

## Tahoe Donner General Plan Committee December 2, 2019 Meeting Minutes

### Time and Location:

1:30 PM in the Northwoods Clubhouse Mezzanine Room.

### 1. Call to order:

The meeting was called to order by the Vice-Chair at 1:30.

### 2. Roll Call:

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

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

Guests: Charles Wu, Rich Mackler

### 3. Approval of Minutes:

Jim Beckmeyer moved to approve November minutes, George Rohrback seconded, motion passed by unanimous vote.

### 4. Member Input:

None.

### 5. GPC Direction and plans for 2020:

- Discussion began with concern for the rule that three board members present constitute a board meeting requiring notice to members. Resolution was for Charles Wu, who was on the phone, to provide an introduction to the discussion and then end his phone call while the meeting attendees continued the discussion with the GPC Board Liaisons Jeff Connors and Jim Roth in attendance.
- Thorough participation by GPC members and guests in the lengthy discussion ensued, the details of which will be included in future meeting minutes and/or Tahoe Donner's website after review and approval by participating meeting attendees to ensure accuracy and transparency.

### 6. Subcommittee progress reports:

- A. **Communications** – Meek, Murrell, Levine, Simmons, Sullivan  
--The GPC Communications Subcommittee is being discontinued effective with the end of Nan Meek's and Michael Sullivan's GPC terms. Future GPC communications needs and subject matter liaison with staff will be determined by 2020 GPC and Board direction in collaboration with TD management and staff.
- B. **Trout Creek Recreation Center (TCRC)** – Stubbs, Hanbury, Kelly, Levine, Maciejewski, Meyer, Pontius, Sloane, Winther.

## Tahoe Donner General Plan Committee October 7, 2019 Meeting Agenda

--Detailed reports from October and November are included in the addendum at the end of this document.

- C. **Trails & Open Space** – Levine, Rosenfeld, Bonnard, Bothwell, Casper, Cohen, Crum, Dana, Englar, Etnyre, Hahin, Jennings, Joaquin, Lindsay, Mahoney, Meek, Miller, Nicol, Phelps, Phillips, Powell, Quan, Simmons, Sullivan, Terrell, Thayer, Thornton, Yohn, Young.  
-- September TOS meeting minutes will be posted to Tahoe Donner's website following approval by the subcommittee.
- D. **Golf Course** – McGregor, Huisman, Jim Stang, Jim Beckmeyer, Corey Leibow, Brian Gauney, Pat Gemma, Kevin Kuehne, James Murtagh, Denise Rebar, Keith Williams.  
--No update to report at this time, other than the grass is currently being grown offsite for greens replacement next year.
- E. **Downhill Ski Resort** – Beckmeyer, Aldridge, McClendon, McGregor, Meek, Miller, Murrell, O'Neil, Rohrback, Huisman, Salmon, Sloan, McCray, Etnyre, Sullivan.  
--The DHSki update article "What has the Downhill Ski Subcommittee Been Up To?" is in the December Tahoe Donner News to inform members. The DHSki subcommittee had an update conference call this morning. Previously, a small group met with Charles Wu regarding next steps on the Decision Paper, particularly the lodge, which was submitted to the Board in October. At the December board meeting, there will be a workshop segment on 1) the rebuild or remodel question, and 2) lodge sizing. Staff has developed analytical data reports regarding the number of users per peak day per year, which will be helpful for future discussions.
- F. **Northwoods Activity Center** – Murrell, Lindgren.  
--No update to report at this time.
- G. **The Lodge** - On hold.
- H. **Alder Creek Adventure Center (ACAC)** – McCray, Laura Lindgren. John Maciejewski.  
--ACAC is in a holding pattern pending clarification of GPC role in master plan development.
- I. **Snowmaking at Downhill, Nordic and Snowplay** – Yohn.  
--Staff was not in attendance to provide an update.
- J. **Demographics** – McCray, Maciejewski, Sullivan.  
--Demographics is in a holding pattern pending anticipated new data from management.
- K. **Association Master Plan/Capital Projects Process** – Sullivan, Meek, Beckmeyer.  
--Nan Meek will transfer current docs to Jim Beckmeyer.

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

At the Nov. FC meeting it was announced that McClintock will be TD's new auditor. He will also retain his position as election ballot overseer.

