

Tahoe Donner General Plan Committee – February 11, 2019 Meeting Minutes

Time and Location

2:30 PM in the Northwoods Clubhouse Mezzanine Room on the first non-holiday Monday of each month.

Call to order:

The meeting was called to order by the Chair at 2:36 PM.

Roll Call:

GPC Committee:			Liaisons:	Tahoe Donner Association	
Nan Meek	Rob McCray	ALTERNATES	Jennifer Jennings, Board	Robb Etnyre	Megan Rodman
Michael Sullivan	John McGregor	Steve Miller	Don Koenes – Board 2°	Forrest Huisman	Miguel Sloane
Jim Beckmeyer	George Rohrbaek	Courtney Murrell	John Dundas, Fin. Com.	Mike Salmon	
John Maciejewski	Jeff Shellito				

Subcommittee Leaders: ~~Michael Fajans, John Stubbs, Annie Rosenfeld, Benjamin Levine~~

Guests: None

Approval of Minutes

Steve Miller made a motion to approve the minutes of the last meeting. John McGregor seconded the motion. The minutes were accepted without comment.

Member Input – None

Finance Committee Liaison report - Steve Miller

Corey Liebow was elected Chair with John Dundas as Vice Chair. The RRF Policy update has been submitted to the Board for approval. December financial performance resulted in a positive NOR of \$203K.

New Business: see appendix

1. **Project Prioritization**

Background - *The capital project prioritization process has evolved over the last few years. The “General Plan 2000” laid out a series of projects that were subsequently accomplished by the Association. Four years ago, a Capital Projects Process (CPP) was approved by the Board. This process described an Evaluation Team made up of representatives from the Board, Staff, Finance Committee and GPC to meet once a year and evaluate the projects that have been submitted by members and staff. The Team described 7 categories and sorted the projects accordingly. (see attachment “Master Capital Projects List”). Last year, the team met again for the second year and created a different categorization emphasizing Association Needs Over Wants. (see attachment “Draft Guidance for Suggested Development Fund Projects”). One output of that meeting was an updated Capital Funds Projection (CFP) that scheduled Development Fund spending through 2024. The current Needs of the Association are projected to absorb all of the Development Fund for the next 5 years. A second output was to re-organize the GPC around each of our amenities. These new subgroups were charged with analyzing the Wants and putting them in priority order as a part of their task to create Amenity Master Plans to be written in 2019.*

Based on our current knowledge of Needs and Wants, the GPC confirmed that we still agree with the prioritization displayed in the CFP. The GPC advises the Evaluation Team to also confirm that the CFP represents the plan for capital spending until 2025 and the GPC subcommittees will work to complete their Amenity Master Plans that describe the projects they recommend for the years that follow.

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2. Creating the Association General Plan

Background - *As noted above, each Subcommittee is tasked with creating an “Amenity Master Plan” that describes the current state of each amenity, uses the projects submitted by members and staff to identify Needs and Wants, analyzes¹ the choices and lays out a vision of the future and a path to achieve it. The aggregation of all of the Amenity Master Plans combined with the Association Master Plan as a strategic template make up the new Association General Plan.*

The Downhill Ski Resort, Trails and Open Space, and Golf Course subcommittees are fully staffed and are proceeding to create Amenity Master Plans. The Trout Creek Recreation Center subcommittee is currently being formed under the leadership of John Stubbs. New member Laura Lindgren will join the Northwoods Recreation Center to help Courtney Murrell. Other resources recently added: Finance Committee will help with financial analysis and a new person in Communications can assist in some of the writing. Nan Meek has updated the Dudek descriptions of each amenity and posted them on the TD website.

This leaves the major amenities of The Lodge and ACAC currently unassigned and needing further recruitment.

Updated list of Potential Capital Projects:

The Sort Team project list is at: TahoeDonner.com/Members/CapitalProjects/PotentialProjects.

Project Task Force updates:

Active Sub Committee progress reports:

1. Northwoods Activity Center – Murrell

The NAC subcommittee continues to gather member input for amenity parcel improvements and also how members view the future of this facility and site.

Subcommittee will meet with GM Monday 2/11 to begin discussions of administrative/operational needs at the NWCH. Other staff input has already been listened to and noted.

Lastly, the subcommittee is thrilled that the Board approved capital funding for ADA improvements to the poolside restrooms at their January meeting.

