

Q2: What do you like about the current proposal, and why?	Q3: What would you like to see changed in the current proposal, and why?	Q4: What other questions/comments do you have regarding the proposed project?
I am in favor of reducing the amount to be spent on the DHS lodge.	More input from residents who would like to see the cost and scope reduced.	
I like that you want public input. As nice as A new ski lodge would be, its not something that we want to support financially.	We aren't in favor of building a new ski lodge. It's not a project that our family would use or benefit from	None
Nice looking design and appropriate scale/size. Looks like a lot of studies were done with thoughts about various potential challenges.	I'm in the large scale commercial construction business. A 10% contingency is a bit low. The contingency needs to be for design and construction and unforeseen conditions, not just construction. I recommend you hire a professional PM or CM firm to manage this project. I recommend a 20% project contingency at this stage or a minimum of 15%.	Hire a professional PM or CM firm. The costs for that will wind up saving the HOA funds at the end of the day, with a higher quality project and true professional management of the entire process.
Too expensive for a small hill that most don't use. Perhaps a smaller project (smaller update).	Less money should be used because the hill is too small for most skiers/snowboarders.	This is not a good use of our HOA fees. In my opinion the project should be much smaller in scale.
That the bird is seeking feedback and support from the membership before finalizing a proposal	I would like a significantly smaller budget resulting in much less increase in our annual dues. Escalating dues will present a hardship for my family. Additionally, the advisory questionnaire cites overcrowding of the lodge and access issues. I have skied all of the local resorts and ALL of the lodges are severely overcrowded on weekends and most require heroic effort to reach the first chair lift. I love the existing lodge, have had better experiences here than at many other resorts and it meet	I have major concerns about increased traffic through Tahoe Donner and parking if the new lodge is intended to support more visitors than are already using the downhill ski area.

I believe once we move forward with a project like this, it should be planned to be able to be done based on the potential need for the next few decades. It may be too large for the next 10 years, but I foresee a potential increase in usage, and it is best to size it right.

I leave it up to the board.

Please publish quarterly reports on progress and issues with full transparency.

None of it. Being done without approval of HOA member's consent.

The current proposal is too large and too expensive for the size of the hill.

This proposal is short-sighted and does not take into account housing and staffing shortages, global warming, spending large sums on "public" amenities while "private" amenities that are used year-round are neglected.

None.

The proposed lodge is inappropriately too large and way too expensive.

We do need to update and make the facility ADA compliant. Unfortunately less than 1/2 of the membership uses the facilities, so making it much larger to accommodate more nonmembers is not good idea. Therefore a new facility shouldn't be more than 24,000 sq. Ft.

Do not add unnecessary features and worry about a year around event space.

Any improvement to facilities should take in consideration our members uses and interest not the outside public!

new lodge is much needed. design looks great and having all services under 1 roof is great plan

worry about total cost vs use %. Seems quite costly and perhaps adjustments can be made for cost containment. Clearly HOA fees will have to increase to cover this cost. Most facilities will need updating with hugs cap expenses .

cost is primary concern and assume data supports cost vs true use. If one projects cost vs use I worry about Marina upgrades and clubhouse upgrade costs

Clearly, some new facility is needed; This is a reasonable compromise in size and function.

Would like to see the design maximize outdoor seating capacity.

Strongly support continued public access for the downhill ski area and lodge.

