

Member Outreach

p (530) 587-9400 **f** (530) 587-9419 | 11509 Northwoods Blvd. Truckee, CA 96161 | www.tahoedonner.com



WHY ADD SNOWMAKING?

- Provide the membership with an insurance policy for skiing at TDXC
- Create a trail to get to natural snowline
- Protect key association revenue, which can stabilize overall dues and costs

Total Days of Operation:

- Average Season at TDXC: 136 days
- 2017-2018 (low snow year): Open 65 days
- 2014-2015 (drought year): Open 31 days
- 2013-2014 (drought year): Open 80 days

PROVIDE FEEDBACK

email capitalprojects@tahoedonner.com

WHAT ARE THE IMPACTS?

- Construction conducted during the summer months
- No negative impact to XC operation
- Minimal summer trail impact
- All earthwork trenching for infrastructure will be conducted on existing soft covered roads to minimize disturbance

WHAT IS THE TIMELINE?

- Demonstration and member outreach: Winter 2020
- Final design and planning: Winter 2020
- Enviro review and permitting: Winter-Spring 2020
- Phase 1 + 2 construction pending board approval and enviromental clearance: Summer-Fall 2020
- Enjoy open trails: Winter 2021
- Phase 3: TBD

WHAT IS THE COST?

A Development Fund Project, no increased fees are needed. Project and costs pending board approval.

Project Cost Estimates:

- Phase 1 (Planned for 2020): \$540,000
- Phase 2 (Planned for 2020): \$275,000
- Phase 3 (Future Project): \$155,000

Phase 1 and 2 costs include ~\$150k for snowmaking guns and hoses

Operating Costs: 8k for generator and compressor rental + ~\$2k per 1.5km of trail

ROI: After phase 2, conservative estimates of \$200k+ ROI per low snow season, translating to less than 5 low snow years to recoup the investment.

From:	Mark Gregor
То:	Jon Mitchell
Subject:	Cross country center snow making
Date:	Friday, February 21, 2020 5:13:25 PM

Hello, I am writing in support of the snow making proposal for the Cross Country Center. I currently have the member/senior pass, which I value At Least as much as my Alpine/Squaw,Icon pass(I believe that one cost me just over 600\$). I would ABSOLUTELY pay more for snow making!! Thanks, Mark Gregor 12258 Bernese Ln, Truckee, CA 96161.

FYI – another Member Letter the board. Pro-snowmaking w/ additional feedback re: board dysfunction

LINDSAY HOGAN | COMMUNICATIONS + MEMBER RELATIONS

11509 Northwoods Blvd., Truckee, CA 96161 <u>lhogan@tahoedonner.com</u> | 530.587.9425

Tahoe Donner Association

<u>tahoedonner.co</u>m

From: Member Letters <memberletters@tahoedonner.com>
Date: Tuesday, February 18, 2020 at 4:23 PM
To: Lindsay Hogan <lhogan@tahoedonner.com>, Board <board@tahoedonner.com>
Subject: FW: Feedback

From: Craig Falk
Sent: Tuesday, February 18, 2020 4:23:33 PM (UTC-08:00) Pacific Time (US & Canada)
To: Member Letters
Subject: Feedback

WARNING: This email originated outside of Tahoe Donner Association. DO NOT CLICK links or attachment unless you recognize the sender and know the content is safe.

Hello Tahoe Donner Board of Directors,

I've owned three different properties in TD since 2011. In general I've been extremely pleased with my investments and the time I spend in Tahoe Donner.

I strongly believe in investing in the amenities at TD. I happen to be a golfer, so I'm very pleased with the renovation that's been approved for this summer. Thank you.

I'd like to encourage you to support the snow making for cross country. Based on the poster I saw, it will not only add to our member's enjoyment, but it also makes economic sense.

Something that doesn't make sense to me is the removal of our GM that required a payout of over \$200,000, not to mention legal fees and the cost of doing a search to replace the GM. Had it been a case of GM incompetence, I would have supported the move. However, that is clearly not the case, but rather an issue of bruised egos by a few board members led by Jeff Conners who will likely cause

TD to be sued for his inappropriate behavior.