2. Downhill Ski Resort– Beckmeyer, Aldridge, McClendon, McGregor, Meek, Miller, Murrell, O’Neil, Rohrback, Huisman, Salmon, Sloan, McCray, Etnyre, Sullivan

See attached minutes of the subcommittee’s last meeting.

3. Golf Course – McGregor, Huisman, Stang, Beckmeyer, Leibow, Gauney, Gemma, Kuehne, Murtagh.

The subcommittee will commence a “Blue-Ribbon” style financial analysis. Bickler will start renovation projects in the fall.

4. Marina Recreation Center – Fajans.

Michael Fajans is currently serving on the Board until June so this subcommittee will be re-activated when he becomes available.

5. Trails & Open Space (TOS) – Annie Rosenfeld, Levine.

After considerable study, TOS will recommend an e-bike trail to the Covenants Committee.

6. Trout Creek Recreation Center (TCRC) - Stubbs, Bledsoe, Murrell, Levine, Winther, Huisman.

Phase 1 of the renovation is proceeding as planned. The new vestibule and reception area are laid out and the temporary entrance is clearly indicated.

¹ Use patterns, financial analysis, member input, benchmarking, etc.

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SUPPORT Subcommittees

1. Association Master Plan/Capital Projects Process – Sullivan, Meek,
Amenity Master Plans are being written by active subcommittees.
2. Communications– Meek, Murrell, Levine, Sullivan
New website content has been submitted to staff for the following GPC Amenity Subcommittees: Beach Club Marina, Downhill Ski Resort, Golf Course, The Lodge, and Northwoods Activity Center. New website content is being reviewed for Alder Creek Adventure Center and Trout Creek Recreation Center, with Trails and Open Space to be done.

Remaining to be completed is content for Association-wide subcommittees Employee Housing, Mailboxes, and Parking and Transportation; support subcommittees Association Master Plan/Capital Projects Process, Communications and Demographics; the General Plan Committee page; and the “About” and “Process” pages of the Capital Projects section.

Copywriting and review was completed for the February Tahoe Donner News article, “You own a part of it – be a part of it” about what the GPC is, and is not; why be a part of it; who’s on it; how it works; how to become involved; and snapshots in photos and words of past, present and future capital projects.

Input was made to the March Tahoe Donner News article about the benefits that our well-managed Reserve Replacement Fund provides to members, why we have a RRF and some examples of the RRF in action.

The next GPC Communications Subcommittee will be on Monday, Feb. 11, at 1:30 pm in the Northwoods Mezzanine Conference Room.

3. Demographics– McCray, Beckmeyer, Maciejewski, Sullivan.
No report.

“ON-HOLD” & “NOT YET ACTIVE” TASK FORCES plus Staff Projects of interest

1. Alder Creek Adventure Center (ACAC) – a leader is needed for this center.
Snow at the Nordic center produced significantly more NOR this season than last year’s no-snow season.
2. The Lodge - TBD
No subcommittee has yet been formed
3. Cluster Mailboxes – Rohrback, Fajans, McGregor
Subcommittee disbanded but could be re-activated if directed to do so by the Board
4. Employee Housing – Fajans
There is no news to report.

FUTURE ISSUES TO BE ADDRESSED

none


Adjournment:

The meeting was adjourned at 4:26 PM

Next Meeting:

The next meeting will be held on March 4, 2019 at **2:30 PM** at NWCH Mezzanine.

