

# Tahoe Donner Lodge Task Force Subcommittee

## Meeting Minutes – February 8, 2021

### Time and Location

2:30 p.m. via teleconference

The meeting was called to order by the chair at 2:32 p.m.

### Task Force Members Present:

Jim Beckmeyer, George Rohrback, Rob McCray, Rob Kautz, Jim Colbert and Michael Sullivan

### Staff Present:

Jon Mitchell and Robin Bennett

### Board Members:

Steve Mahoney and Jim Roth

### Guests Present:

Jeff Shellito, Ali Dickson, and Peter Sawyer

Jim Beckmeyer stated there will be three agenda items

1. Leon with PROs will present the initial set of assumptions that were developed from the recent member outreach
2. Discussion of the status and process of the business plan
3. Next steps – task force involvement

#### 1. Update Member Outreach

Leon provided the task force with the results from the member survey. There was discussion about enhancements for potential year-round activities. These activities included a mountain park, enhanced trail connectivity and trail heads, a mountain bike center which would compliment ACAC, expanded food service and bar, an event site, and youth programs. These were reviewed in detailed and the task force members weighed in.

#### 2. Business Plan

There was a round table discussion and input from the task force on the pro forma and business plan.

This list was brainstormed by the Lodge Task Force. The driver was what to account for when generating the business plan and pro forma work streams.

- Assume some revenue level
- Account for member enjoyment vs public use during peak days
- Do not assume one lodge size for the analysis – compare sizing options and pro forma results

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- Do not change revenue from baseline, but account for member enjoyment - show trade offs
- Must know off season biz plan and winter biz plan / pro forma. 2 Plans.
- Minimal lodge design implications for off season activities
- Begin with a set of assumptions. Document these.
- Leverage the Finance Committee work.
- How does an increase or decrease in lodge size impact revenue?
- Show scenarios for biz plan and pro forma.
- Include some benchmarking information – think this was referring to off season components.
- Document assumptions: fee's, costs, member-guest.....
- Have scenarios for the 22k and 26k sq ft options
- Increase member benefit
- Understand the future market and any implications ie risk – define a risk mitigation plan – importance of snow making
- Document the current state / baseline the biz today
- The future state should include 22 and 26 k options, modernization & technology impacts, off season use plan.
- Keep the pro forma at a high level. Little to no value on deep dive.

### 3. Next Steps

Jon Mitchell updated the task force on the meeting with BSA regarding the design phase I. There was detailed discussion on the layout and design of the building. BSA will be asked to provide an update in the coming weeks once further progress has been made within the Design Team.

### 4. Guest Comments

Jim Beckmeyer opened up the meeting to guest questions/comments.

Peter Sawyer, homeowner thanked the task force for all of the hard work and was in agreement with many of the suggestions. He also mentioned what a gem Tahoe Donner has in Jon Mitchell.

Steve Mahoney thanked the group and expressed appreciation on all the work the team has done thus far.

#### Future issues to be addressed:

None

#### Adjournment:

The meeting was adjourned at 4:07 p.m.