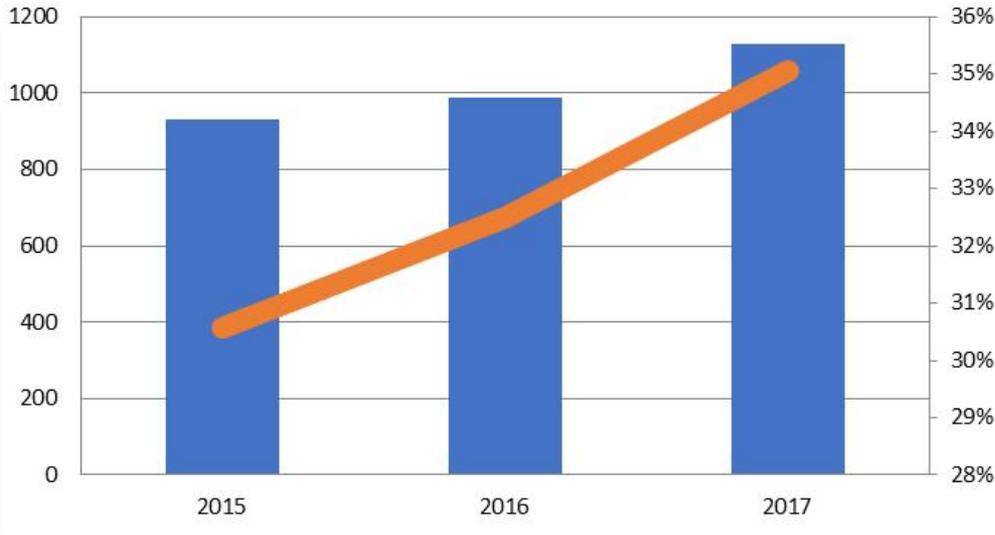
We have data...now what?



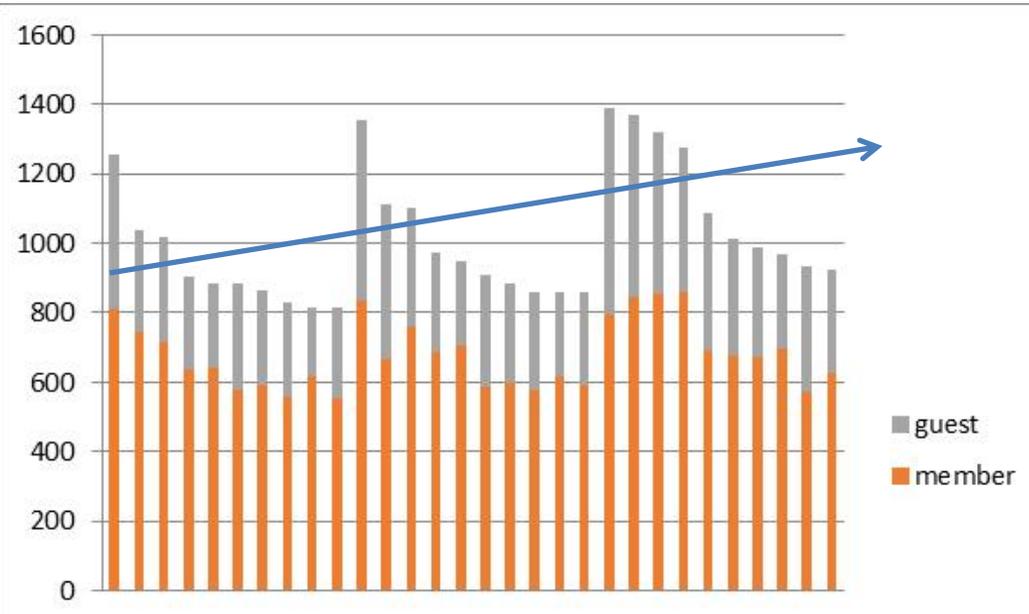
Trout Creek key points

Revenue Differential: Guests at		% for top 10 days vs 2017				
	\$ 12.00	0	25%	50%	75%	100%
guest days:	3989	\$ 47,868	\$ 35,901	\$ 23,934	\$ 11,967	\$ -