Nothing. The proposed lodge does not need to be that large.	I would like a vote put out to the membership as to a cap of \$18mm. Not the proposed 28k sq. ft./\$23mm proposal that the TDBD is moving forward with	I would like to see a more objective survey explaining the pros/cons of the proposal and not just one side. The membership needs to know the truth and that there is a large number of member concerns that are not being acknowledged by the board
Provides additional facilities, brings ski school indoors	I'd like to see a very clear statement on how much our dues will be affected by any proposal and what we get for our money. My understanding is that this proposal commits us to increased dues in order to provide a facility for the town of Truckee as a whole. Nothing wrong with that, but I believe it should be made clear. Board statements implying that the facility will break even when it appears that it will be subsidized by our HOA dues (?) do not personally give me confidence to give the board	As before, I'd like a clear, simple breakdown of the options, most likely effect on our HOA dues and the facilities offered
some upgrade after 50 years is good idea	overall cost and if that truly is valued by the community? Not sure if that cost enable generating returns from selling more tickets or actually enjoyed by community.	
Big enough to accommodate current usage without overcrowding. Attractive design.	Nothing. I'm sorry you're having to deal with the wacko "don't spend any money crew"	
I like the modern look of the lodge, the ability to have multipurpose function including pub in the summer and acknowledge that the existing facility needs replacement and brought up to ADA compliance.	I'm not in favor of a project cost which would result in a significant increase to our annual HOA dues. Would favor capping at a level of which could be supported with existing capital improvement funding and user fees.	I appreciate the board and staff's work on this project and acknowledge this has been a polarizing issue for our community. I think there's a way to get a beautiful new or update lodge that's within the current coffers.

<p>I don't like the current proposal</p>	<p>I want more usable outdoor deck space and I think the size and scope is way too much for a facility that only 30% of the membership uses (my household doesn't at all). With global warming, I highly doubt this will be heavily used within 20-25 years but we'll pay increasingly higher HOA fees now. For Uber-wealthy Bay Area people or rich retirees, money doesn't seem to matter. But the insane cost of skiing essentially self-selects this sport as "Rich people only", sort of like have a chi</p>	<p>None</p>
<p>It is ADA compliant</p>	<p>The cost is extreme for what the hill is able to offer - we are not a Vail entity or a major resort - this is a beginner hill that most residents don't even use. All of our TD friends ski outside of TD. Our child (the one reason we go) will ability-out in the next year. There should be employee housing for HOA workers at the site This has become a politically divisive proposal that should be put to a vote HOA-wide</p>	
<p>We agree the facility should be updated but not to the extent of expense you are considering. Given the historic financial performance of the ski hill (inconsistently profitable at best) this expense is too large a burden on the homeowners. Why not increase the runs (add new lifts) on the ski hill to expand the opportunity to ski at TD, then consider a larger lodge.</p>	<p>create more outside open space for family gatherings ,incorporate summer activities</p>	<p>What about parking improvements? Is there an outside bar or is everyone directed to the bar inside only? I worry about traffic and overall capacity and traffic management. I don't think the overall skiing experience is sufficient, meaning not enough terrain challenging enough for good skiers. Is there a plan to explore adding terrain? MOre lifts to access new terrain?</p>

I like the idea of the ski school.	The lodge needs a plan for full-year or some kind of expanded usage. Reducing the number of ski days is not optimal.	Why not explore full-year usage? I think it could bring in more money and as our weather continues to change, it is short-sighted not to have a plan for fewer ski days (aka, a shorter ski season).
An upgrade to the facility is sorely needed for TD to remain competitive with other truckee developments. As a owner the amenities drive home value.		
The modern design of the ski lodge. Given lack of member use, it should be much smaller.	Reduce budget (construction and soft costs) to \$18M. The rate of annual assessment increases is unsustainable, has been over the past decade, and needs to be better managed by the Board. The Board to date has mismanaged the Tahoe Donner Association finances, and has not been interested in controlling costs.	The current Board is trying to steamroll through a new ski lodge while not keeping member future annual costs in mind or member usage. This Board is very irresponsible. Focus should be on amenities that produce profit, with minimizing amenities costs that don't. This ski lodge project feels like a Board pet project regardless of what is best for the TD Association.
Seems a reasonable compromise	Some reasonable attempt to forecast the impact on homeowners' dues and or assessments	
Nothing about the current proposal is acceptable or appropriate for the Tahoe Donner skin lodge.	Toss it and start anew.	For a small "bunny hill," this proposal is ridiculous. Talk about delusions of grandeur. The BOD is trying to shove a huge, expensive project down the throats of the property owners and, even with this "survey," is being disingenuous; where is the information about alternatives? Do NOT proceed with this project as proposed in this mailing.
	Scale it back and use the lodge for just downhill skiing in season. Not as a bike park, or wedding venue etc.	

i do not like the current proposal; size is too large, should be more focus on outdoor seating, no real budget cap and the current estimated expense is too high.

