

# Tahoe Donner General Plan Committee

## September 9, 2019 Meeting Minutes - version 2

### Time and Location

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

### 1. Call to order:

The meeting was called to order by the Chair at 2:30 PM.

### 2. Roll Call:

GPC Committee:			Liaisons:	Tahoe Donner Association	
Nan Meek	Rob McCray	Laura Lindgren	Jim Roth	Robb Etnyre	Miguel Sloane
Michael Sullivan	John McGregor	ALTERNATES	Jeff Connors	Brian Yohn	Robin Bennett
Jim Beckmeyer	George Rohrback	Steve Miller	<del>John Dundas, Fin-Com.</del>	Mike Salmon	
<del>John Maciejewski</del>	Jeff Shellito	Courtney Murrell			

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

Guests: Michael Papanian

### 3. Approval of Minutes

Jim Beckmeyer made a motion to approve the minutes of the last meeting. John McGregor seconded the motion. The minutes were approved by unanimous vote.

### 4. Member Input - There were no member comments

### 5. Review of the Development Funds Wish list

The GPC agreed with the priority of the Development Fund wish list. There were some requests to adjust the project descriptions. Benjamin will collaborate with Brian on the descriptions.

### 6. Sub Committee progress reports:

#### A. Communications— Meek, Murrell, Levine, Sullivan

**1) Eblasts:** Work has begun on a dedicated eblast for the Downhill Ski Subcommittee.

**2) TD News:** Work should begin shortly on content for the space reserved for GPC content in November; this will be coordinated with timing and content for the Downhill Ski eblast.

**3) Surveys:** Pursuant to Director Connors' request for GPC Subcommittee charters (related to their work on surveys), Nan consolidated the GPC Communications Subcommittee charter, and the stated purposes of the other GPC subcommittees from the Tahoe Donner website, into a document for review by Director Connors and anyone else who is interested.

**4) Website:** Editing of new/updated content continues ongoing

#### B. Trout Creek Recreation Center (TCRC) - Stubbs, Winther, Huisman, Levine, Sloane, Meagan Hanbury. John Maciejewski,

Debbie Meyer, Alan Pontius.

See attached report

#### C. Trails & Open Space — Levine, Rosenfeld, Bonnard, Bothwell, Cohen, Crum, Dana, Englar, Etnyre, Hahin, Jennings, Joaquin, Lindsay, Mahoney, Meek, Miller, Nicol, Phelps, Phillips, Powell, Quan, Simmons, Sullivan, Terrell, Thayer, Thornton, Yohn

The TOS survey was in the field from August 7 - 14. To provide TOS members with adequate time to study the data in detail, the survey's results will not be discussed by the TOS until the September meeting. As such, the TOS did not hold a formal meeting in August. The TOS did, however, meet informally at the Bermgarten Trailhead to review the completed trailhead project, and to conduct a walking tour of the McGlashan Springs and Bucknam Tract properties.

#### D. Golf Course — McGregor, Huisman, Jim Stang, Jim Beckmeyer, Corey Leibow, Brian Gauney, Pat Gemma, Kevin Kuehne, James Murtagh, Denise Rebar, Keith Williams

The TD BOD approved replacement of the greens at the course to occur in Spring 2020.

Necessity for approving project at this time is need to grow greens with appropriate lead time. To make this happen, purchase needed to occur NLT Sep which is now. While green replacement is not a specific item on sub-committee initiative, it is prudent for both actions to occur simultaneously and work to be performed by one contractor. A site survey was conducted week 3 Sep and bids are expected shortly. It is intent for management to request project approval at 21

## Tahoe Donner General Plan Committee September 9, 2019 Meeting Minutes - version 2

Sep Board meeting with b/u at Oct meeting. If approved, all activities would occur Spring 2020 when conditions permit. Currently, the projection is that course would be closed for entire 2020 season with possibility of some play late summer. Management is also working on a mitigation plan to approach other local courses and create a TD type arrangement with details to be determined

- E. Downhill Ski Resort– Beckmeyer, Aldridge, McClendon, McGregor, Meek, Miller, Murrell, O'Neil, Rohrbach, Huisman, Salmon, Sloan, McCray, Etnyre, Sullivan

Snowmaking and Mile run work has progressed. Both work streams have identified what work remains, and will be planned for implementation in 2020.

