

Tahoe Donner General Plan Committee Minutes

Meeting Date: December 7, 2020

Time and Location: 3:00 PM by ZOOM

1. Call to order:

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

1. Roll Call:

GPC Committee:			Liaisons:	Tahoe Donner Association
Jim Beckmeyer	John McGregor	Laura	Steve Mahoney	Jon Mitchell
John Maciejewski	George Rohrbach	Lindgren	Courtney Murrell	David Mickaelian
Rob McCray	Jeff Shellito	Rob Kautz	Denise Gauny	Annie Rosenfeld
				Miguel Sloane

Identified guests:

Benjamin Levine, James Colbert, Michael Fajans

1. Strategic Plan Update

David Mickaelian described the next steps for the development of the five-year Strategic Plan (SP). He emphasized the importance of member input for the management team. The next step occurs in a board of directors meeting on Friday December 11. The draft plan is available in the board materials (<https://www.tahoedonner.com/members/governance/board-meetings/meeting-documents/2020-2021/>) and here (<https://cdn1.tahoedonner.com/wp-content/uploads/2020/12/07141838/Strategic-Plan-Update-12.7.20.pdf>). While Friday’s conversation is expected to influence next steps, management’s goal is to complete the first SP in time for use in 2021 planning and budgeting tasks. David describes the plan as a living document that is regularly updated.

2. Trails Subcommittee

Annie Rosenfeld and Benjamin Levine shared an update on the status of the process for updating the 2013 Trails Master Plan (TMP 2013) and some policy issues that must be addressed. Annie also described the significance of TMP 2013, including the establishment of a consistent funding source (Replacement Reserve Fund) for trails maintenance, 22 specific projects (all but two projects either completed or underway) and ongoing trails planning by staff with the assistance of the subcommittee.

As to process, the TMP 2013 update will be coordinated with and completed after adoption of the SP. However, with board support, management is focused on addressing several policy

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issues in time to support a user educational campaign and new trails signage by June 1, 2021. Some of the policy issues to be addressed include (1) determining whether and under what circumstances the use of e-bikes may be authorized on TD trails, (2) dealing with neighborhood and safety concerns at the Alder Creek Road access, (3) promoting increased winter access at Bermgarten and managing winter access issues and illegal parking in the vicinity of the Glacier Way Trailhead, and (4) sharing accurate mapping information with third party wayfinding app providers. The timeline presented by management for addressing ebikes calls for a member survey followed by a management proposal for consideration by the board of directors in February 2021. Some potential changes, including a modification of the existing e-bike prohibition, would require a 45-day notice and comment period for members.

Following the presentation, several committee members asked questions or stated a perspective on the policy issues, including e-bikes, user challenges associated with all trails being open to all modes of recreation (ped/equine/bike) and harmonization of trails policies with neighboring publicly accessible lands.

3. Finance Committee

FC liaison Denise Gauney provided a brief update on Finance Committee activities, including recent changes to the Investment policy related to fixed income securities suitable for Tahoe Donner investment, the regular 5501 review process and interactions with Pros Consulting.

6. Capital Projects

Jon Mitchell provided an update on the DHSki Lodge project. Pros Consulting has completed it meetings with focus groups resulting in 14 meetings with a total of 90 individuals. Jon explained that Pros shared feedback from these sessions and in the Lodge Task Force meeting explained that this input will be used to develop a survey to be sent to most TD members. Some discussion occurred as to the manner of how the focus groups were developed based on responses to a focus group questionnaire. Groups were combined that had similar viewpoints on the project (non-users, casual users, season pass holders, committee members, adjacent property owners.....). Suggestions were made regarding the members survey, including the importance of characterizing the respondents as to their relationship with TD (owner, non-owner member), and suggesting that the survey might be more accurate if based on a statistically accurate subset of TD owners and members. Pros plans to have the survey constructed in December.

Jon also reported on the status of development planning. Seven qualified organizations responded to management's outreach to architect/design firms. 3-4 of the firms will be selected for a shortlist and will be interviewed by management with the support of members associated with the General Plan, Finance, Downhill Ski Lodge Task Force, and Architectural Standards committees. This panel will select two finalists for the consideration of management and the board of directors. Management plans to make the request for qualifications (RFQ) document available to all TD owners upon request to management. All further deliberations are expected to be completed in confidential conversation and negotiations.

Jim added that the Lodge Task Force has extended its meeting to 90 minutes to ensure sufficient time for GPC members and members at large to attend, hear current information on

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Task Force progress, and ask questions when the floor is open. Jim encouraged GPC members not on the Task Force to attend the Task Force meetings to help avoid redundancy with GPC meeting sharing and allow GPC members to hear more detail as it relates to the project.

Jon briefly updated the committee on 2020 projects, noting that the Bermgarten parking lot and Nature Loop trail are substantially completed and that a snowmaking study has been approved for the Snowplay site. Jon also walked the committee through the recently updated Capital Projects website page and showed how the individual project information was now being presented.

For 2021, and in addition to the Lodge, key projects highlighted by Jon for study included (1) ACAC snowmaking, (2) Snowplay Snowmaking (3) ACAC trail relocation and boardwalk, (4) South Euer Road planning (erosion, fire safety), (5) Euer Valley Restoration Phase 1 (Coyote Crossing) (6) lodge restaurant ADA parking Improvements (ADA) with improved mobility access to upper parking lot (stairway) (ADA, safety) potentially with EV charging stations, (7) Trout Creek Parking Lot repair and replacement.

Adjournment: The meeting was adjourned at 4:30 PM.

Next Meeting:

The next meeting is scheduled for January 4, 2021 BY ZOOM at 3:00 – 5:00 PM. Please hold this time for now but it may be cancelled.