

Tahoe Donner Board of Directors' Dashboard



October 27, 2018

Process

Facts

Feelings

Creativity

Benefits

Cautions

Vision & Mission

- VISION** Tahoe Donner is a vibrant and desirable mountain community, providing attractive and well-maintained facilities, events, programs, and leading customer service to its members, guests, and public, all while maintaining accessible and healthy natural surroundings.
- MISSION** Tahoe Donner Association is a recreational-oriented mountain residential community, whose mutual benefit association of 6,500 owners provides for the standards, regular operation and long term maintenance of programs, facilities and open space. Through continuous improvement, customer service, and fiscal accountability, the association maintains leading standards of natural resource stewardship, facilities, programs and services to benefit the owners/members. Organizational effectiveness and innovation within the association is sustained by maintaining a highly professional board of directors, staff, and homeowner committee volunteers, while also engaging the local community in an effective and collaborative relationship.

2019 Budget Process

Annual Assessment per owner - 2019 10/19/18 draft

	Operating Fund	Replacement Reserve Fund	Development Fund	New Equipment Fund	Total	
2018 AA per owner	\$ 940	\$ 620	\$ 310	\$ 30	\$ 1,900	
changes	\$ (50)	\$ 100	\$ 25	\$ -	\$ 75	
2019 AA per owner, draft 10/19 RECOMMENDED	\$ 890	\$ 720	\$ 335	\$ 30	\$ 1,975	3.9%
2019 AA revenue, draft 10/19	\$ 5,761,000	\$ 4,661,000	\$ 2,168,000	\$ 194,000	\$ 12,784,000	
2019 AA revenue change, draft 10/19	\$ (324,000)	\$ 648,000	\$ 161,000	\$ -	\$ 485,000	

OPTIONS for Modifications from Recommended 2019 AA include:

	Operating Fund	Replacement Reserve Fund	Development Fund	New Equipment Fund	Total	
S1)	(25)	(40)	(5)	(5)	(75)	S1) Drop Financial Analyst \$15, drop Insurance +\$25m increase \$10 & lower cap funding levels AA change to 2018 AA
	865	680	330	25	1,900	
	-8%	10%	6%	-17%	0%	
S2)	-	(65)	(5)	(5)	(75)	S2) lower capital funding levels, mainly RRF AA change to 2018 AA
	890	655	330	25	1,900	
	-5%	6%	6%	-17%	0%	
S3)	-	-	(60)	(15)	(75)	S3) Decrease funding level of DEV Fund and New Equip Fund AA change to 2018 AA
	890	720	275	15	1,900	
	-5%	16%	-11%	-50%	0%	

S1-S3 options lower the capital funding level not expenditure level. (ie the changes equate to less savings for future capital needs).

With AA flat last 3 years, not increasing for 2019 potentially places greater pressure in 2020 to increase more than 3-5% in order to achieve a balanced budget and adequate capital funding levels

Budget Workshop 10/19/2018

Emerging Topics

- Committee Code of Conduct Guidelines (Under Review by Committees/Task Force)
- Updated Board of Director Code of Conduct (TBD)
- Association Governing Document Update - Membership Vote (Tentative - Fall 2019)
- 45 Day Notice on Short Term Rental Rules
- Amenity Access Policy Update (TBD)
- California AB2912 – Fidelity Bond Coverage Requirements for Common Interested Developments
- Table Safe Launch at the Lodge Restaurant & Pub (Tablesides Payment) – November 2018
- Snowbird Chairlift Ribbon Cutting – December 7, 2018 (Opening Day)
- SB1265 – Vetoed by Governor (No Change to Common Interested Development Election Process)
- Fall Festival 2018 positive results
- Summer Operations Survey – Underway
- Association Volunteer Opportunities
- Tahoe Donner Winter Job Opportunities: <http://www.tahoedonner.com/careers/>

Standards

- IRS 501c4 Social Welfare Organization
- California Nonprofit Mutual Benefit Corporation
- California Common Interested Development
- Residential subdivision within the Town of Truckee

	Covenant	Complaints	Violations
January		23	10
February		15	12
March		27	10
April		15	5
May		15	8
June		39	25
July		69	41
August		53	31
Sept		78	58
YTD		334	200