The Subcommittees lodge sizing work completed as of it's 9-9-19 meeting. Alston provided square footage estimates based on Staff's "Needs Analysis". Below is a summary of their input:

Front Office: 7750 sq ft

Food Service: 6500 sq ft

Back Office: 4000 sq ft

Circulation: 6750 sq ft

Total – 25000 sq ft

We moved on to discussing and voting on our three model sizes that have been on the table for the lodge sizing effort. Voting results were:

17k sq ft – 1 vote

21k sq ft – 1 vote

25k sq ft – 6 votes

Discussion included the following rationales:

- ★ The economics of spending an additional \$2.4m to get to 25k sq ft from 21k, is well worth the incremental spend.
- ★ Today we have a WAG'd "useable" sq ft of 14k. Growing to 21k, a 50% increase, (vs the 25k) is sufficient to hit the lion's share of our typical season's daily demands.
- ★ Historically TD builds too small, then has to spend incremental amounts of capital down the road. Size larger today.
- ★ Usability of the lodge in the off-season is better with the larger size.
- ★ Let's get to Stage 4 of the CPP to refine our needs.
- ★ Optimizing customer service and owner satisfaction means building the larger sized lodge.
- ★ All four pillars of our lodge sizing analysis have pointed us towards the larger solution:
  1. ECOsign report
  2. Operations analysis during this season
  3. Financial analysis provided by the Finance Committee
  4. Alston's analysis based on Staff's bottoms up Needs Analysis

Benchmarking has been completed. A final report should be posted later this month.

All work streams assigned to Stage 3 of the CPP have been completed. Drafting and editing of a Decision Paper is in the works. If we do this swiftly, the DP will be on GPC's agenda for its October meeting.

- F. Northwoods Activity Center – Murrell, Lindgren

The NWAC subcommittee met August 22 at Noon to discuss status of member input and to confirm prioritization for Amenity Master plan. The subcommittee discussed and, coupled with member, staff and TCRC subcommittee input, decided that keeping the family-oriented Northwoods Pool is an important asset and service level for the Association, instead of closing it in favor of consolidating all pools to TCRC (per some board directors' inquiries). The subcommittee also learned this month from Ian Mindell, TD's tennis manager, that 2 tennis courts can be re-stripped for tennis AND pickleball, thus gaining 2 additional pickleball courts relatively soon at minimal cost. The cost of re-stripping is within the Tennis operations budget or can be part of RRF during court resurfacing, thus outside of the Development Fund.

The idea of covered tennis & pickle ball courts was discussed and a letter describing the current status is attached.

## Tahoe Donner General Plan Committee September 9, 2019 Meeting Minutes - version 2

- G. The Lodge -  
On hold
- H. Alder Creek Adventure Center (ACAC) – McCray, Laura Lindgren, John Maciejewski  
No further activity
- I. Snowmaking at Downhill, Nordic and Snowplay - Yohn  
This will be covered in depth in a future meeting.
- J. Demographics– McCray, Maciejewski, Sullivan.  
no current activity
- K. Association Master Plan/Capital Projects Process – Sullivan, Meek,  
Consult specification being written

### 7. Finance Committee Liaison report - Steve Miller

This month we will be participating in the first 2020 Budget Workshop (focusing on Capital Budgets) which starts at 1PM on September 12 followed by an abbreviated 1 hour Finance committee meeting

### 8. New Business:

None

### Updated list of Potential Capital Projects:

The Sort Team project list is at: [TahoeDonner.com/Members/CapitalProjects/PotentialProjects](http://TahoeDonner.com/Members/CapitalProjects/PotentialProjects).

### Adjournment:

The meeting was adjourned at 3:47 PM

### Next Meeting:

The next meeting will be held on October 7, 2019 at 2:30 PM at NWCH Mezzanine. Nan Meek will lead the meeting.

### Note, the following committees are not yet active or are on-hold

- i. Marina Recreation Center – Fajans.  
No update
- ii. Cluster Mailboxes – Rohrback, Fajans, McGregor  
Subcommittee deactivated.
- iii. Employee Housing – Fajans.  
This committee currently tracks the activities of other community groups that are studying or acting on the same issue.

## Tahoe Donner General Plan Committee September 9, 2019 Meeting Minutes - version 2

### **TCRC (Trout Creek) Master Plan Subcommittee (TCRC MPS) Meeting Report.**

Tuesday, Aug 27, 2019

Attending: John Stubbs, Benjamin Levine, John Maciejewski (conference phone), Kyle Winther, Brian Yohn