A clear financial cap of a \$16,000,000 total spending on a rebuild, reduce the size to 120% of the current lodge size, expand the current outdoor deck seating significantly, create two carts for the deck 1 with sandwich makings and the other with BBQ makings.

There should be a full membership vote on the total financial expenditure for the rebuild. Square footage is somewhat of a red-herring.

Update of the Lodge is needed

Currently the price to construct a Lodge for a beginner/intermediate ski area is way too expensive. Concerned of future increases for amenity dues.

As with the Adventure Center, parking is an immediate concern along with the residents that live in the area. Also, TD has had issues with workers and no where for them to live.

I agree that the ski lodge needs a facelift.

1. The lodge will never make money. The operating costs are too high, and they will continue to be subsidized by member dues. 2. Actual usage by Tahoe Donner members is only 30%. Outsiders do not pay the dues or property taxes that TD owners have to pay, and they should not benefit from our homeownership. 3. The ski hill is for beginners. The ski runs are for learning skiers only, and the majority of TD skiers go elsewhere to ski. Lift tickets are so affordable, that you can't possibl

Why did you not involve the Tahoe Donner community in your decision to replace the ski lodge? It should have been brought to our attention at the beginning, and we all should have had a vote as to whether we wanted to spend this huge sum of money on an amenity that the majority of us don't use. The overall feeling that I get is that the Board has been, and still is, not completely forthright. I can only imagine how much money it cost to send out this expensive mailer. I want TD members to

Modernizing, up to date - but need to hear more about it being a multi-purpose year-round building

WHat else will the building be used for year-round?

see previous responses

I don't want to see so much money spent on a project that benefits a small percentage of the community. I would prefer to see prices increased to reduce the crowds rather than expanding the building to accommodate them. I would prefer a minimal investment to maintain the existing lodge.

Would prefer to not replace the lodge at all, as it will not benefit my family. If that decision has already been made, I'll take that into account at the next board election.

I agree with the goals and process for replacing the ski lodge. I appreciate that the largest option was not chosen. I agree that the smallest option would be insufficient. I think it's important to plan for the next decades, not just a few years.

So much, for so little use.
Really need new ski lodge at TD

I like the larger space and the multi level design. The outside materials look modern and up to date.

Refer to board

It is good that you have identified areas in the existing lodge that need improvement. Now you need to find economical solutions to the problem areas.

The idea of not climbing the hill with my kids' skis and my snowboard to get to the lift. Better flow around the ski rental area, a better restaurant.

Nothing (though I wished it cost less).

N/A

I would like to see a better outdoor area for dining and gathering. An area with fire pits and seating areas would improve the social aspect of the Lodge. Much like the Alder Creek Cross Country Lodge. The patio area seems cut into sections making group events difficult.

Refer to board

The cost of the replacement lodge is way too expensive. The current estimate is based on prelim. floor plans, a sq. footage prelim., & 10% contingency. Not sure how this can be considered "MAX" price. Please consider going back to remodeling the lodge.

I believe it's very important to build this building with as fire resistant an exterior surface as is practical.

Why do we need such a large facility?

The existing Ski Lodge needs to be replaced. It was built by a Dart Resorts to sell lots and properties. Much like the other facilities they built, they were too small and cheaply built.

Hopefully the new lodge will be multi use.

This project will cause our association dues to go up. We would like TD to concentrate on ideas that will lower our dues, not raise them. So, a better and more thorough survey may help more ideas.

The replacement of the DSL with a completely new facility and not the remodeling of the current DSL. Also when we took our tour of the present DSL, Summer 2021, the new build was being proposed as a multi use year round facility. The new current proposal seems to have eliminated that idea and the build has become a seasonal facility only. We are not onboard with that being the case.

1. Updated facility 2. Better access for differently abled users 3. Giving ski school/summer camps access to better facilities

Not sure about the specifics. We don't ski anymore, but believe the downhill ski facilities are a great attraction for families and necessary for the future of TD.

