

Tahoe Donner General Plan Committee Minutes

Meeting Date: April 6, 2020

Time and Location: April 6, 2020 by ZOOM

1. Call to order:

The meeting was called to order at 3:00 PM.

2. Roll Call:

GPC Committee:			Liaisons:	Tahoe Donner Association	
Jim Beckmeyer	John McGregor	Laura Lindgren	Steve Miller	Jon Mitchell	Robin Bennett
John Maciejewski	George	Rob Kautz		Annie Rosenfeld	
Rob McCray	Rohrback	Sandi Cornell			
	Jeff Shellito				

Identified guests: Michael Fajans, Benjamin Levine

There was no non-committee member TD member input except as noted below.

3. Update on Donner Pass Road parking

Michael Fajans updated the committee on a Town of Truckee plan to upgrade Donner Pass Road, including the section adjacent to the TD Marina, for safety and appearance. The project would replace the diagonal parking spots with parallel parking, and substantially reduce the number of street parking places in the vicinity of the marina. Originally scheduled for consideration this month the Town has pulled the item. Committee members offered mitigation suggestions (should the project be completed as described. Management is aware of the matter will interface with the Town on the matter.

4. Update on Snowmaking

Jon Mitchell updated the committee on management’s recommendation to the board of directors for snowmaking installations at Snowplay and the cross-country center. Both items are scheduled for consideration at the special board meeting on April 9, 2020. Supporting documentation is available here - <https://www.tahoedonner.com/members/governance/board-meetings/meeting-documents/2019-2020/>. Management’s recommendation for both projects is to proceed with permitting and separately authorize the timing of construction contracts. Total estimated cost for the projects: Snowplay - \$30,000 permitting, \$200,926 construction;

Tahoe Donner General Plan Committee Minutes

cross-country –up to \$100,000 for final design and permitting, \$760,489 construction (phases 1&2 only: phase 3 estimate is \$155,000).

Management also reported its recommendation that certain DHSki projects including additional snowmaking and regrading of Mile Run be delayed for several years. Key reasons for these recommendations include prioritizing available funds for facilities that will have no snowmaking at present and for the development and construction of a new DHSki lodge.

5. Finance Committee Liaison

Steve Miller’s report is below, under supplemental materials.

6. Management update on capital projects

Jon Mitchell reviewed the Draft Capital Projects Plan and Prioritization Spreadsheet for capital projects, as shared with the board of directors in its March 28, 2020 meeting. The materials are available here - Item 11 – Capital Projects Update – Priorities

- [CAPITAL PROJECTS Project prioritization 3.28.20](#)
- [20190908 draft PRIORITIZATION FOR DEVELOPMENT FUNDSv4](#)
- [2020 CFP 3.12.20 jwm](#)

Management’s plan is to revise these reports for clarity, accuracy and to retain a history of all proposals that have been considered. Committee members provided recommendations for improvement including to “start over” with the prioritization list and to simplify the list. The issues that make the list difficult to work with include the number coding system that is largely unused, and the listing of projects that have been considered but not pursued. All agreed that the historical listing of the latter projects is important, but that it would be better to move these to a separate section to avoid confusion and allow better focus on actual or potential projects.

Management will return to the committee with revised reports.

Jon Mitchell also reported on the initial work of Ward Young, hired as consultant to the Lodge sizing determination, and Lodge Task Force conversations. Ward Young is tasked with reviewing all historical materials relating to this project, considering three alternatives (15,000 sf; 1,000 comfortable carrying capacity (CCC) requirements; and 25,000 sf) and may also recommend an alternative. We expect to review Ward-Young’s updated status report in May.

For more detail on the task force meeting, see the minutes in the Supplemental Materials below.

7. Master Plans and General Plans

Tahoe Donner General Plan Committee Minutes

- The committee engaged with management in semi-structured conversation about the improvement of general planning in Tahoe Donner. The Association has a 2017 Master Plan (<https://cdn1.tahoedonner.com/wp-content/uploads/2017/03/11195013/2017-08-25-Association-Master-Plan.pdf>) that includes a Vision Statement, a description of a 2015 member survey, a description of project planning processes, and points of view and suggestions for future projects. The Association also has a 2030 General Plan which may not have been finished ([2030 General Plan V5.2](#)) that focuses mostly on construction projects. In addition, a Trails Master Plan was adopted in 2013 (it is now being updated) and there are other “amenity master plans” in varying stages of development.

Jon Mitchell made brief introductory remarks. These were followed by input from most committee members and visitors as follows (in highly summary form):

- Need to define “master plan” and specifically the relationship between a master plan and specific projects.
- Find examples of general plans and master plans for definitional and content guidance.
- Review the Incline Village master plan (Diamond Peak).
- Need more coordination of amenities/facilities projects.
- What is the Tahoe Donner vision?
- How should projects be prioritized? One example is the determination early in the DHSki lodge project that the facility purpose was as the “best place to begin skiing.” This purpose constrained potential expansion of the facility to add additional terrain but also lead to a proposal to make Mile Run more suitable to beginners by increasing its grade in certain locations.
- What is missing from the plans as they exist? A suggested example is the absence of a “circulation element” that would link a potential goal (make TD less car dependent for internal trips) with trails, roadway and parking infrastructure projects throughout the community.

This discussion will be continued. Laura L volunteered to survey the literature and gather information and perhaps examples from other organizations. Rob M will work on a summary document, perhaps a schematic, to help support the next conversation. Management slipped out without a commitment (Rob and Laura will work on that. 😊)

FUTURE ISSUES TO BE ADDRESSED:

Updated list of Potential Capital Projects:

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

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Adjournment:

The meeting was adjourned at 4:45 PM.

Tahoe Donner General Plan Committee Minutes

Next Meeting:

The next meeting will be held on May 4, 2020 at 3:00 PM, by ZOOM. All members are encouraged to attend the DHSKI Task Force Meeting on May 4, 2020 at 1:30 PM.

Likely agenda Items for GPC on May 4th: PLEASE SUGGEST OTHERS

- Master/General Plan development.
- Lodge Task Force update.
- Trails planning update.
- Capital projects planning update.

Supplemental Materials:

Finance Committee liaison report by Steve Miller:

“Please pass this on to the GPC members or include it in the minutes of the last GPC meeting if possible.

1. Support the Director of Finance & Accounting’s ongoing efforts to improve TDA’s periodic reporting of financial results and operating performance to the Board of Directors and homeowners. The goal is to make the financial reports shorter, easier to read, more understandable and therefore more useful to the average homeowner.
2. Embed a member of the Finance Committee into the Downhill Ski Lodge Task Force to offer his/her advice on the financial and funding aspects of the planned replacement ski lodge.
3. Assist management in the development of high-level valuation estimates of potential purchases of property as needed.
4. Compile a comprehensive list of TDA buildings –then develop longer-term funding alternatives for their eventual remodeling or replacement.”
5. Review the current Replacement Reserve list to identify any assets that may present material, unplanned investment risks as a result of extreme weather, technological obsolescence, safety considerations, etc.
6. Other Special Tasks as requested by the TDA Management team and or Board of Directors subject to Finance Committee resource availability and further subject to the guidelines for the assignment of Special Tasks described in the Charter.

Lodge Task Force minutes – April 6, 2020

To be added.