Top 10 days - Average Total Visitors and % Guests

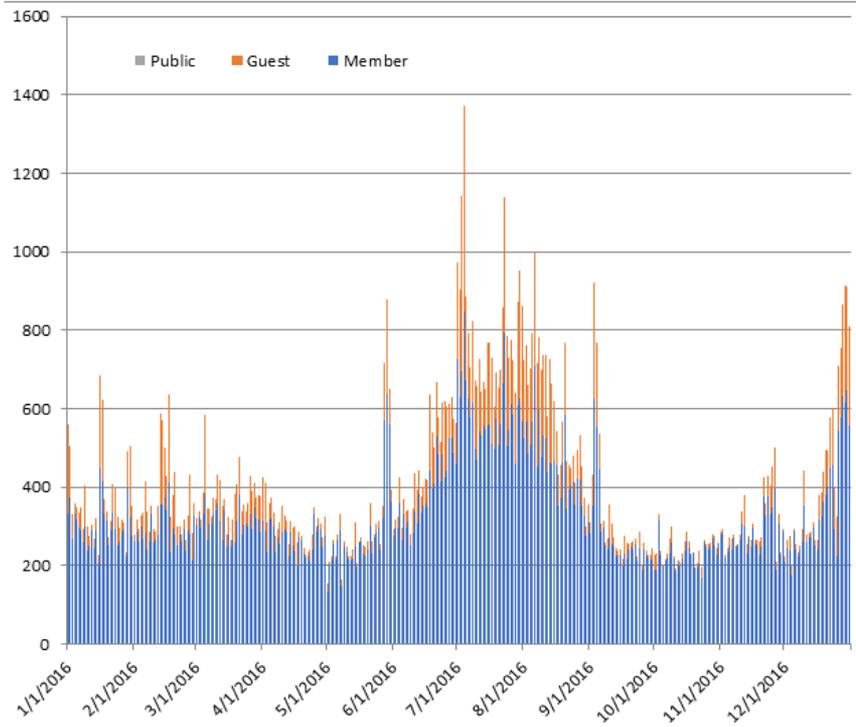


Top 10 Busiest Days		
Average	% Guest	Dates
931.1	30.58%	7/4/2015
		7/5/2015
		9/6/2015
		8/8/2015
		8/5/2015
		7/3/2015
		8/9/2015
		8/15/2015
		9/5/2015
		8/1/2015
985.8	32.49%	7/4/2016
		7/3/2016
		7/23/2016
		8/6/2016
		7/1/2016
		7/30/2016
		9/3/2016
		12/29/2016
		5/29/2016
		7/2/2016
1126.9	35.05%	7/4/2017
		7/2/2017
		7/3/2017
		9/2/2017
		8/5/2017
		8/12/2017
		6/24/2017
		7/5/2017
		9/3/2017
		7/15/2017