More outdoor useable space for dining, drinking and lounging than is presently available at the current lodge. Also having more inside space but less than is presently proposed if the total footprint of the new lodge is truly a problem to not include both spaces in the plan. Less square footage at a reduced cost with the ability to still meet the downhill ski needs of TD homeowners. A year round use in some form for both TD members and employees as office space if necessary to take some pr

The current proposal does nothing to address the overuse of the facilities by STR users. Homeowners should have priority access to all TD facilities, while STR users should face blackout periods, and capacity caps. Also, one of the main issues with the current lodge is families who bring their own food and then "reserve" tables for the entire day. Having table service or some implied expectation of product purchasing and limited table time would help.

Up to the BOD.

Along with the modifications over time of the information presented to us originally on the new DSL of year round use and outdoor space availability and argumentative emails from President Koenes we have changed our probable Yes vote to a No. His multiple emails to membership that for some reason he felt necessary to send arguing with them and downplaying the input of fellow TD members is a really bad look. Those members were supplying both factual and untrue information on the project and his

I am tired of the arguing between the Board members (who seem to be driven by their own conflict of interests) and community members. I do not appreciate the number of emails that I am receiving where it is difficult to discern if the message is an official TD communication. I feel like none of this was a problem until about 5 years ago and now this is a steadily escalating issue which is resulting in a real loss of homeowner value.

None

We don't like anything about it.

Prefer a remodel option. TD will never be a serious ski destination - it is too small. Fun for kids then they move on.

Way to expensive - I don't want my rec fees to subsidize an big empty building. Put the money towards the summer amenities that are in high demand (e.g. tennis, Northwoods clubhouse, etc.). IMO, a family is not going to make a decision to ski or not ski at TD based on the lodge. Inexpensive skiing for kids - yes; Season warm up for adults - yes; Challenging skiing - NO!

The facility needs to be replaced. I appreciate the inclusive process the board has taken, asking for input and looking at many options to select the best option. I support the current board proposal.

No changes.

I appreciate the opportunity to weigh in on this project. I have read about a lot about it and thank you for all the information provided. I support the board's thoughtful process and decision. In general, I don't feel the need to review projects in this level of detail, as we have elected the board to look at all info and make good decisions for TD. I hope that the excellent board communication about this will continue as the project moves forward. Thank you.

We need a new, updated building. Could we review the details of the 18million project?

nothing

Details on whether the hoa will increase

nothing

Would like to be presented the smaller project

I am unclear to the financial impact this project will have to me as a homeowner and in turn my HOA dues. In the most recent letter from the board president, the question to potential HOA impact was addressed as follows: Annual Assessments: The opinion email speculates that dues may increase to \$2800 to \$2900 by the end of 2024. What they omit is that the national average for HOA dues was \$3,000 annually according to an October 2021 study*. If the opinion email is correct, we will still

See Q3 response.

Seem like it will meet the needs of the ski hill.

Is this going to result in less of an outdoor dining area that is there currently? On the nicest parts about the current ski experience is having enough space for parents and friends to hang out outside and view the slopes. I think we should make sure the amount of outdoor area does not decrease (even better if it increases). Indoor dining is great... but on nice days (which is the majority of days) I believe most people prefer to eat outside.

I responded yes to Q1 - mostly because I trust the board has spent more time on this than I have and I trust them. No one is going to agree with all design elements, so I suspect it'll be difficult to get a majority of positive responses. All in all, this seems like a great proposal. But personally, I would prioritize outdoor hanging out and dining space (vs. indoor dining space), but am fine with all of the functional space (toilets, needed meeting spaces, etc.).

That they realize the need of this new facility for TD. It also will increase revenue as more families will be able to utilize

Like the modern mountain design and making the lift easier to access.

Would like a locker area for member/owner season pass holders. I realize it would be limited availability, make them available only to TD owners who are also annual downhill ski pass holders. I would gladly pay for a place to store my ski gear at the hill.

How many surveys can there possibly be? Let's get started already! The downhill ski lodge is the only TD amenity still in ORIGINAL condition. Not another court should be resurfaced, green replaced, or anything expanded or improved until the ski lodge finally gets some decades long overdue attention.

Spending much too much money! Smaller will work as it has for the last 50 years. Stop spending our money recklessly.

Modern, well designed

I do not like it. Will not use it and would prefer we made the Lodge, ACAC, and POH more affordable and better service and food. We already have too many underutilized and poorly managed facilities.