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	MASTER CAPITAL PROJECTS LIST	1 - Needs, 2 - Wants, 3 - Operational, 4 - Not Vision of TDA, 5 - Located in Truckee, 6 - Already exists in Tahoe Donner Association, 7 - Completed Projects			A - Health and Safety B - Requires Code- Compliance C - Physical Asset Protection D - Financial Asset Protection	Project Information Paper (PIP)	GPC Task Force
		AMENITY	PROJECT SCOPE	Origination			
Association Wide	Cluster Mailbox Consolidation with Overhead Roof Structure	GPC Task Force	Q4 2015		C		
Association Wide	New TDA trail connector to the Town's phase 2 Trout Creek Trail	Staff	Q4 2015	2			
Association Wide	Community Barn/ Center	Member email	Q1 2016	3			
Association Wide	EV charging stations utilizing TDPUD rebates	Staff	Q1 2016	1			
Association Wide	Seasonal Employee Housing	Staff	Q1 2016	1			
Association Wide	Dog run and activities	2015 Homeowner Survey	Q1 2016	6			
Association Wide	Regular Daycare	2015 Homeowner Survey	Q1 2016	1			
Association Wide	Indoor children's play space, mini golf, and climbing wall	2015 Homeowner Survey	Q1 2016	2			
Association Wide	Skating Rink	2015 Homeowner Survey	Q1 2016	3			
Association Wide	Network Operations Center (NOC) at central location, Golf Maintenance	Staff	Q1 2016	2	C		
Association Wide	Composting program	Staff	Q1 2016	3			
Association Wide	Community Garden	Board Member	Q1 2016				
Association Wide	Stand-alone Information Kiosk at each Amenity	Staff	Q1 2016	2			
Association Wide	Expanded parking at Glacier Way Trailhead	Staff	Q1 2016	1			
Association Wide	Remove barbed wire, and install A-frame fencing along applicable Euer Valley boundaries	Staff	Q2 2016	1			
Association Wide	Gas Station	Member email	Q2 2016	3			
Association Wide	New Administration Office Space to expand Clubhouse offerings	Member email	Q2 2016	3			
Association Wide	Rock Climbing	New Member Survey	Q2 2016	2			
Association Wide	Vaulted Restrooms at Glacier Way Trailhead	Member email	Q3 2016	3			
Association Wide	30 year bond to fund underground utility upgrades throughout Association	GPC	Q3 2016	3			
Association Wide	Underground utility lines for aesthetics, safety, and dependability of service	Homeowner email	Q4 2016	3			
Association Wide	Consider Solar Garden for individual Homeowner investment, utilizing rebates and incentives	Homeowner email	Q4 2016	3			
Association Wide	Prepare schedule for accessibility improvements at all Facilities per existing CASP reports	Staff			B		
Association Wide	Guided and catered hikes to notable destinations during select Summer periods	Board Member					
Association Wide	Require non-members to pay access fee to TDA's trail system (day pass, season pass, etc)	Board Member					
Association Wide	Geocaching Course	Board Member					
Association Wide	Casting Pond	Board Member					
Association Wide	Chainsaw art along trail/pathways	Board Member					
Alder Creek Adventure Center	Backcountry Warming Hut(s)	Board Member	Q4 2015	1			
Alder Creek Adventure Center	Permanent Restrooms in Euer Valley	GPC	Q4 2015	1			
Alder Creek Adventure Center	New Cook House	GPC	Q4 2015	2			
Alder Creek Adventure Center	Relocate Food Trailer into Euer Valley on select summer weekends	Board Member					
Alder Creek Adventure Center	Phase 4 Equestrian Campus; Trailer Parking, dressage court, and improved boarder pens	Steering Committee	Q4 2015	3			
Alder Creek Adventure Center	Adventure Zone; archery zone, ropes course and zipline area, Zone for young bike skills	Board Member	Q4 2016				
Alder Creek Adventure Center	Back-up Generator	Staff	Q1 2016	1	D		
Alder Creek Adventure Center	Snowmaking for a 5K early season loop	Member email	Q1 2016		D		
Alder Creek Adventure Center	Bridges at Coyote Crossing and Cowboy Camp	Staff	Q1 2016	1			
Alder Creek Adventure Center	Additional storage options for winter operations; snowmobiles, signs, tools	Staff	Q1 2016	1			
Alder Creek Adventure Center	Rebuild and Maintain iconic Euer Valley barns	Staff	Q1 2016	3			
Alder Creek Adventure Center	Winter Trail expansions; Crabtree to Mustang, Lions Leap to Last Round up, Dog Trail ext.	Staff	Q1 2016	1			
Alder Creek Adventure Center	FIS Homologation to meet improved international standard of mass skate start	Staff	Q1 2016	1			
Alder Creek Adventure Center	Disk Golf Course	2015 Homeowner Survey	Q1 2016	1			
Alder Creek Adventure Center	Treehouse	2015 Homeowner Survey	Q1 2016	1			
Alder Creek Adventure Center	Walk-in Camping to a yurt or hut system	2015 Homeowner Survey	Q1 2016	3			
Alder Creek Adventure Center	Improved footing at Arena	Staff	Q4 2016	1			
Alder Creek Adventure Center	Improved footing at Round Pen	Staff	Q4 2016	2			
Clubhouse NWCH	Trash Enclosure, Storage Room Addition, ADA & Drainage improvements	GPC	Q4 2015	2	B		
Clubhouse NWCH	Rear terrace expansion and leveling, improved accessibility to bocce courts	GPC	Q4 2015	2	B		
Clubhouse NWCH	Parking Capacity Expansion	Staff	Q4 2015	1			
Clubhouse NWCH	Expanded Recreation Hut	Staff	Q1 2016	3			
Clubhouse NWCH	Covered, outdoor Vending machines	Staff	Q1 2016	3			
Clubhouse NWCH	Heated walkway outside Pizza Entrance to minimize existing liability	Staff	Q1 2016	2			
Clubhouse NWCH	Hot Tub near Pool	Homeowner email	Q4 2016	2			
Clubhouse NWCH	Ice skating, roller skating, and miniature golf, like Northstar or Martis Camp	Homeowner email	Q4 2016	3			
Clubhouse NWCH	Office reorganization for improved customer service	Staff					
Clubhouse NWCH	Accessibility upgrades	Staff			B		
Campground	Improve accessible restrooms and showers	Staff	Q4 2016	3	B		
Downhill Ski Resort	New Ski Lift at Backside slopes	GPC	Q4 2015	3			
Downhill Ski Resort	New Downhill Ski Lodge	GPC	Q4 2015		B		
Downhill Ski Resort	Expanded Snowmaking Equipment to Eagle Rock	GPC	Q4 2015				
Downhill Ski Resort	Top Shop Fueling Station	Staff	Q1 2016	2			
Downhill Ski Resort	Lift Access to family-friendly gravity bike trails, bike park, beginner progressions (like Northstar)	Board Member					
Downhill Ski Resort	Back-up Power for existing Ski Lodge	Staff	Q1 2016		D		
Downhill Ski Resort	Replace Eagle Rock Chair	Staff	Q1 2016	3			
Downhill Ski Resort	Snack Bar Remodel	Staff	Q1 2016	1			
Downhill Ski Resort	Remodel seating areas, restrooms and expand parking	Homeowner email	Q2 2016	3			
Downhill Ski Resort	Expand restrooms and indoor seating capacity	Homeowner email	Q4 2016	3			
Downhill Ski Resort	Provide expanded parking at top of Eagle Rock Chair, accessible through green gate at SkiSlope	Homeowner email	Q4 2016	3			
Downhill Ski Resort	Expand ski slopes onto Sunrise Bowl to provide more advanced terrain	Homeowner email					
Downhill Ski Resort	Upgrade existing Ski Lodge to meet current code and accessibility requirements	Staff			B		
Downhill Ski Resort	Provide Gallery covers for Conveyors C2 and C3 for improved safety, operations, service levels	Staff			D		
Downhill Ski Resort	Lodge improvements to serve verifiable needs of Members over the expected lifetime of the capital investment	Homeowner email					
Downhill Ski Resort	(18) hole disc golf course for use during spring, summer, and fall months	Board Member					
Downhill Ski Resort	(~25) Ski in/Ski out residential properties, with new chairlift access into Sunrise Bowl	Board Member					