Sincerely,

Craig Falk

Craig Falk

Craig Cares, Lic #314700006 151 N Sunrise Ave., Suite 1106 Roseville, CA 95661

916-782-7121; work 916-849-9535; cell

Image removed by sender.
?

From:	Lindsay Hogan
То:	Jon Mitchell
Subject:	FW: For Feb. 22 Sat. Board Meeting Country snow making
Date:	Monday, February 17, 2020 6:46:49 PM

FYI – this came in to the board just now. More great support

LINDSAY HOGAN | COMMUNICATIONS + MEMBER RELATIONS

11509 Northwoods Blvd., Truckee, CA 96161 <u>hogan@tahoedonner.com</u> | 530.587.9425

Tahoe Donner Association

<u>tahoedonner.co</u>m

From: Member Letters <memberletters@tahoedonner.com>
Date: Monday, February 17, 2020 at 6:45 PM
To: Lindsay Hogan <lhogan@tahoedonner.com>, Board <board@tahoedonner.com>
Subject: FW: For Feb. 22 Sat. Board Meeting Country snow making

From: Eva
Sent: Monday, February 17, 2020 6:45:29 PM (UTC-08:00) Pacific Time (US & Canada)
To: Member Letters
Subject: For Feb. 22 Sat. Board Meeting Country snow making

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Dear TD Board,

I am Eva Sherman unit 6 lot 580. Doug and I live very close to the x country ski trail and I am in favor of snow making from the Center to the Moonshine hut.

I attended the last board meeting as well as Mondays snow making demonstration.

It appears that the financials and ROI have been very well thought out and I hope the Board approves the budget to complete all phases of this project.

Best Regards, Eva Strnad and Doug Sherman 15625 Alder Creek 530-587-7995

Sent from Yahoo Mail on Android

Sent from my iPhone

Begin forwarded message:

From: Com Dep <comdep@tahoedonner.com> Date: February 28, 2020 at 4:12:47 PM PST To: Annie Rosenfeld <arosenfeld@tahoedonner.com> Subject: FW: Capital Project's snow making

FYI

-----Original Message-----From: Larry Lunde <LarryLunde@yahoo.com> Sent: Tuesday, February 25, 2020 10:00 PM To: Com Dep <comdep@tahoedonner.com> Subject: Capital Project's snow making

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Stop the snow making. Stop being helicopter parents. Either it snows or it doesn't. Teach your kids that loosing happens in life. The kids will be better for it. Stop the snow making.

Sent from my iPhone

From:	Sean Flynn
То:	Jon Mitchell
Subject:	Heck yes. WE need snowmaking at TDXC!!!
Date:	Tuesday, February 11, 2020 12:12:04 PM
Attachments:	Heck yes. WE need snowmaking at TDXC!!!.msg

Thanks Jon!

Sent from my iPhone

On Feb 11, 2020, at 14:02, Jon Mitchell <jmitchell@tahoedonner.com> wrote:

Hi Dustin,

There is no impact to your assessment. This is a budgeted development fund project. Our analysis also shows it would pay itself off over approximately 3.5 bad winters. We will be getting more informatuon out shortly. Thanks for your interest. Jon

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: koa1srf@gmail.com <koa1srf@gmail.com>
Sent: Tuesday, February 11, 2020 1:56:58 PM
To: Jon Mitchell <jmitchell@tahoedonner.com>
Subject: Snow making at TD

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What is the financial impact on our annual dues?