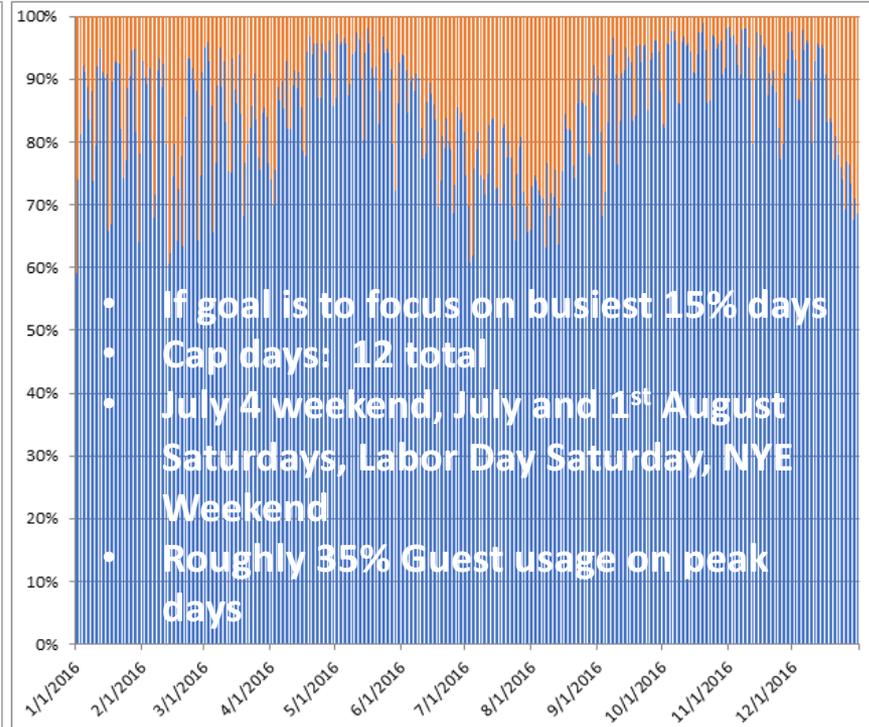


Trout Creek

summer average 622.8
 stdev 207.9 830.7

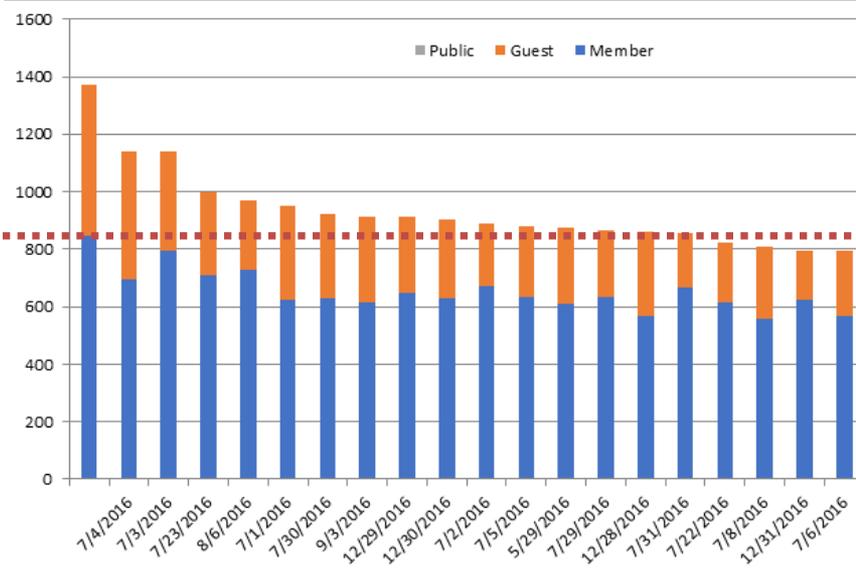


Normalized to show visitor mix

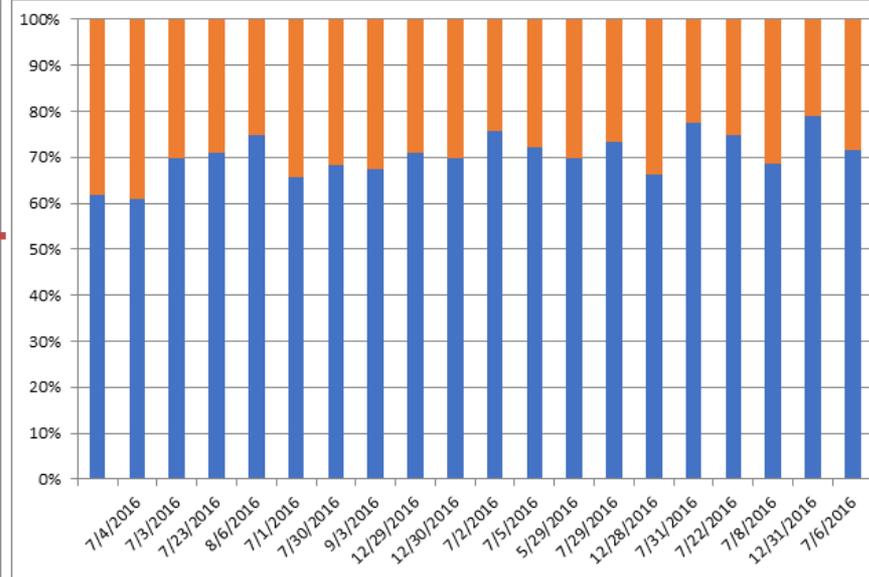


- If goal is to focus on busiest 15% days
- Cap days: 12 total
- July 4 weekend, July and 1st August Saturdays, Labor Day Saturday, NYE Weekend
- Roughly 35% Guest usage on peak days

Top 20 visitor days



Normalized to show visitor mix



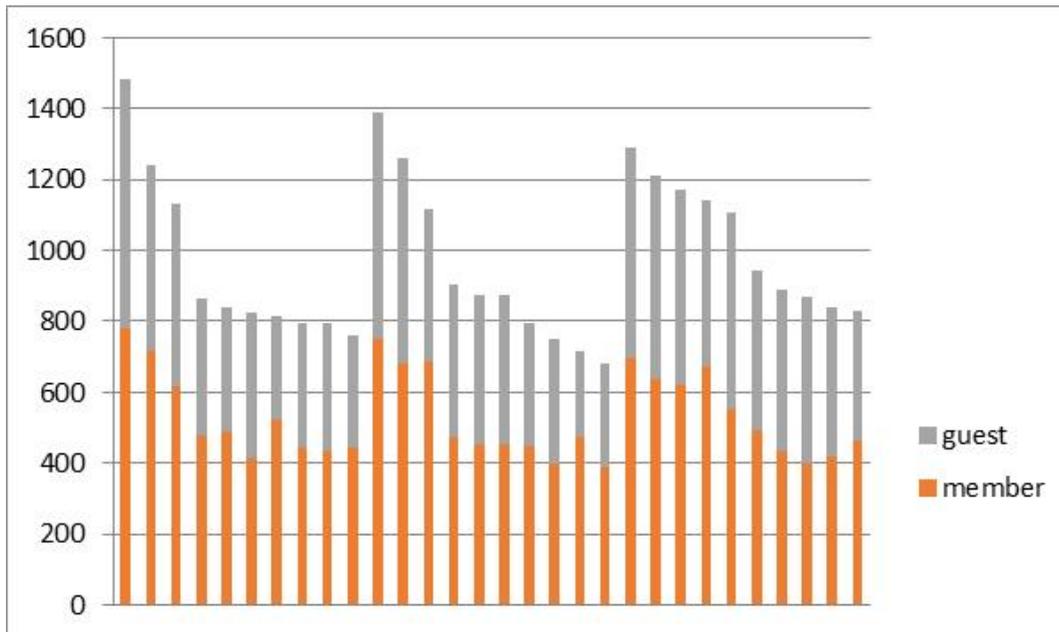
Marina key points

Revenue Differential: Guests at % for top 10 days vs 2017						
	\$ 12.00	0	25%	50%	75%	100%
guest days:	4914	\$ 58,968	\$ 44,226	\$ 29,484	\$ 14,742	\$ -