I think that Tahoe Donner would benefit from having a more modern ski lodge, and I think that the community would benefit from having a space to use for food/drink/entertainment in the summer as well.

agree the lodge is antiquated but don't agree to have it exceed 22 million

Smaller square footage.

Much smaller and with activities at night that will be used by members. I do not want to pay to support more bay area people using what should be our private facilities.

no changes. I'd love a good cafe/restaurant for summer use as well as winter.

I'd like to see full disclosure on all the costs and revenue projections. As I understand it's 141.00 x 3 years plus 867.00 x 1 for each of us owners which isn't that much more out of our pockets, but I still believe this project is over-spending and we have other needs for improvements like mail boxes for example. The percentage of owners using this facility should be accounted for when spending this much money. It's perfect for families and kids learning to ski, not a high end Vail or Aspen

Time to be conservative with our money!

Would like to see a comprehensive budget including furniture, IT costs and other miscellaneous project costs.

none

Do feel strongly this is too expensive and want it brought down to afford other improvements in Tahoe Donner amenities.

I trust the board to do the best for our community given the extensive research and work they have done. I would like to see consideration giving to an aging population they will also be using the lodge. Or a reduction on the meal prices.

It is necessary and timely

I do not like anything about the current proposal. It is too big, too expensive and too elaborate.

It is too expensive and expansive for a 2 lift ski resort in an HOA

Sufficient handicap spaces,. I would like to see the facility used for summer events. I know that Northstar does mountain biking events, competitions etc. And perhaps we could have a committee that works on summer events for the winter locations/amenities.

nothing

A smaller project in keeping with reasonable needs for the area. The proposed project is beyond budget. The board is relying on raising funds beyond the monies already banked by increases to the homeowners' assessments without even consulting them. Let us see and study an \$18 million project. We all probably would be perfectly satisfied with and support this alternative which is more within the budget and not gouging homeowners through very large assessments.

It is too expensive and too expansive for a 2 lift ski hill in an HOA. I don't think we need it and need to keep members in mind and not build for the public.

No other questions at this point in time. Just some positive comments for what the board has been doing, the outreach, and the continued calmness and steadfastness to the work they were elected to do.

get it done!

I remember some years ago when the membership was sent a questionnaire regarding the new golf course lodge. The membership voted the project down as presented. And what happened? The board went ahead anyway and built their lodge. Funds were obtained by selling land. I sincerely hope this board does not proceed in a similar manner.

Why so big? It is a small ski hill owned by an HOA. Concerned it will eventually end up costing us even more money in the future to run and maintain. We already struggle with the ACAC, The Lodge and POH. Also parking and traffic issues concern me if you think it a big lodge will bring many more people to our neighborhood. I think our ski hill should remain quaint and a place for families with small kids to spend a few hours skiing, not sitting in a lodge.

I don't believe that we should increase our annual dues to fund a building that will continue to lose money and is used by the general public instead of the Tahoe Donner membership. This question assumes that I support the current proposal.

Possible use for all season event space.

I am fine with enhancing the overall value of the community, however, it does not take precedent over lowering fire risk in our area. We need to bury all the electrical lines!...and continue the defensible space projects. I highly recommend that we make the defensible space review be much shorter (3 years) and with much stiffer fines. If we do not remove more trees then we will have no insurance companies willing to insure us.

Update the current lodge for more capacity and hope that some of it funds itself.

Nothing! Plan is far over-built for what is appropriate for an amenity which is not used by the majority.

Too much money and investment for the size and level of ski runs available. What is there can use some basic remodel, but this is not a huge draw with all the other better resorts in the area.

Come up with a proposal that has a path to a balanced budget instead of increasing the annual membership fees. Other downhill ski resorts are profitable, why can't Tahoe Donner be profitable or break even?

Nothing. Looks like an nice building that will enhance our community.

Reduce the cost to 18 M\$. Develop and present the design with this reduced budget.

N/a

Smaller and less expensive.

Upgrade food, fix accessilbity issues

Fire prevention should always be our first priority. I know that we tried to bury the electrical lines in the past but we should try again. The smoke/fire danger is very real as we all know. The homeowners probably have a better appreciation of the danger now than in the past.