Strategic Plan Goals

- Execute the board-approved Capital Plan on time and within budget. The Capital Plan is composed of the board approved Trails Masterplan, Land Management Plan, Association Masterplan, (priority list of future year reinvestment projects in our amenities from the Development Fund) and Replacement Reserve Study (plan to replace major components of the association according to each component useful life).
- Balance operating revenue and expenses with the need to provide a consistent and appropriate level of defined services for members, member guests, and where appropriate the public. All amenity operations are expected to eventually break even on a Net Operating Result (NOR) basis with members paying for services they choose to utilize.
- Execute effective approaches to maintaining the association's architectural and covenant standards.
- Establish a proactive approach to maintaining the health of our natural resources.
- Maintain an effective approach to membership communications and marketing utilizing modern and measurable platforms.
- Work in partnership with the Town of Truckee and Special Districts to maximize the return on Homeowner tax dollars.

Capital Projects

Active Projects:

- Downhill Ski Resort Snowbird Chairlift Replacement - Complete
- Alder Creek Adventure Center – Cleanup & Abatement Order Rescission Review - Underway
- Trout Creek Recreation Center Remodel & Expansion – General Contractor Bids In
- Golf Course Remodel Planning – Initial Biological Study Completed & Moving to Golf Course Architect for review and bid
- Trails & Open Space – October Trial Volunteer Day - Complete
- Equestrian Center Relocation – CFO Complete
- Pool Resurface Phase II & Safety Improvements – Underway

Net Operating Results (NOR)



45-Day Notice | Rule Changes | Board Vacancy

Draft: Second 45-Day Notice | Short-Term Rental Rules

Draft Short-Term Rental Rules will be discussed at the 10/27/2018 Regular Board of Directors' meeting. While the first official 45-day member comment period expired August 24, member comments will continue to be accepted for a second 45-day member comment period, or until the Board acts. If the Board decides to modify the proposed rules in a significant way, a new 45-day member comment period will be required before the Board can take final action.

Tahoe Donner Association Bylaws, Article VII, Section 6 (f):

Filling of Vacancies. Vacancies on the Board of Directors shall be filled by a majority vote of the remaining directors, even though less than a quorum or by a sole remaining director unless the vacancy is created through removal of a director, in which case the vacancy shall be filled by the affirmative vote of a majority of a quorum of the Members voting by written ballot in accordance with Article IV, section 6 hereof. Furthermore, the Members may elect a director or directors at any time to fill any vacancy or vacancies which are not filled by the directors.

Temporary Emergency Fire Safety Rules (Expires Dec 9, 2018 or sooner...)

FIRE BAN IN EFFECT FOR ALL TAHOE DONNER

NO WOOD OR CHARCOAL FIRES. FINES START AT \$2,000

LEARN MORE

NO OUTDOOR WOOD or CHARCOAL FIRES

- Immediate ban on ALL outdoor wood and charcoal fires, until further notice. Effective immediately, until further notice, outdoor grilling is restricted to gas grills only with 15 feet vertical clearance and horizontal clearance to defensible space standards.
- 1st violation wood fire in a commercially manufactured burning device \$2,000 minimum fine to \$5,000 maximum fine, to the property owner(s) on title.
- 1st violation wood fire in a non-commercially manufactured burning device, such as a fire ring, camp fire, any fire that is in contact with the ground \$2,500 minimum fine to \$5,000 maximum fine, to the property owner(s) on title.
- 2nd offense in a calendar year (while burn ban is in effect) from the 1st violation, fine doubles to \$4,000-\$5,000 to the property owner(s) on title plus suspension of amenity privileges for a minimum of 30 days.
- 3rd and all subsequent violations, fine will be \$5,000 per occurrence plus suspension of amenity privileges for a minimum of 30 days.
- Fire Season is generally deemed over when there is 2-3" of snow accumulation or consistent soaking rain for multiple days. CALFIRE established the dooryard burn restrictions on June 11, 2018 against debris burning which remains in effect. Fire Season is technically not over until CALFIRE lifts the dooryard burn restrictions.
- Truckee Fire Protection District has lifted the campfire ban in the Town of Truckee, however, is retaining the dooryard debris burning restrictions in compliance with the CALFIRE dooryard debris burn restrictions.
- Tahoe Donner Forestry Department will be scheduling over 700 defensible space slash piles for burning once conditions permit in order to affordable reduce dangerous forest fuel.