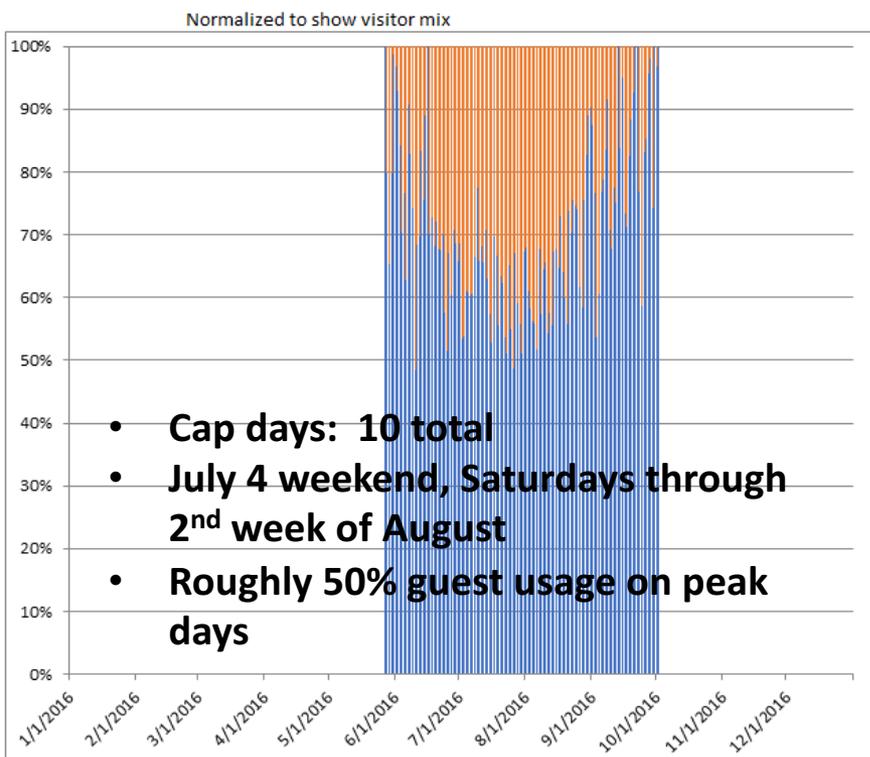
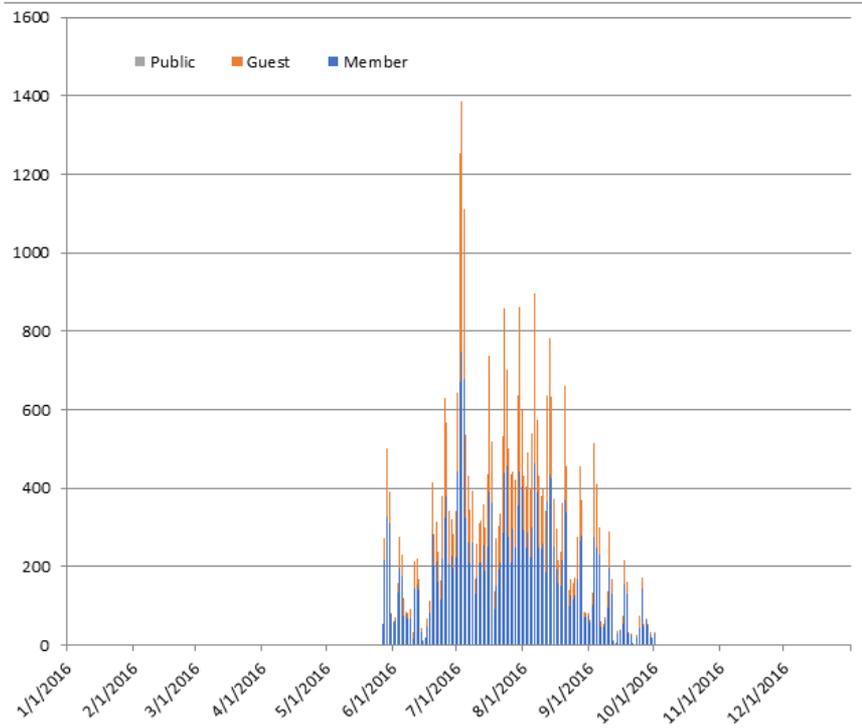
Top 10 Busiest Days

Average	%	Date
954.5	44%	7/4/2015
		7/5/2015
		7/3/2015
		7/25/2015
		8/8/2015
		8/1/2015
		8/9/2015
		9/6/2015
		8/15/2015
		7/18/2015
936.6	44%	7/3/2016
		7/2/2016
		7/4/2016
		8/6/2016
		7/23/2016
		7/30/2016
		8/13/2016
		7/16/2016
		7/24/2016
		8/20/2016
1029.6	48%	7/2/2017
		7/3/2017
		9/2/2017
		7/4/2017
		9/3/2017
		7/1/2017
		7/22/2017
		7/29/2017
		8/12/2017
		7/30/2017