I think looking into expanded parking would be good too

Will the home owners be able to vote on this proposal, as it is going to significantly raise the dues?

Keep this a small quaint place, it's mostly for learning, so spend the money in things for the little ones.

While I feel that the costs are significant, the board has done a good job of evaluating options and optimizing uses. The new lodge will provide many future opportunities for use that are not being factored into the evaluation today. While some have expressed skepticism on this possibility, we are supportive of more year round use of this great new venue.

Thoughtfully modernizing the current lodge, allowing for additional required capacity for skiing / snowboarding, while also accommodating the ancillary functions to support for ski school, family dining and ingress and egress for both equipment rental and non-rental customers. This will create a better all around experience.

Recognizing the TD Downhill amenity is a significant contributor to operating revenues, is it possible to include a shared contingent value upside benefit from an improved lodge to offset future assessment increases? In other words, using a feasibility report to baseline projected revenues with the new lodge can the operating income outperformance versus a base case be used to offset future assessment increases in those outperforming years. Can this contingent value sharing upside be formally

At this point, I am pleased with the current proposal.

Cost is always a factor in these types of decisions, and it looks like several options were considered as described in the supporting material. Was there any value design considered? What could be cut, while still meeting the overall requirements as outlined in supporting documentation. i.e., can we get the same for <\$20M?

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As a homeowner on Slalom Way less than a block away from the ski hill, I am very concerned about the plans for a temporary structure next year and the impacts on traffic, parking, etc. I will be paying close attention to that when more details come out.

I know there are other capital projects that will be required to be completed in the next few years. How does the priority of those projects compare to the Ski Lodge (e.g., Northwoods Club House replacement). Clearly, the fact that we are moving forward with Ski Lodge means that we have prioritized that over others, but it would be good to understand the thoughts around that prioritization.

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I Question whether proposal is large enough to accommodate future growth. You said nothing about a larger facility other than a previous proposal was dismissed because of cost considerations without discussing what these considerations were. I admit that this information may have been given earlier and that I have not closely followed this topic.

We need to address the aged ski lodge but not to the extent of a building over \$18-20Million. We don't need a 2700+ SF building.

A cost under \$20 million

Nothing. It does not address member needs and it's too expensive.

Please provide the membership with a viable second option for the lodge remodel that does not cost more \$18 million. The design needs to address member needs first and foremost, not the public's needs. In addition, the design needs to take into account the new realities of Coronavirus with ample outdoor seating for eating, and options for purchasing tickets that do not require people to come inside the building.

Please develop an alternative proposal that addresses member needs and does not cost more than \$18 million, and put it up for a vote so the membership can decide whether to build the option that the board is proposing, or build an alternative.

I think the lodge should be updated

I think they are spending too much on one amenity. Tahoe Donner is a nice place to teach children to ski, but will never compete with Squaw or other ski areas nearby. Additionally, a ski area can only operate a few months a year, and even then, the snowpack is not what it used to be. I am not happy about my fees going up so high to cover the cost. Spread the money into better trails.

As a 40-year homeowner in Tahoe Donner, I am happy to see our facilities receive upgrades and improvements. However, I do not want my annual fee to increase by such a large amount to improve one amenity.

Nothing. This design is not appropriate to our ski hill. This design creates more problems than solutions. ie parking, traffic, out of control dues. The outside elevation is not in keeping with the Tahoe Donner style.

Smaller lodge that suits our homeowners needs and fits in with our current building style as well as our budget. Not an expensive, oversized eye sore that exceeds our daily needs. Maybe make a summer use such as a climbing or zip lining or dirt biking.

Let the members have some say/input.

Nothing. I do not support spending millions of dollars to replace a building. Fix the current building to meet ADA requirements and stop spending the HOA's money!

Scrap the entire project! This is an outrageous amount of money to spend on a kiddy hill that has two chair lifts, loses money every year, primarily used by non-homeowners, the list just goes on and on!