The quarterly, July - Sept. TD financial summation was presented by Mike Salmon:

- 1) Variance to budget = +\$5,000
  - a. Lodge +\$60,000 (strong banquet results)

## Tahoe Donner General Plan Committee October 7, 2019 Meeting Agenda

- b. Concert +\$38,000
  - c. HOA +\$145,000 (due to staff vacancies)
  - d. Alder Creek Café (strong banquet business)
  - e. Golf -\$275,000
  - f. Equestrian -\$21,000
- 2) Capital Fund Report forecast year-end balance \$6,300,000
- a. +\$1,100,000 to forecast
    - 1. Mainly due to little spending on 2019 placeholder for snowmaking at winter amenities
    - 2. \$385,000 of rollover from 2018 funds allocated but not spent
- 3) Reserve Replacement forecast year-end balance \$11,400,000
- a. Budget year budget \$9,600,000
- 4) October unaudited variance to budget \$1,000
- a. YTD +\$536,000 due to NOR performance winter amenities

### 8. New Business:

GPC Board Liaison, Director Connors thanked Michael Sullivan, GPC Chair, and Nan Meek, GPC Vice-Chair, as they leave the GPC at the end of their terms this year.

### 9. Updated list of Potential Capital Projects:

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

### 10. Adjournment:

John Maciejewski moved to adjourn, Michael Sullivan seconded, motion passed by unanimous vote, and the meeting was adjourned at 3:11 PM.

### 11. Next Meeting:

The next meeting will be held on January 6, 2020 at 1:30 PM at NWCH Mezzanine.

### 12. 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.

### 13. Addendum:

#### **TCRC Master Plan Subcommittee Meeting (TCRC MPS) – Monday, October 21, 3-4:30 PM**

Attending: John Stubbs, Benjamin Levine, John Maciejewski, Brian Yohn, and Meagan Hanbury (Conference phone)

#### 1. 2020 TCRC TD Member Survey.

The TCRC MPS has agreed to take the lead in preparation of a Tahoe Donner Member Survey, coordinated with TD Marketing, to be administered by e-mail, targeted for late Spring, 2020. This will include a post expansion project operational survey prepared by Miguel Sloane and Kyle Winther. The survey will include basic demographic questions and in the range of 12-15 informational questions that will seek member response to their experience of the Trout Creek expansion project scheduled for completion in January and member response concerning the total fitness and aquatic offerings by the rec center for the future. A draft of the survey before finalization will be presented to the Finn Group for their review.

**ACTION ITEM:** Request for all members of the TCRC MPS to return a list of what information that you would want to gain from this survey. This list should be returned to John Stubbs before the MPS meeting on Monday, Dec 16.

2. Need and review of possible options for increased TCRC parking.

**Immediate Need:** It is required by Town of Truckee that on the order of 30 parking spaces be restored following completion of the current renovation and expansion project. This was a Town condition for granting the permit for the project.

**Future Needs:** After this, TCRC will have no additional parking capacity. Unless additional parking spaces can be created, it will be likely that Town permitting for an expansion of service space, either for building interior or outdoor recreational offerings, will not be allowed. The minutes of the September 16 MPS meeting discuss and present diagrams of several options that might be considered.

**Conclusion:** After consideration of the Director of Risk Management and Real Property concerns, Annie Rosenfeld, over Northwoods Blvd street side parking, it was agreed that the preferred option was that of narrowing the Driving Range. This is illustrated by the red shaded area in figure 2 of the September 16 report. Brian Yohn agreed to prepare a square footage estimate of that area and to determine the number of regular size parking spaces it could provide while also accommodating a 3 stall permanent restroom and the Snowplay check in and storage structures. It was noted that this option would retain the current three driving range tee boxes. Brian also provided a sketch prepared by Forrest Huisman showing the current net fencing boundary of the driving rang and the approximate location of the sanitary sewer servicing the TCRC building to which a permanent restroom would have to be connected. Also the expansion must not interfere with the sloped terrace and slide area for Snowplay. This option will need more detailed information and discussion at the November TCRC MPS meeting scheduled for Monday, Nov 18, 3PM

#### **TCRC MPS Meeting Report – November 18, 2019, 3-4:15**

Attending: John Stubbs, Benjamin Levine, Kyle Winther

1. Trails and Open Space (TOS) will review the TCRC Trailhead and Parking Lot Expansion proposal discussed in the MPS October meeting report, probably by January. TCRC MPS will have further review following the TOS report.

2. Progress report from Kyle on the current TCRC project is that completion is on schedule for mid to late January.

3. In a previous meeting, the subcommittee discussed expanding the rec pool deck toward the current playground area and constructing a 2 ½ ft depth warm pool. Currently, this area contains underground holding vats for chlorinated water and sewer lines. Kyle and Jon Mitchell (Director of Capital Projects) will determine if these vats and sewer line pose obstacles for expanding the pool deck or adding a shallow warm pool.

4. Three MPS members have submitted suggestions for the TCRC survey planned for Spring 2020. These have been submitted for consideration to the rest of the subcommittee.

The regular TCRC MPS meeting in December was canceled, with the next regular meeting scheduled for January 20, 2020.