1. The main discussion item was the revision of the 2019-04-19 Quarterly Update Prioritization for the Development Fund, as requested at the Board of Directors meeting Friday, Aug 23. An initial response was submitted by John Stubbs for the meeting called by Brian Yohn on Monday, Aug 26. After the meeting, Benjamin Levine prepared the attached summary for submission to the GPC and staff.
2. Currently, the rec. pool is kept open and heated from mid December to President's Day weekend. Kyle agreed to submit available past use data to be part of a cost/benefit study.
3. A suggestion that the TD Eats food truck currently present during Snowplay operation be made available during the summer was referred as an operation item for future consideration.
4. It was agreed that snowmaking, listed as a Number 1 Priority, should be a joint subcommittee priority, headed by Steve Miller working with Sally Jones.
5. In regard to a permanent flushing restroom installation for Snowplay, Kyle recommended that to be a high priority in order to lessen demand for use of the TCRC bathrooms.
6. Even though the replacement of the current pools heaters with a high efficiency boiler system, listed as a Number 1 Priority, is likely to be a 100% RRF project, it should be emphasized that this is an essential project needed to enable the aquatic DF Priority 2 projects.
7. Expanding parking is a critical need for any future use expansion at TCRC. It was agreed that the Northwoods Blvd. parking proposal would be a TCRC MPS responsibility but that, before proceeding, concerns about potential safety issue should be discussed with Annie Rosenfeld, Director of Risk Management and Real Property.
8. In regard to widening the entrance from Northwoods Blvd into TCRC, Kyle reported on a number of accidents over the past 8 years involving cars skidding over the embankment and the limited vision of southbound Blvd traffic when exiting the parking lot.
9. In coordination with the NWAC subcommittee, the TCRC MPS began a discussion of a potential proposal to move the NW pool to the TCRC aquatic area. Several concerns about this idea were:
  - a. The NW pool has just been resurfaced.
  - b. The pool is adjacent to the wet lands area bordering Trout Creek. Removing and replacing the pool with another function could potentially trigger new wetlands restrictions for use of the area or require extensive permitting requirements.
  - c. The NW pool is a younger child friendly environment and serves a different demographic than the TCRC aquatic area.
  - d. The NW pool is a popular use area and when the pool use was recently shortened during summer season, there was a good deal of member complaint.
  - e. Currently, when a fecal incident closes the pools at TCRC, members are able to go to the NW pool. A fecal incident at TCRC impacts all the pools that share the same water circulation system.
  - f. Moving the NW pool to TCRC would increase the crowding of the rec. pool deck space.

Following are the Capital priorities and deletions from the Trout Creek project list:

## Tahoe Donner General Plan Committee September 9, 2019 Meeting Minutes - version 2

### TCRC Capital Funds Projection

- Trout Creek Expansion (DF Phases 1 and 2)
- Snowmaking at Snowplay

### Deletions from the TCRC DF priority list:

- Trout Creek Rec Center Parking lot expansion. (Listed as separate streetside and trailhead parking projects.)
- In-facility user tracking = operational issue, not DF.
- Saline upgrade. Staff recommends against, but will continue to explore options for aquatics sanitation efficiencies.
- Expanded paver terrace for food and beverage. (No justification known to staff.)
- Indoor playground, day care, mini golf, climbing wall. (Subcommittee judged that these are not viable or not in vision)

### Operational issues to be dealt with as components of the TCRC Master Plan:

- Place certain equipment (including spin bikes, strength equipment) on faster RRF schedule
- Consider better strategic deployment for TD Eats food truck
- Continue evaluating winter rec pool usage
- Continue operational efforts to curb pool deck crowding

### **COVERED TENNIS AND PICKLE BALL COURTS LETTER FROM THE SUBCOMMITTEE**

Regarding indoor tennis, I looked at some tennis bubble links another enthusiast sent. Tahoe Donner has huge snow-load criteria, which would require a permanent bubble or facility, nothing inflatable. Below is an explanation dated August 6, 2019 from former director Michael Fajans regarding indoor tennis/pickle-ball:

As a former long-term member of the GPC and tennis and pickle-ball player, I can assure you that the idea of a tennis bubble has been brought to the GPC and board many times over the last 20-25 years. Our past research (multiple iterations) concluded this concept is not warranted. The tennis center building and its bathrooms are not winterized and would need replacement before the facility could be considered for year-round use. Keeping a path plowed to the facility would be difficult as well. But most fundamentally, the 85% plus of members who are part-time do not come up here in winter to play tennis or pickle-ball - we can do that in the vicinity of our primary residence. I understand that the TD Rec and Park District has an active indoor pickle-ball program at their rec center and I would suggest that the full time residents who wish to play pickle-ball use that facility in winter. I have talked with full-time residents who go down to Reno if they want to play tennis in winter - as do the golfers. If there is a need for winter tennis in Truckee, it should be a community-wide facility, not a TD one.