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Downhill Ski Resort	Prepare schedule for accessibility improvements per existing CASp reports	GPC Task Force				B			
Forestry Facility	New Storage Building	Staff	Q4 2015	1					
Forestry Facility	FiberOptic line for reliable communications to/from admin offices in Forestry Department	Staff							
Golf Course	Water Conservation, 500K gallon water tank/well/pump/case/heads	Staff	Q4 2015	1					
Golf Course	Shade structure over Driving Range Tee boxes	Staff	Q1 2016	3					
Golf Course	Consider additional maintenance and course improvements to remain regional competitive	M/W Golf Clubs							
Marina	New entrance, signage, improved accessibility and lighting	GPC	Q4 2015	2					
Marina	Expanded kitchen and terrace seating with shade structure	Member email	Q4 2015						
Marina	Beach Bar on slab with power	Staff	Q1 2016	2					
Marina	Third Dock south of existing Boat Ramp	Staff	Q1 2016	2					
Marina	Prepare Master Plan	Board Member				B			
Open Space Planning	Land Acquisition (500K over next 5 years)	GPC	Q4 2015	1					
Snowplay	Expanded Paver Terrace for Food and Beverage	GPC	Q4 2015	3					
Snowplay	Snowmaking	GPC	Q4 2015			D			
Snowplay	Flushing restrooms for utilization by all guests summer/winter	GPC	Q4 2015	3					
Snowplay	Relocate Snowplay operations to alleviate Trout Creek parking and operations	Staff	Q1 2016	2					
Tennis Facility	Facility Expansion/Remodel	Staff	Q1 2016	3					
Tennis Facility	Indoor Tennis courts for winter play	2015 Homeowner Survey	Q1 2016	3					
Tennis Facility	Provide seasonal ice skating rink at tennis courts for members, guests, and public	Board Member							
The Lodge	Replace Tent with new Conference Space and Restrooms under low-pitch roof	Staff	Q1 2016						
The Lodge	Recycle and Refuse expansion	Staff	Q1 2016	2					
The Lodge	Back-up Generator	Staff	Q2 2017	1		D			
The Lodge	Add staircase and lighting at existing sloping walkway between upper and lower parking	Staff	Q1 2016	1		A			
Trails Master Plan	Update the Trails Master Plan to consider all types of trail users and utilization	Staff							
Trout Creek Recreation Center	4,000SF addition and expanded parking	GPC	Q4 2015	3					
Trout Creek Recreation Center	Additional Lap Lanes	GPC	Q4 2015	3					
Trout Creek Recreation Center	Expanded Pump house for improved heating capacity for 12 month rec pool operations	GPC	Q4 2015	2					
Trout Creek Recreation Center	Widen Entrance for addition of left turn lane	GPC	Q4 2015	2		A			
Trout Creek Recreation Center	Additional Hot Tub	Staff	Q1 2016	2					
Trout Creek Recreation Center	Saline Upgrade	Staff	Q1 2016	2					
Trout Creek Recreation Center	Marco Polo Grill to receive sink and shade structure	Staff	Q1 2016	1					
Trout Creek Recreation Center	Fiber-Optic to Snowplay from Ball Shack	Staff	Q1 2016	3					
Trout Creek Recreation Center	Additional Parking on driving range, directly below t-boxes, for usage during large events	Member email	Q4 2016	3					
Trout Creek Recreation Center	Expand pools, swimming lanes, and hottubs	Member email	Q4 2016	3					
Trout Creek Recreation Center	Facility expansion and accessibility improvements	GPC Task Force	Q4 2016	1		B			
Trout Creek Recreation Center	Improve pool-side Sun Shading	Board Member							
Trout Creek Recreation Center	Extend Nature Trail upstream, and eliminate roadside path at Trout Creek	Board Member							
Trout Creek Recreation Center	Prepare Master Plan	Board Member				B			
Trout Creek Recreation Center	Expand concert series from 4th of July weekend, to also include Memorial Day and Labor Day	Board Member							