Best,

Dustin Slack

Sent from my iPhone

From:Tahoe DonnerTo:Jon MitchellSubject:Scanned from Tahoe Donner Northwoods ClubhouseDate:Monday, February 24, 2020 11:43:34 AMAttachments:Scanned from a Xerox Multifunction Printer.pdf

Please open the attachment

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: NWCH Copy Room Device Name: XRX9C934E5E9509

Scanned at Tahoe Donner

February 21, 2020

Tahoe Donner Association Capital Projects

Attention: John Mitchell

Yes, my name is Thomas Stokes, I have lived permanently in Tahoe Donner since 1997 and Truckee since 1974. I have been a serious cross country skier at T.D. since the year the center was opened out of a horse barn in the 1985-86 season. The recent proposal and initial trial to create a snow making option at the center is timely and necessary. In the short and long term it will pay for itself many times over by extending the season at the front end, i.e. the Christmas holiday and at other times in midseason when we have snow shortfalls such as we are currently experiencing. Climate change will only exacerbate this issue. Tahoe Donner Cross Country is an amenity that is a premier cross country center in the entire U.S. It is flat out great. It should remain open to the public and members alike. Snow making will only make it more successful financially and encourage the healthy lifestyle we all so honor and appreciate. Please consider snow making in your long and short term capital improvement budget.

Thank you for this consideration in this matter.

Thomas Stokes

Momos Stokes

Dear Sirs,

I am a property owner (11290 Northwoods Unit 8) and have been working in the nordic ski industry for many years. I have been watching the snow making on the live feed cam during the testing. I believe that snow making is a vital part of the viability of all ski facilities in the current market and climate.

Please consider adding snow making to the ski facilities at Tahoe Donner.

Thank you

Maggie Shane Shane Consulting

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Marsha Fredrick
Jon Mitchell
Snow making at TDXC
Wednesday, February 19, 2020 5:55:01 PM

Dear Jon Mitchell,

In regards to the February 7th letter about snow making at TDXC. I live across the street from cross country center on Alder Creek. Often cars park on street and enter cross country area from parking spot on street. I how often wondered if these folks are checking in at center and if they have pass or ticket to use trails. Just a week ago while snow shoeing I had my season pass displayed with an armband. I was asked by a ski patroller if I had a ticket or pass. I thanked the patroller for checking as I believe folks do not pay for the use of trails. The patroller stated that the precious week end there were 40 people without tickets or passes. Obviously I pay homeowners dues and I purchase a season pass for downhill as well as cross country but it seems many do not. Before spending funds for snow making I would like more effort to ensure trail users are purchasing tickets and following rules particularly regarding dogs running near skiers and cleaning up after dogs. I can understand the desire for snow making but before funds are allocated towards that effort it would be fiscally responsible to address unpaid usage. In regards to the cost of making snow for snow play. I have not seen attendance on week ends, particularly over holidays, warranting snow making. Since snow play is not open week days spending funds and water seems wasteful. Many families sled in own yard or at several spots for free in Truckee. Providing a play area for a select few weekends does not seem cost effective.

Both endeavors would be costly and not reap enough benefits to justify the spending.

I appreciate the opportunity to voice my opinion. The February 7th letter is the first I have heard of this consideration. I hope a decision to invest in this snow making is not a done deal. Marsha Frederick

Hi Jon

We got this as a hand written comment today at XC

'I'm glad to see snow making is being considered. It will help expand the season in normal years and prevent complete shutdown in dry years. we encourage a YES vote from the Board on the proposed system'

From Paul Laudenschlager 530-582-9593 paul@alpenengineering.com.....He is happy for you to contact him if you want to discuss this further

Thanks, Frances

From:	Joe Bono
To:	Jon Mitchell
Subject:	Snow Making Opposition
Date:	Tuesday, February 11, 2020 12:19:27 PM

Please do NOT insert snow making across all of our snow properties. It will be extremely expensive and just silly to think we can or should try and cover that amount of land during an unprecedented time of climate change.

Joe Bono 11681 Norse

Hi Jon,

You don't know me but I'm Russell Hamby's wife. We're out of town for the snowmaking demo but I am 110% for it!!!!! It's our reality. I skated 20.5 miles on incredible snow today but we never know what next year holds

Also...I changed my address at the clubhouse but our mailing is :

12393 Springbrook Place

Your letter came to our old PO Box but I luckily have mail forwarding!

