

Lodge Task Force Meeting Minutes 9-29-21

Attendees: Jim Colbert, Butch Rohrback, Rob McCray, Michael Sullivan, Rob McClendon, Jon Mitchell, Jim Beckmeyer

Agenda:

1. Opening comments from Jon and Jim
2. Comments / thoughts from the TF members on the Board Workshop
3. What else does the Board need from the design team to make a decision?
4. Round the table – TF member size picks
5. Conclusions
6. Member comments

1. Opening comments

Jim kicked things off thanking the Task Force for their volunteer time and input. He explained that the process is maturing to a point where the Board needs to decide on how to proceed with schematic design, moving from 15% to 30% completion. In support of that decision the Task Force today will weigh in on their takes on design and size, and provide their guidance to the Board on a single option solution for size. Jon followed explaining he will remain neutral through the discussion on size and design, providing clarifying commentary in support of questions and comments.

2. Workshop discussion

Itemized workshop comments from Task Force members are listed below. I've left out names associated with each set of comments - interested parties can listen to the taped version for further clarification if they wish.

- > Both sizes have their pluses and minuses. Liked the historical recap that was performed at the recent lodge workshop. Happy the Board and Staff are taking a closer look at funding and sharing their findings.
- > The workshop was professionally run. Feel the process has been flawed with respect to reviewing the design of lower end sizing. Would have appreciated a smaller less expensive footprint being investigated.
- > Very positive job by the consultants and Staff. Q&A should have been addressed as the meeting progressed through the workshop, addressing inaccurate statements made by guests. Recommend the meeting is more interactive next time.
- > The design began with each functions requirement's and needs, then was built up. This was a sound process. To begin small wouldn't work.

3. Board needs from the Design Team

The itemized comments from the Task Force members are below:

- > Many assumptions to date. Hard to say what else the Board could require. Need to go back and relook at the lodge project., including financial affordability. Recognize the needs and wants of our members, especially since some of our members do not use the ski lodge. Relook at the financial model with transparent assumptions. Account for factors such as climate change, labor availability – these have not been considered.
- > The Board needs to recognize how member assessments are used to live, work, and play at TD. (JB note – whoever said this please expand as my notes are weak here).
- > The Board needs to understand and account for what effect delays have on the overall schedule, breaking ground in 2023.

- > Most costs are fixed for the lodge, so why build a smaller size. The savings with a smaller lodge isn't much money to the Association. The incremental amount of spend is small going from small to the larger size. The Board needs to do this, or not, but get on with it.
- > Reinforce to the Board the level of fixed costs is high when designing the lodge.
- > Our amenities are not businesses. We spend time discussing spend / cost / money instead of accounting for member enjoyment. Focus on member enjoyment. Do not hold up this decision and cost us another \$1M in inflation.
- > The dollars (\$600k) associated with building the larger version is insignificant compared to the overall total. TD always underbuilds – don't do it here. We have more full-time residents – anticipate more use of our amenities.

4. Lodge sizing

We went around the virtual table for each Task Force member to weigh in on their sizing decision. Four members stated the 27.9k square foot solution was the way to go. One member said it was too risky going big, and recommended a lodge sized for members and guests.

5. Conclusions

Think we said it all by this point of the meeting.

6. Member comments

Joe Bertschy: home owners need to be informed of assessment increases. BSA's options from smaller to larger have a small dollar delta – please communicate the assessment impact. Joe included a question on the location of First Aid in the design. He knows he can look at the slides to locate and there will be an answer to that question in the staff Q and A document coming out shortly.

Jeff Shellitto: It's a mistaken assumption that the use of the lodge is equal to the use of the ski hill. The die on size has been cast. The Task Force does not include Rob Kautz anymore - why?

Jim shared that Rob resigned from the Task Force due to family and other business priorities.

Jeff asked about the permitting process, including variance concerns.

Jon recommended Jeff review the answer on the soon to be published workshop Q&A's. If Jeff has further question's he will call Jon.

Cheryl Powell: Why are we building this at all? Members should decide how much money to spend. There was a published budget of \$18-23M. How about cost overruns?

Jim post meeting recommendation – Cheryl should review the comprehensive answers in the soon to be published workshop Q&A. Also, to my knowledge, a budget has never been established for the lodge at downhill ski.

Yunhee Yoo: Not all the \$23M has been saved. You are relying on future Boards. What will happen in the future?

Jim replied he understands the future will need to be addressed situationally, based on Board direction and project status at that time.

Christy Wright: Can the outdoor area be enlarged. Could be a very compelling area for all seasons for members to gather, have fun, have a drink, greet each other, parents to let kids have fun outdoors while they relax. Basically, another place at TD to have fun.

Joe Balan: the process has been very transparent. The Task Force and Board have 100's of supporters to move forward.

Denise Gauny: what does the additional 3k square feet get us?

Jon told Denise that BSA has broken the differences out in detail and to go to plans on the website and get back to Jim or Jon with any questions.

Beth Wang: How does TD count lodge user's vs skiers? More members need to know what's going on with the lodge.

Rob explained that only skier volume is tracked. Jon shared that the communication effort on the project has been the most expansive ever within TD. Jim and Jon are available for calls from any member, anytime, to help communicate and answer questions.

The next Task Force meeting will be dependent on the Board's decision making progress in October, and next steps for BSA and the Design Team.