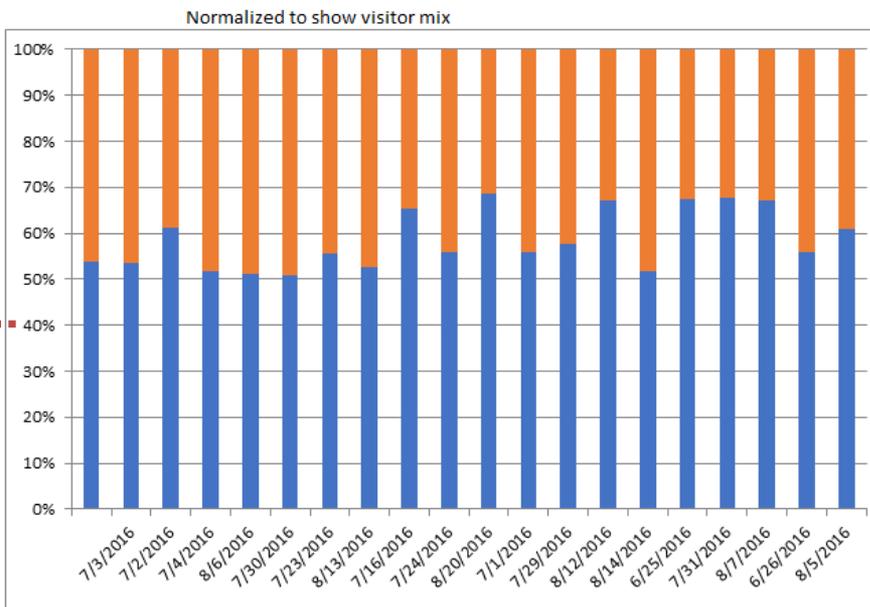
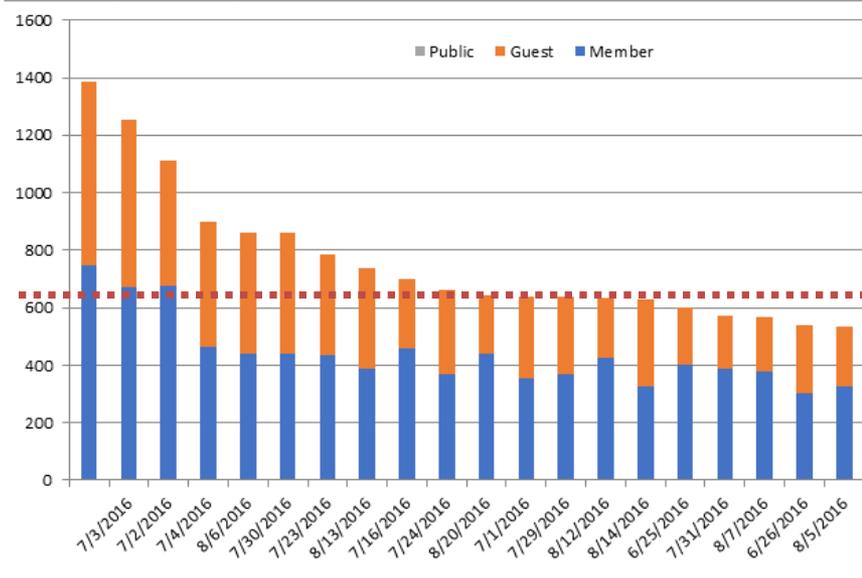


Marina

summer average 371.9
 stdev 257.2 629.1

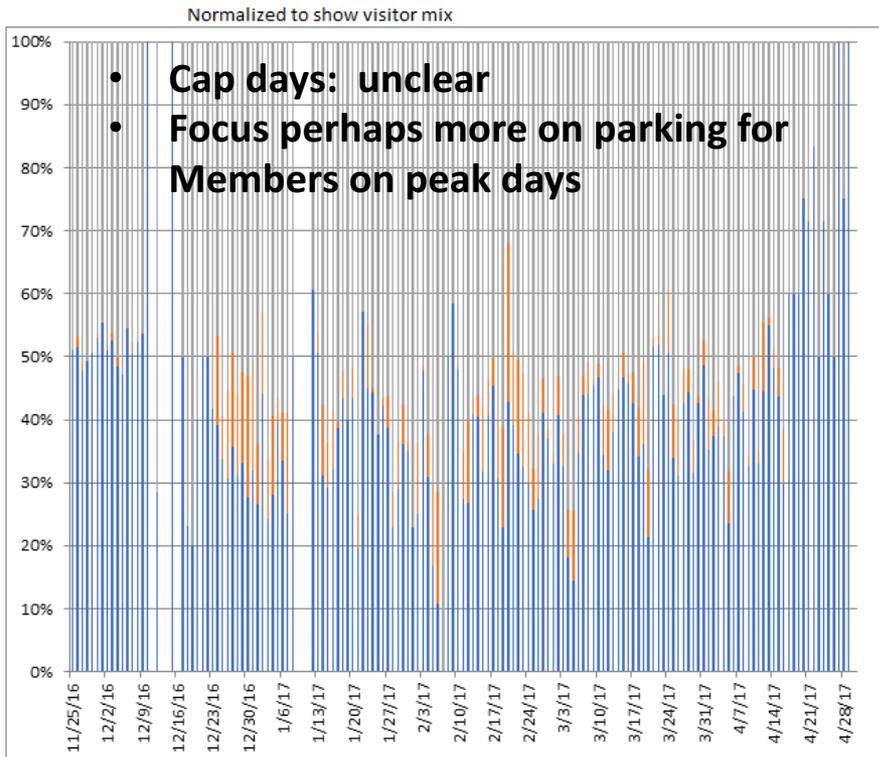
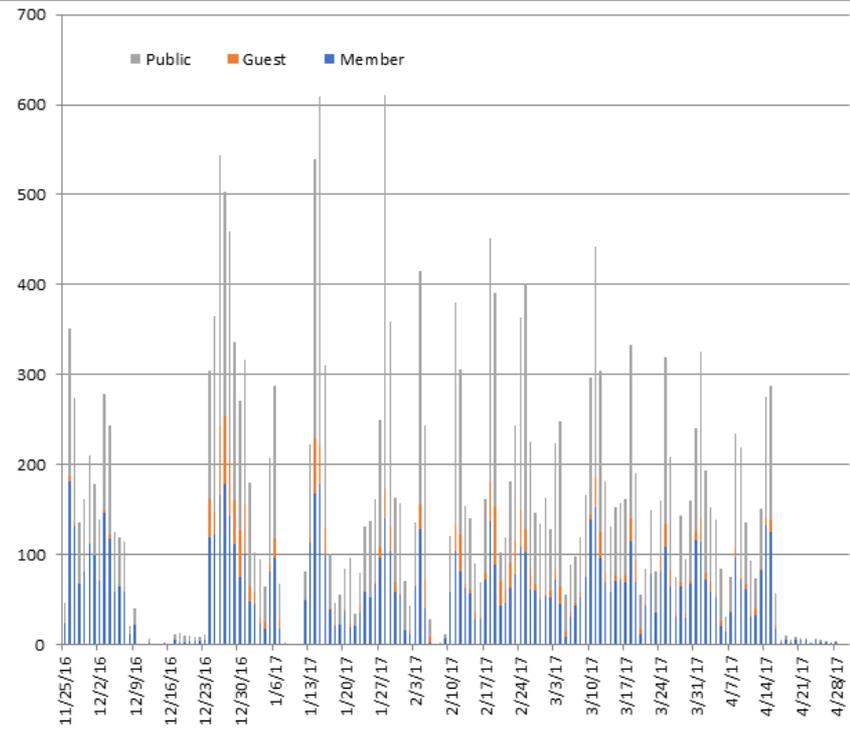