Thank you for taking this on!

Keri Starr Hamby

I am 100% supportive of the possibility of snowmaking at the TDXC area as well as expanding snowmaking at the TD downhill area. I feel that the original addition of snowmaking at the downhill area has helped stabilize their budget during low-snow periods. I think that snowmaking at the XC area can keep the XC budget in the black even when droughts are present.

Rick Mitchell TD homeowner

ROBERT BOITANO
Capital Projects
Snowmaking at TDXC
Tuesday, February 25, 2020 12:29:32 PM

I am opposed this idea as a waste of money.

From:	Bill Lenth
To:	Jon Mitchell
Subject:	Snowmaking Feedback
Date:	Thursday, February 20, 2020 3:47:31 PM

Downhill:

TD Downhill is a small ski area that is particularly attractive to beginners and families with children. An important part of the attraction is the affordability when compared to ticket and pass prices at other larger areas. I believe that snowmaking was already added to the wide open run from the Snowbird lift enabling snow coverage in poor winters (if temperatures are sufficiently cold). The Eagle Rock lift offers access to a wide range of diverse ski runs and even ungroomed terrain for powder days. Installing snowmaking for only one of these runs would require a substantial capital investment and high operational cost. I would be concerned that this would require a further significant increase of the ticket prices. The availability of only (or perhaps two) intermediate runs from Eagle Rock would provide little value but the required price increase would negatively impact attendance throughout the season. Covering of several runs with snowmaking is presumably beyond the scope of the planning discussion and the financial reach.

As a regular season pass holder I advocate to forgo investments in further snowmaking facilties and leave TD Downhill to he whims of the weather (and changing climate). Certainly, a very thorough cost - benefit analysis would be required before any such investment could be seriously contemplated.

XC:

The operation of the XC ski area is already expensive today and associated revenues are mediocre. The latter may in part be due to the fact that a numbers of trail users purchase no tickets. The checking of tickets has improved this year, but seems limited to weekends. As a side comment, I suggest to offer a lower priced "snowshoe-only" ticket and pass.

My main concern with a snowmaking investment is the cost - benefit ratio. The investment of a mobile, movable snowmaking machine to cover isolated trail stretches with bare spots may be a worthwhile step but I don't know if bare sections are a critical problem at TD XC. Pushing snow over from other areas may also be a simpler solution.

Planning an investment to cover several miles with man made snow, which would be required to enable (sensbile) XC skiing in a poor winter, would raise similar questions as for the TD Downhill scenario. Again, a cost - benefit analysis would have to consider the capital and operational costs, water source, increased ticket prices and resulting attendance challenges.

Overall, it is clear that climate change will present increasing challenges to adequate

snow coverage and duration of future ski seasons. However, the right strategy for small ski areas like TD Downhill may be to ride out the "missing" storms. The majority of TD home owners are probably infrequent users of the downhill area or don't ski there at all and TD property values are at best mildly connected to the ski area. The TD XC country area with its large and unique trail system may represent a bigger asset for TD. But even here we should move cautiously with plans for snow making and study cost, expenses and benefits.

By the way, cost - benefits analyses can probably be conducted by using TD staff and home owner volunteers rather than paying expensive outside firms as in the current hiring process for a General Manager.

Regards,

Bill Lenth

Hello,

I just got the newsletter that included info about snowmaking.

I'm in support of adding snowmaking to TDXC. Just back from a ski a few minutes ago and it sure is thin around ACAC. Up higher is pretty good, and it would be nice to always be able to get to the good snow even in light snow years. That and extending the season on either end would sure be welcome.

I'm a homeowner and season pass holder at XC and DH.