Please listen to the homeowners and stop over designing a building that the HOA does not support or use! Make the current building ADA compliant, too bad that ski school is not inside the main building(it is not at Sugarbowl either-so what!), additional rentals, lockers, and expended food facilities are un-necessary for a ski hill with two lifts, skiers have to climb a hill to get to a lift? Are you kidding? Again, that is part of skiing. If you can't climb a hill you do not belong on the s

It's a needed improvement for one of Tahoe Donner's most important amenities. In addition, it has incorporated features serving children skiers, a key constituent of Tahoe Donner Ski Resort. The project has been very well planned and communicated to members throughout the process. In addition, efforts have successfully been made to keep costs reasonable. This project provides good value for members.

If possible, it would be nice to add a little more architectural flair, although I know this could add costs, and great efforts have been made to keep costs reasonable. Maybe even a fun outdoor sculpture, like a large bear on skis, that puts smiles on faces. That of course could follow at a later date and possibly be at least partially financed by donations.

Thanks for the outstanding communications to members throughout the process.

I am in favor of investing in a new facility. I like the overall scope of adding a children's school, meeting current accessibility requirements, and expanding and upgrading restaurant and restroom areas.

'- Construction costs should be capped via contract with a GM. - I need to understand the economic benefits of replacing the lodge. Will it increase the sales of ski visitors? Can it be used throughout the year? Most visitors are not owners, therefore how is the new facility appealing to those visitors. In fact, the cost of the new lodge should be entirely funded by those visitors. - Construction cost per SF of \$840 is high, need to further understand why. Do you have ski lodge construction c

I understand that this has been a necessary yet controversial project. However, receiving an email from the board refuting discussions on Nextdoor appears to be defensive and immature. Makes me lose faith in the current board's leadership. So far I haven't been presented with a sound financial reason to replace the lodge. I need to understand why the lodge is not being funded by revenues generated from ski passes, and if not, will the new lodge help amortize future operating costs? Will it incr

Some modernization and code updates are obviously needed but I highly question cost/benefit of this proposal.

Among other things, I'd like to see specifics confirming the statement that a 3000 sq ft smaller facility would only reduce cost by \$600k (i.e. \$200 sq ft). What other options were considered?

See question 3

looks nice, reduced size

no opinion

what impact would this have on our association fees? it has increased so much over the years as has property taxes (yes I know that is not your call) and the difficulty getting home insurance so premiums are higher. hard to swallow more increases

Nice design

Put a cap on the total spend of 18 million and scale back the size. The construction costs are never what the estimate is, always higher.

Difficult to say because we do not have anything with which to compare.

An alternative at a less expensive price. A less expensive amenity that reflects the reality of the skill hill and owner usage.

We agree with updating the ski lodge; however, a less expensive alternative needs to be provided. We are new owners and surprised at how much disagreement there is on the topic. Sustainable, reliable, and informed decisions cannot be made in the absence of alternatives. Given the size of the ski hill, parking, amenities, etc., the current proposal seems out of touch with reality. Let's reach our goals while spending less money.

It looks nice but it simply isn't necessary. We have a bunny slope! We will never remotely be like Northstar or SugarBowl or any resort that attracts anyone besides beginners. Unless you can build a mountain worthy of a real lodge, don't waste the money. I have had a home in TD for 16 yrs and have skied TD exactly once.

If the ski slope can't pay for itself, I'm in favor of shutting it down. It's a cute amenity, but not for 90% of us, and certainly not if it's causing so many to worry about assessments to the point that we might sell our TD homes. I just want to feel like my second home isn't a big money pit for the delight of the very few, many of whom are outsiders who carry none of the long term cost: It's not right. Let's be logical. This is a bunny slope. Your fancy new lodge will be lost

If these amenities that few ever use continue to escalate in cost to homeowners, I'm going to sell. It's heartbreaking. Some of us would just like to retire to our little corner of the woods. That's it. Please don't let the lofty and costly visions of the few push out the rest of us. It's not right.

1. It has been developed using professional expertise in a logical progressive manner that has been very transparent to the owners. 2. It is based on the functional requirements of the building that were developed by the people who have both expertise and experience to determine what the building should be able to accommodate.

Add re-development of the parking area to the project scope to assure adequate parking for year-round use.

Will the owners get to see the final contract with both fixed prices and allowances?