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 7/12/2018	<h3 style="margin: 0;">DRAFT GUIDANCE FOR SUGGESTED DEVELOPMENT FUND PROJECTS</h3>
GPC Strategic Review	Suggestions from all Sources
Feasibility Studies to be performed by TDA Staff and Consultants	
	Undergrounding utility lines
	Member Only Gas Station
	Electric Vehicle Charging Stations at select Amenities
	New Storage Building at Forestry Facility to replace multiple storage containers
Mailbox Task Force	
Primary Focus	Prepare Master Plan for Cluster Mailboxes
Other considerations	Provide one mailbox for each TDA property owner
Housing Task Force	
Primary Focus	Consider all options for Seasonal Workforce Employee Housing
Other considerations	Coordinate with existing community efforts to provide additional Housing opportunities
ACAC Task Force	
Primary Focus	Prepare ACAC Master Plan
	Snowmaking
	Winter Trail expansions; Crabtree to Mustang, Lions Leap to Last Round up, Dog Trail ext.
	Adventure Zone with archery zone, treehouse, zipline area, bike skills, disk golf
Other considerations	Consider Phase 4 Equestrian Campus; Trailer Parking, dressage court, and improved boarder pens
	Warming Hut character upgrades at (4) locations
	Back-up Power for ACAC
	Additional storage options for snowmobiles, signs, tools
Upgrades to FIS Standards for International Nordic Races and Events	
Clubhouse Task Force	
Primary Focus	Prepare NWCH Master Plan
	Accessibility Improvements at NWCH and Tennis Facility
	Trash Enclosure, Storage Room Addition, Rear Terrace leveling
	Parking Capacity Expansion
	Adventure Zone with archery zone, treehouse, zipline area, bike skills, disk golf
	Seasonal Ice Skating on tennis court
Other considerations	Hot Tub near Pool
	Expanded Recreation Hut
	Covered, outdoor Vending machines
	Heated walkway outside Pizza Entrance
	Reorganization of Administration Offices
	Improve Clubhouse offerings and activities, move administrative offices
Indoor Tennis courts for Winter play	
Downhill Ski Resort	
Primary Focus	Prepare DSR Master Plan and Business Plan (currently underway)
	Consider Member versus Public analysis
	Accessibility Improvements
	New or Expanded Downhill Ski Lodge
	Snowmaking Equipment at Eagle Rock
	Modify Ski Slopes to improve beginner experience
	Expand Summer Day Camps
	Lift Access to family-friendly gravity bike trails, bike park, beginner progressions (like NorthStar)
	Adventure Zone with archery zone, treehouse, zipline area, bike skills, disk golf
Replace Eagle Rock Chair	