Top 20 visitor days



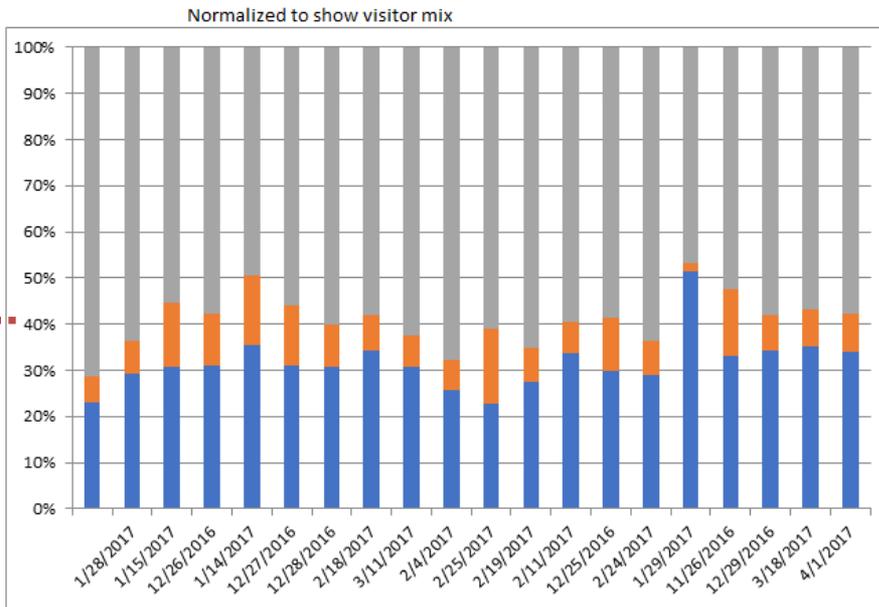
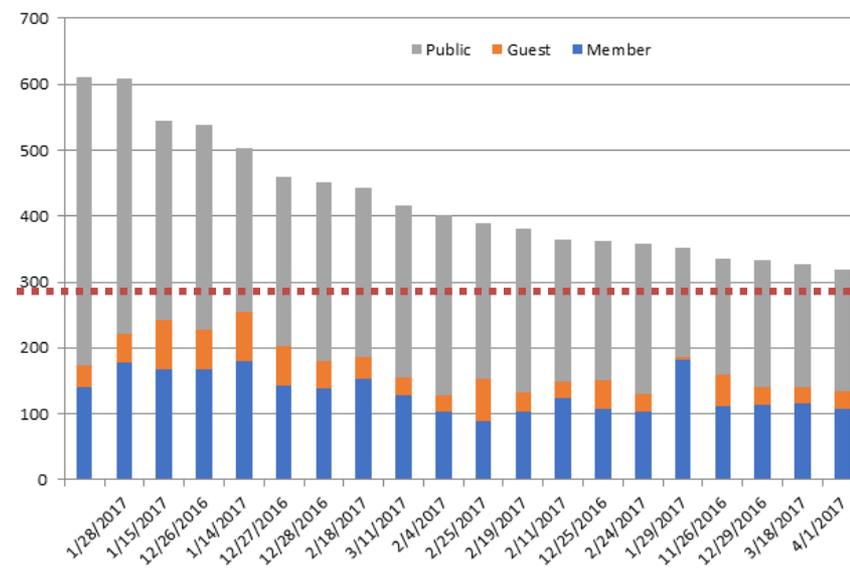
Alder Creek XC