Scot Nicol

From:	Pati Johnson
То:	Jon Mitchell
Subject:	Snowmaking
Date:	Tuesday, February 11, 2020 12:01:48 PM

I think that snowmaking is a good idea - perhaps even a necessary one. Especially at the Nordic center. I would vote in favor of that. I am a homeowner. 12295 Bear Meadows Ct. Thanks - Pati Johnson

Sent from my iPad

From:	Elena Roth
То:	Jon Mitchell
Subject:	snowmaking
Date:	Tuesday, February 11, 2020 11:02:16 AM

Jon,

I received your letter regarding the snowmaking demonstration. I do not understand why Tahoe Donner is considering adding snowmaking to TDXC and snowplay as Tahoe Donner is NOT making snow for the downhill ski area. I thought Presidents day weekend would be a great time to make snow for the downhill area, especially with no snow in the forecast.

Elena Roth

Hello,

My name is Eric Russell and I am a full-time resident here in Tahoe Donner and frequent cross-country skier.

I am writing to express my support for the snow-making proposal for the Cross-country center.

Thank you. Eric Russell

From:	rachel pringle
То:	Jon Mitchell
Subject:	Support snowmaking
Date:	Wednesday, February 19, 2020 1:28:26 PM

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Hello,

I am a Truckee resident and a TDXC pass holder. Just wanted express my support for snowmaking at the XC. Saw the big piles today! Thank you, Rachel Pringle

Sent from my phone

I fully support TDXC's efforts to make snow, when necessary.

The Nordic center is a HUGE community asset and being able to access the trails that otherwise hold snow via man made snow will make an already amazing cross country ski destination that much better.

Thanks for your efforts!

Brian Schusterman,

Truckee resident since 2007 and TDXC pass holder for MANY years (since 2007, but my wife worked at TDXC in the early years, so I got a pass through her).

Hello and thank you for the opportunity to give feedback.

My husband and I are opposed. Our primary concern is the added cost to operate. Seems inevitable the cost will be passed on in the future Assessment costs.

Kind regards, Vici

From:	wendie lam
То:	Jon Mitchell
Subject:	Snow making
Date:	Tuesday, February 11, 2020 12:37:34 PM

Hello- I just saw the email about potential snow making on cross country skiing and snow play. I think TD should be more cautious when using TD Homeowners association money for these items- we are paying too much already on our dues on things that we do not even use. I don't think snow making is going to draw that much additional \$ onto these areas. Thanks for asking for feedback.

Wendie

Sent from my iPhone

From:	Sally Jones
То:	Jon Mitchell
Subject:	Fwd: Snowmaking at the Cross Country Center
Date:	Friday, April 3, 2020 12:15:09 PM

Subject: Snowmaking at the Cross Country Center To: <<u>board@tahoedonner.com</u>>

Dear Tahoe Donner Board,

I have been a year round Truckee resident and a Tahoe Donner property owner since 1988. I moved here to access to activities I loved. My favorite has always been cross country skiing and Tahoe Donner has one of the best cross country ski trail systems in the world.

I have watched the sport grow in popularity as the Tahoe Donner Ski Center grew in what it offered. Now with the new Adventure Center and the additional terrain, the Center is more popular than ever. Skiers, including myself, are still coming now even without grooming just to enjoy the sport and the beauty.

As our winters become less secure in the changing climate, we often do not have snow until later in the winter. The opportunity cost of being closed for Thanksgiving and Christmas (which has already happened in some lean years) is huge. Look at the numbers for the daily revenue this year when the Center was open and compare it to years when it wasn't... The numbers speak for themselves.

Not opening until later also makes quality staffing difficult. Good employees go elsewhere. In an industry where service is critical: grooming, sales etc, the quality of your offer depends on the quality of your employees.

I consider snowmaking to be critical for profitable operation going forward in order to adapt to the current weather patterns. People are eager to start skiing by Thanksgiving and being able to promise being open for business would increase season pass sales and daily business. The Center is not just skiing. There is retail, rental and the Cafe which are all affected by lack of snow..and business.

I know that the current uncertainty surrounding the pandemic has organizations tightening their belts. However, insurance is not a discretionary expense. Snowmaking is insurance for the cross country ski business in the future. It is an essential part of good business and our community.