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Other considerations	New Backside Chairlift
	Provide expanded parking at top of Eagle Rock Chair, accessible through green gate at SkiSlope
	Provide Gallery covers for Conveyors C2 and C3 for improved safety, operations, service levels
	(~25) New Ski in/Ski out residential properties, with new chairlift access into Sunrise Bowl

Golf Course Task Force	
Primary Focus	Update Golf Course Master Plan
	Accessibility Improvements
Other considerations	Consider Golf Course improvements to remain regionally competitive
	Water Conservation, 500K gallon water tank/well/pump/case/heads
	Shade structure over Driving Range Tee boxes

Marina Task Force	
Primary Focus	Update Marina Master Plan
	Accessibility Improvements
	Expanded Kitchen and terrace seating with shade structure
	Cooperative Agreement with State Park and beach access
	Agreements with TOT/Caltrans for improved on-street Parking
Other considerations	New entrance, signage, improved lighting
	Beach Bar on slab with power
	Third Dock south of existing Boat Ramp

The Lodge Task Force	
Primary Focus	Prepare Master Plan for The Lodge
	Replace Tent with new Conference Space and Restrooms
	Accessibility Improvements
	Replace sloping walkway with heated staircase and lighting
Other considerations	Install Roof structure over heated staircase
	Recycle and Refuse Improvements
	Back-up Power for Kitchen and Restaurant

Trails & Open Space Task Force	
Primary Focus	Update Trails Master Plan with all types of trail users and utilization, an updated dog leash policy, and trail access fee options
	Trailhead Parking and Restrooms at Driving Range, Glacier Way and Bermgarten
	Dog Park
	Vaulted toilet in Euer Valley
	McGlashan Springs parcel utilization
	Accessibility Improvements at Campground
Other considerations	Extend Nature Loop upstream and adjacent to driving range, eliminate roadside path to TCRC
	New TDA trail connector to the Town's phase 2 Trout Creek Trail
	Provide Community Garden and Composting Program
	Bridges at Coyote Crossing and Cowboy Camp
	Rebuild and Maintain iconic Euer Valley barns

TCRC Task Force	
Primary Focus	Prepare TCRC Master Plan
	Snowmaking at Snowplay
	Flushing restrooms for Snowplay
	Expanded Parking for Snowplay and Trailhead
	Additional Hot Tub
Other considerations	Facility Expansion and Accessibility improvements (currently in TOT Planning)
	Saline Upgrade
	Additional Lap Lanes
	Expanded Paver Terrace for Food and Beverage
	Indoor playground, day care, mini golf, and climbing wall

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For 2019 Budget - Initial DRAFT for GPC review, DRAFT - Development Fund - Capital Funds Projection