season average 153.0
 stdev 138.8 291.7



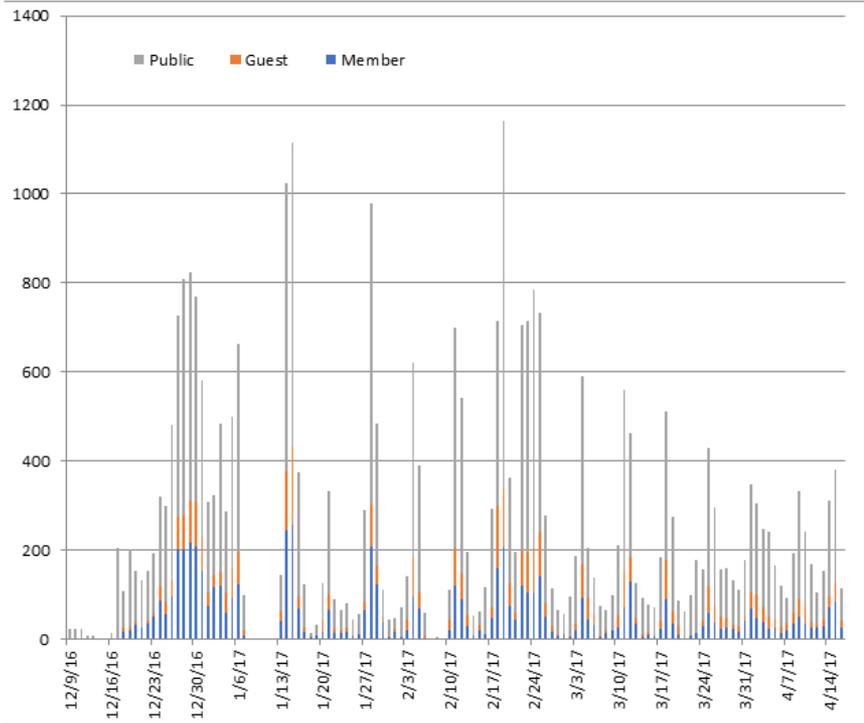
- **Cap days: unclear**
- **Focus perhaps more on parking for Members on peak days**

