

4-2-18 DHSki Resort Task Force Minutes

Task Force Members / Attendees

Frank Aldridge	Jim Beckmeyer
Robert McClendon	John McGregor
Nan Meek	Steve Miller
Courtney Murrell	Kevin O'Neil
George Rohrback	Forrest Huisman
Michael Salmon	Miguel Sloan
Michael Sullivan	Rob McCray
Robb Etnyre	Jeff Connors

Our objective from the first mtg. - for reference & minutes:

Produce a plan for investment that the Board and the town of Truckee will approve that will bring the Downhill Ski Area compliance with the TD vision, without increasing Member assessment. We reminded ourselves this meant bringing the ski area to a service level that provides an attractive and well-maintained facility, leading customer service, and optimized owner satisfaction.

Agenda bolded:

1. Update from ECOsign; plans for analyzing final report – Forrest

The team reviewed the master plan slide ECOsign has shared from it's final report. The plan is driven off of their Option A lodge solution. Forrest has generated a list of observations to share with ECOsign on a call for Tuesday the 3rd. The final report will be ready mid April for Task Force, GPC, and Board reviews.

2. Lodge Replace Options – Butch

The major focus of our meeting was the lodge upgrade / replacement strategy. Considering last week's legal opinion on TD's amenity ADA requirements, combined with the Task Forces Engineering and Architectural studies, and TD's CASp ADA report, all agreed last month's discussion and conclusion for lodge replacement is the correct decision. The big question to be addressed next is what size the replacement lodge should be. Michael Sullivan had prepared a slide set that walked us through a logical process, concluding with his version of a lodge sizing model. Michael shared the model requires further analysis, including adding more variables that can drive the Task Force to a recommended size / solution. The Task Force (and the GPC) recognize the associations sensitivity to building a new lodge, including the capital impact on the association. Our intent will be to optimize lodge size with economic return for members, without impacting annual dues. No small task! Mike Salmon will be providing more data later this month, at which time a sub set of the Task Force will move forward with model development.

I have attached Michael's slides to the minute publication email. Please recognize this is a first draft, with more facts, metrics, and variables to be included as we further develop a working model.

Forrest was asked to draft an executive summary blending several documents relating to the Task Force's conclusion on replacing the lodge. These included: the lodge 2013 CASp ADA

evaluation, the Task Forces Engineering and Architectural studies from 2017, and last weeks legal opinion on TD's ADA compliance requirements. Butch, Michael, and Jim will support this effort.

The meeting concluded after agenda item #2, due to time constraints. I have included below some information for Task Force members as an FYI that I intended to share in the meeting. Please call me with any questions or comments.....

3. Communication Update - Nan

The Capital Projects e-Blast process has begun. The TF had a write up included. Primary focus was to drive members to sign up for Discussion Groups. No results to date.

4. Lodge Condo Assoc. Discussion Group Results - Jim

The Discussion Group met on Saturday March 17th. Comments and feedback included:

- "We bought here because the facilities are top notch. Build the lodge right".
- "TD does things well. I'm certain the DSR Task Force will do the same".
- "People are excited about the project".
- "Ensure no ski area parking in the condo lots. Help us."
- "Mitigate and control the traffic".
- "Build a lodge that will last generations. Build it for the kids".
- "The Task Force process appear very good".

5. Update Expansion Strategy of Snowmaking to Eagle Rock - Michael / Steve

The examination of additional snow making capacity for Christy Bowl / portions of Eagle Rock has begun. It is believed that this expansion may be a cost effective way to increase utilization by skiers in low snow years.

6. Open House - Framework; Preparation Plans - Jim / Nan

Nan and Jim developed a preliminary framework for an Open House to be held some time this summer. The framework was reviewed with a sub team: Butch, Courtney, and Michael S. last week.

It was recommended the Task Force have a table at Annual Meeting's amenity fair late in June. Courtney will coordinate. More to come.

7. DSR Biz Plan – Miguel / Jim

Current and future states were framed in and shared with Miguel. I'll give Miguel a call next week regarding progress. Butch, Michael, and Jim are ready to assist.

Decisions That Require Further Analysis This section requires updating at our next meeting

1. **Parking and Transportation options** - will be covered within the business plan and ECOsign's report. Where appropriate, will be included in our final recommendation.
2. **Consider slope improvements** - some considerations may be more long term outside of current scope. ECOsign's final report will be used. Staff will estimate costs.

3. **Lodge replacement options** - focus on resort base location not top of the hill. With ECOsign's final report analyzed, the TF will finalize it's recommendation and provide alternatives.
4. **Timing Options** - will be covered within the business plan.
5. **Snowmaking for Eagle Rock** - currently being investigated. Will be included in our final recommendation.

Decisions made:

1. Create Master Plan and Feasibility Study for options
2. Maintain identity as the "Best place to begin"
3. Expanding intermediate terrain is not economical
4. Improve member experience without compromising revenues (lots of discussion around this, possibly more to come)
5. Upgrade the Downhill Ski Resort to meet TDA's vision
6. New Lodge to meet current utilization
7. Seek Member feedback
8. Snowbird chair replacement, timing and alignment
9. Funding Options
10. Off-season activities - GPC has launched a new TF to work across all TD amenities.
11. List long term items that may impact the lodge option decision - Competing capital improvement items for funds. The business plan will include potential impacts.
12. Our objective is to build the new lodge in 4-5 years.

Next Meeting: April 2nd, TBD pm NWCH Mezzanine CR and Conference Line for those not able to be there in person.