GPC Task Force	Project	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Association Wide	Association Master Plan (Dudek)	5,856										
Association Wide	New Accessibility Improvements		50,000	150,000								
Association Wide	Member Surveys		50,000									
Association Wide	Roof Structures over Mailboxes											
Alder Creek Adventure	Equestrian Operations Relocation	100,000	25,000									
Alder Creek Adventure	Snowmaking on select Nordic Trails		100,000									
Downhill Ski Resort	Master Plan (ECOsigin)	15,897										
Downhill Ski Resort	Downhill Ski Lodge (proposed savings to \$12.5MM DF)	75,000	2,000,000	2,300,000	2,500,000	2,500,000	1,500,000	1,500,000				
Downhill Ski Resort	Snowbird relocation and Eagle Rock Shrouding (b-\$90K)	70,000										
Downhill Ski Resort	Snowmaking to Eagle Rock (Phase 1 permit credit in '18)	-6,617	600,000									
Downhill Ski Resort	Regrade Mile Run for min. 8% slope (skier experience)		50,000	200,000								
The Lodge	Covered Walkway, connecting parking lot (TOT permitted)		75,000									
Trails and Open Space	Implement trail/trailhead projects on the SYIP	56,396	100,000	150,000	75,000	75,000						
Trout Creek Recreation	Trout Creek Expansion (DF portion)	200,000	275,000	275,000								
Trout Creek Recreation	Snowmaking at Snowplay		100,000									
Association Wide	Feasibility Studies		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Association Wide	Future Land Acquisition	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Estimated Annual Totals, exclud RRE, Inflation Factor, and direct/allocated overhead		576,532	3,535,000	3,185,000	2,685,000	2,685,000	1,610,000	1,610,000	110,000	110,000	110,000	110,000
	Direct and Allocated Overhead	191,000	311,000	311,000	311,000	311,000	311,000	311,000	311,000	311,000	311,000	311,000
	Expenditures Total	767,532	3,846,000	3,496,000	2,996,000	2,996,000	1,921,000	1,921,000	421,000	421,000	421,000	421,000
2.0%	Inflation Factor	0	0	70,000	120,000	180,000	154,000	192,000	51,000	59,000	67,000	76,000
	Total Including Inflation	767,532	3,846,000	3,566,000	3,116,000	3,176,000	2,075,000	2,113,000	472,000	480,000	488,000	497,000
	2019 < BASELINE YEAR FOR INFLATION FACTOR											
	1.8% Interest Income	70,000	91,000	62,000	38,000	21,000	3,000	5,000	6,000	36,000	67,000	98,000
	8.0% Income Tax Expense	5,600	7,300	5,000	3,000	1,700	200	400	500	2,900	5,400	7,800
	Bad Debt Expense	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
	TRANSFERS IN (OUT)											
20	<Years: Normalized Contrib >	310	335	335	335	335	335	335	335	335	335	335
6473	Annual Contribution	2,007,000	2,168,000	2,168,000	2,168,000	2,168,000	2,168,000	2,168,000	2,168,000	2,168,000	2,168,000	2,168,000
	Beginning	3,753,013	5,049,882	3,448,582	2,100,582	1,180,582	184,882	273,682	326,282	2,020,782	3,734,882	5,469,482
	Ending	5,049,882	3,448,582	2,100,582	1,180,582	184,882	273,682	326,282	2,020,782	3,734,882	5,469,482	7,223,682
	Yr 2018		Yr 2019	Yr 2020	Yr 2021	Yr 2022	Yr 2023	Yr 2024	Yr 2025	Yr 2026	Yr 2027	Yr 2028
	Project Stages Color Code	Project Analysis	Conceptual Design	Final Design	Construction	Post-Project Review						

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General Plan Committee Orientation.docx

Appendix 5 – GPC Subcommittees (as of Jan 1, 2019)

AMENITY SUBCOMMITTEES	LEADER
Alder Creek Adventure Center (ACAC)	TBD
Downhill Ski Resort (DSR)	Jim Beckmeyer
Employee Housing – project on hold	Michael Fajans
Golf Course	John McGregor
Mailboxes – project on hold	George Rohrback
Marina Recreation Center	Michael Fajans
Northwoods Activity Center	Courtney Murrell
The Lodge	TBD
Trails and Open Space (TOS)	Annie Rosenfeld / Benjamin Levine
Trout Creek Recreation Center (TCRC)	John Stubbs

SUPPORT SUBCOMMITTEES	LEADER
Association Master Plan	Michael Sullivan
Communications	Nan Meek
Demographics	Rob McCray

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1-31-19 DHSki Resort Sizing & Subcommittee Minutes

Subcommittee Members / Attendees

Robert McClendon	Jim Beckmeyer	Michael Sullivan	Kevin O'Neil
Nan Meek	John McGregor	Courtney Murrell	George Rohrbach
Forrest Huisman	Robb Etnyre	Michael Salmon	Miguel Sloan
Rob McCray	John Dundas		

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. Lodge Sizing Meeting Update – any and all attendees

The notes below will represent the minutes for the Lodge Sizing meeting.