Top 20 visitor days

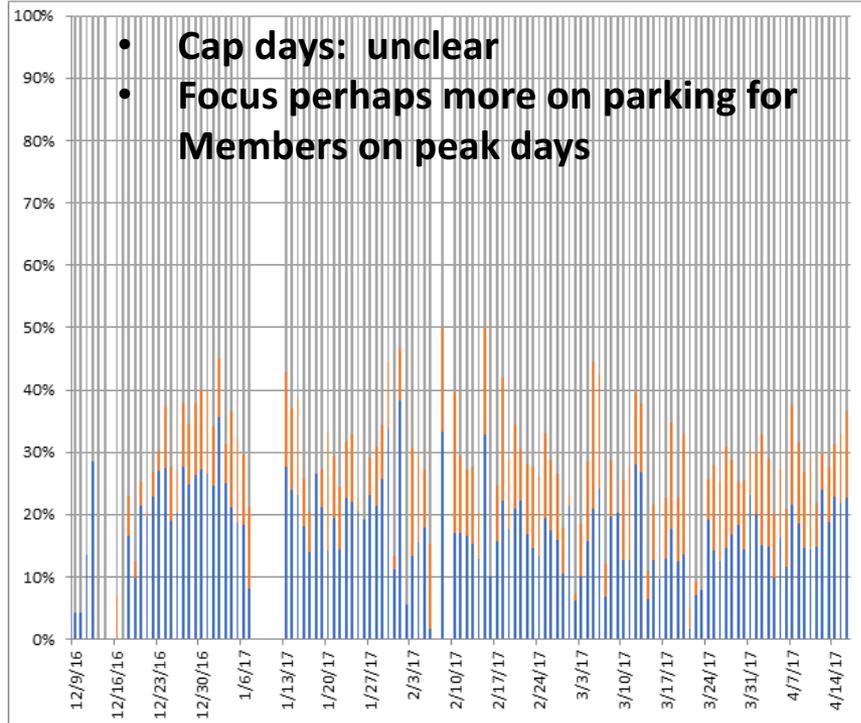


TD Ski Area

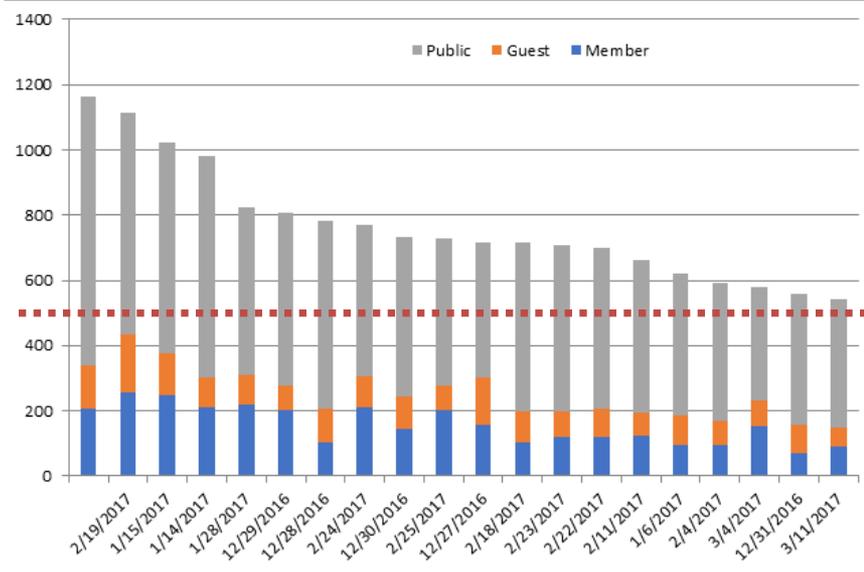
season average 257.1
 stdev 259.9 517.0



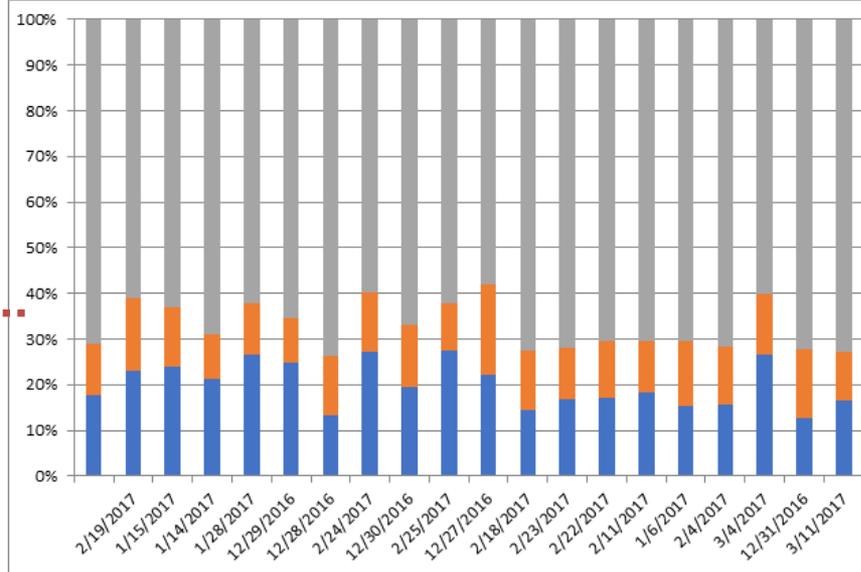
Normalized to show visitor mix



Top 20 visitor days



Normalized to show visitor mix



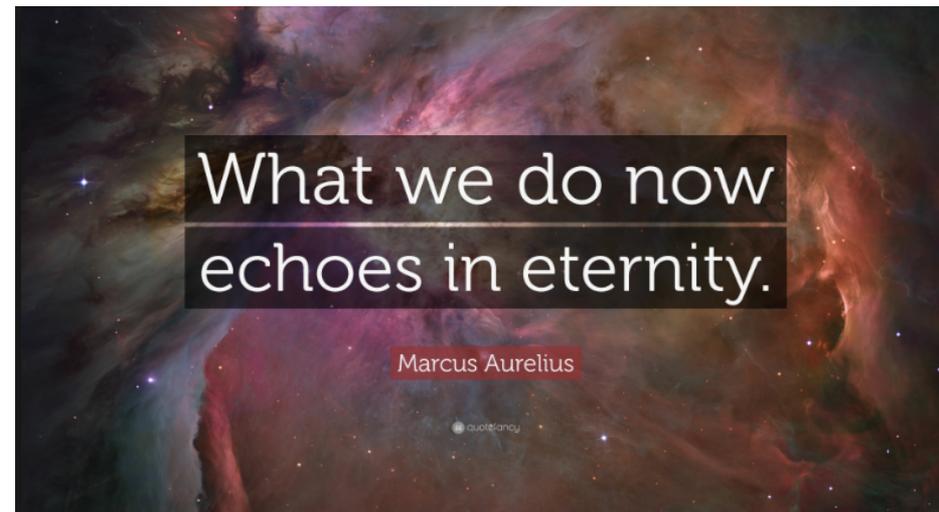
Simple Potential Solution:

- **Members only (or attended guests?) roughly 12 days of the year**
- **Trout Creek and Marina**
 - **July 3-5**
 - **Labor Day Saturday**
 - **Dec 28-31**
 - **Saturdays in July and 1st/2nd Saturday in August**
- **Alder Creek and Ski Area**
 - **No perceived need to cap access**
 - **Consider member only/priority parking and ski lodge seating during winter weekends (note Squaw does parking preference for carpools)**
 - **Consider holding ski lessons, Lodge Dinner spots for Members until X weeks before date during peak**
- **Perhaps try “Member Summer Saturdays”**
 - **All July Saturdays at TC, Marina = Member only**

- Ultimately, amenity issue has 3 main levers:
 - Increase guest prices
 - Limit guest access
 - Create more amenities
- Arguably, all members benefit from tightening levers during peak periods
- STR matter more complex...



- **STR Stage 2 will be complex since it distills to: what do you want TD to be in 10 years?**
- **Most common regulations implemented by towns/HOAs are outlined below ONLY for thought**



Is reason behind potential regulation driven by somewhat personal/arbitrary view OR by legal/safety considerations

		arbitrary ←	→ Legal/Safety
<p>How easy to introduce and/or monitor would concept be?</p> <p>↑</p> <p>↓</p> <p>hard</p>	easy	Annual STR registration fee to cover enforcement "Neighborhood Use Permit" for busy rentals Conditional use permits Cap total number of STRs Cap on max STR properties owned by individual Maximum allowed response time for reported violations	Max number of renters Require fire code, safety, insurance compliance Graduated fines for CCR violation
	hard	Minimum rental period Cap on max rental days/year Cap on max rentals/year	24x7 dedicated coverage for incidents Large scale/special events prohibition Hire private security guards