Sincerely, Juliet Bradley MBA **Sally Jones** Cross Country Ski Area Manager Tahoe Donner Cross Country Truckee, CA, USA

Cell: 530-320-3068 Winter Office: 530 587 9485

sjones@tahoedonner.com www.tahoedonner.com/cross-country

From: leedsdavis <leedsdavis@gmail.com>
Sent: Tuesday, March 31, 2020 4:09 PM
To: Member Letters <memberletters@tahoedonner.com>
Cc: Sally Jones <sjones@tahoedonner.com>
Subject: Snowmaking at TDXC

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3/31/2020

To Tahoe Donner Board of Directors:

RE: Snowmaking at Tahoe Donner Cross Country

As a long-time resident of Tahoe Donner and nordic skier, I want offer my input on this important matter up for consideration on April 9th.

Without any reservation I support the addition of this capability for what is arguably one of the finest nordic skiing facilities in North America. Not only are we considered a world-class resort with superlative facilities, terrain and grooming, staffing and teaching, but also are a premier amenity available to the public—an indisputable compliment to our Association and asset to our homeowners.

The major impediment to continual operation, at the standard to which our patrons are accustomed, is outside anyone's control. Snow comes when it does, and lack of it has forced interruptions and premature closures many times in the past. The technology is available (briefly demonstrated this year) to alleviate this major hindrance going forward. The downhill amenity has already benefited significantly from its usage.

I urge you to make this issue of fundamental importance in your deliberation. It is not only a delight to witness the myriad families, visitors, school children, and homeowners enjoying recreation at the highest level, but is also a vital resource to our active, highly proficient community wishing to remain proactive in health and well-being.

This is a resource to be nourished and maintained at its highest potential.

Sincerely, Leeds Davis

Like Moji XC Snowmaking Feedback	
Feb 15 1:53pm	I think snowmaking would benefit XC greatly especially given the past years lack of natural snow
Feb 15 2:24pm	We see the snow guns, yes please!
Feb 16 11:43am	Snowguns would help
Feb 16 11:49am	Trails are great would love to incorporate snow making machines to asst trail coverage
Feb 18 4:51pm	Grooming is excellent, even in this low snow year the coverage is good so far. I really like the snow making plans.
Feb 18 4:51pm	Grooming is excellent, even in this low snow year the coverage is good so far. I really like the snow making plans.
Feb 20 12:13pm	Vote yes for snowmaking
Feb 20 12:14pm	Why would we not get snowmaking. Need snow to ski & this would guarantee a season
Feb 21 10:03am	Thank you, love the snowmaking concept
Feb 21 12:40pm	Bring the snowmaking on!
Feb 21 12:43pm	Snowmaking would be the best thing here!! Hopefully it would be futureproofing.
Feb 21 12:44pm	It's about time we had snowmaking at TDXC. It would be fantastic and would mean that we could open earlier and stay open later.
Feb 21 12:50pm	We definitely need to have snowmaking. Based on the specific need of the lower mountain thoroughfares the season could be far more lucrative as well as more enjoyable if we keeps the specific points covered with snow so we get access to the rest of the mountain.
Feb 25 12:22pm	So excited about the potential for snow making! Great move. So often in dry spells or late season there is fabulous skiing on Sundance, Firewalker, Hastings, Andromeda etc but you can't get there because of sections of mud and dirt getting out to Moondance. Snow making would bridge/extend the skiing
Feb 25 12:59pm	Fully support snow making!
Feb 25 4:15pm	Glad to see snowmaking is being considered. It will help extend the season in normal years and prevent shut down in dry years. We encourage a yes vote from the board on the proposed system.
Feb 27 7:08am	Snow making is a great addition!!!
Feb 28 11:52am	The trails have been kept up so well this year especially considering the lack of new snow in the area- all the hard work and planning by the staff shows- the snow making just outside the adventure center was a terrific addition
Mar 3 10:49am	Snowmaking in a a few key melt prone areas between lodge and moondance would be beneficial !
Mar 7 3:21pm	Amazing what you have done with the lack of snow. Heard about the snow guns, sounds like a good idea