The Lodge Sizing meeting was held prior to the SC session. Attendees: same as above, plus Courtney, and Nan.

1.1 Everyone agreed it was not necessary to review our December meeting decisions on direction.

1.2 Rob M's operational data for this season's peak usage days was reviewed. Daily Skier visits run from ~400 up to ~1500. Public usage runs from 26% to 48%. Lift line wait times are 1 to 6 minutes. We concluded lifts can adequately handle up to 1500 skiers.

1.3 Michael S. walked us through a financial analysis for lodge sizing. The concept was to show for incremental user increase amounts of 100, going from 1100 users ramping to 1300, for every increase in 100 users TD would increase lodge size by 1900 sq feet, and increase new building cost by \$1140K. This resulted in costing members incrementally \$176 per member, but returning cash received per member \$350 (NPV) over 30 years. I will attach the analysis to the minutes for readers to review the details of the analysis.

1.4 Discussion from item 1.3 moved us directly in to a discussion led by Butch on Lodge Sizing Comparison, Skier Visits over the past 5 years, concluding in a Cost Benefit Analysis which I've pasted below:

COST BENEFIT ANALYSIS – DESIGN CAPACITY

	<u>1100 Skiers</u>	<u>1300 Skiers</u>	<u>Change</u>
Days # Skiers < DC			
Last 2 Years	96.4%	98.2%	+1.8%
Last 6 Years	95.8%	97.7%	+1.9%
Last 2 Years + 100/day	95.2%	97.6%	+2.4%
Last 6 Years + 100/day	94.6%	97.4%	+2.8%
Lodge Size	21,000 SF	24,500 SF	3500 SF
Estimated Building Cost	\$ 12.6M	\$ 14.7M	+ 17%

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Let's see if I can do this justice. The table above concludes that for the past two seasons, 96.4% of skier days would have been adequately served by a lodge sized at 21k sq feet. 98.2% Of skier days would have been adequately served by a 24.5k sq foot lodge. The incremental cost of building the additional 3.5k sq feet is \$2.1M, or 17% more. Butch has used planning assumptions the Subcommittee has been leveraging for some time – ie. New building cost is \$600 per sq foot, square foot per skier for building size is 19 sq. ft. I will attach Butch's analysis to our minutes for readers to fully review.

2. Resort Level Master Plan Update – Jim

- adding competitive advantage section
- adding global climate change section

Sections:

- I Introduction
- II Current State
- III The Tahoe Region Market
- IV TD's Competitive Advantage
- IV Climate Change
- V Membership View of the Down Hill Ski Resort
- VI Desired Future State
- VII Bridging Current to Future State

The Subcommittee's recommended edits have been built in to the current draft with the exception of two sections. Michael S and Rob M will be drafting the Climate Change section, and Jim will incorporate Rob M's Risk Factor summary once provided.

3. Need some brainstorming – Michael S

Given that global warming appears to be a reality and that it's likely to affect the downhill ski operation eventually, what activities would TD members be enjoying at the ski hill when that happens and what kind of building would serve their needs? Can we use their answers to those questions when we design a new building?

Discussion included the following itemized list:

- A new building should be designed with an open flexible plan. This includes flexible walling which can easily be adjusted for sizing needs.
- Capability for a Golf Academy.
- Capability for living quarters.
- Capability for conferencing spaces.
- Capability for member activities, member club events.....
- Banquet event capabilities. Pending kitchen has capacity.
- Child day care capability.
- Kids zone (for non skiers)
- Outdoor rest rooms.
- Some discussion on keeping the yurt (moving it's content inside a new lodge) / moving the yurt to another location.

Jim agreed to add these items to our amenity master plan future state section.

4. Where to focus while Sizing Team develops recommendation?

Stay with Sizing. Stay the course. Keep working operational data, and Butch's modeling. Complete the Amenity Master Plan draft.