It is spending the majority of our money on the Ski lodge

same as before

Nothing . too costly

Opposed to doing anywork . too expensive

Waste of money. we cannot afford higher HOA fees especially when the governor will be raising taxes soon and fire insurance skyrocketed. Why not leave as is?

Reduced cost (or just leave as is).
A new lodge is not needed. Sugar Bowl, Squaw (Palisades), Donner Ski Ranch, Boreal all older having worked (skied) at these locations.

Better accessibility for all users.

Considers cost-benefit. Includes better accessibility and safety. Beautiful proposed exterior design.

Like it as is.

Good work on reviewing alternatives. Thank you!

I appreciate the need to update and make safe the current lodge

Keep to minimum requirements for safety and use.

Don't like the idea of pouring money into something that benefits the public more than homeowners, and that is used only a fraction of the year. There are other amenities that could use the money to the benefit of a larger majority of homeowners

Although we don't ourselves use the Downhill Skiing Amenity, we are highly in favor of the TDA keeping all of the association amenities up to date, both in terms of capacity and quality. There is something at TD for every owner, and we need to avoid an environment where a subset of owners are able to block investment in amenities that they happen to not use or dislike for some other reason. It is glaringly obvious that the current downhill facility is badly in need of replacement, and we are ve

We are not experts in architecture, construction, or ski area management. We are pleased that the Board and TD management have employed expertise to define the details of the needed facility, and we will defer to the judgment of the Board as to specifics of the final design. That said, as TD Owners for the last 25 years, we will note that the TDA has a history of undersizing its capital investments, for example the Trout Creek Rec Center. We hope that the current vocal minority and their cost-cu

We hope that the Board will decide in favor of going forward with the new facility as scoped, or with an even bigger option if it is in fact better to do so in the long run. We do feel compelled to comment on the process which has led us to this survey. While we very much appreciate the extremely difficult environment which has been created for the Board by a small number of vocal members, we are concerned that this is now creating some sort of precedent that undermines the authority of the Boa

Meets Tahoe Donners needs. Attractive - looks like a place my family will enjoy using. Design is up to the standard I expect of Tahoe Donner. Will add to our home values.

design for year-round use

Sounds long overdue. Why are we waiting so long?

The research and review has been very through. Member input has been solicited. The basis for the project is solid.

Nothing

the current lodge needs updated/replaced- I do not think that the design is wonderful, but I may not up on current styles.

I would like to think that the structure could have additional use other than for the ski season.

I looked at the various options quite some time ago, but cutting women's restrooms and making it smaller doesn't seem worth it to lower the price. I'm all for not having the climb to the lift chairs! Is it a question of not having public use?

Well thought out - years in the planning - very informative

More outdoor seating due to the on going concerns with Covid 19

Thank you to all who have worked so hard to improve our community. We appreciate you!!

Upgrading TD amenities is always a plus. We need a modern ski lodge.

Like it as is!

Board has studied this thoroughly. Time to go with plan as presented.

Nothing as we are not in favor of the current proposal

We feel the project should be significantly scaled back due to the lack of use of the downhill ski area. This area seems fine for kids learning how to ski, however will never be a ski destination as we have world class resorts located 20 minutes away.

Hopefully it will make Tahoe Donner more of a ski destination and increase our home and rental values.

Love the design I would like us to build the biggest model you can which allows for growth and costs are less now than they will be in the future. The cost of this divided among all the owners is marginal when considering that our community will be so enhanced. Specifically we need to have all the items we can in the building - locker rooms, staff rooms, ski school space, ski rental space, store space, bathrooms, lounge area, cafeteria and whatever else you can think of. SKI SCHOOL is so im

Make sure to build the biggest one (that also make sense) not sure about the exact design (I have been at a few meetings but don't recall all the specifics) -- but just make sure that my above comments on space for various venues is created - store , rental, ski school, staff lockers and lounge area (break room - important that they have this I would think) , plenty of bathrooms, bar area os great, cafeteria, etc.

It is unclear to me why there is such opposition. The cost to build this is the cost to build 10 large homes in Tahoe Donner and this is a ski lodge for 6,500 owners with the cost divided as such (3,600 per parcel or so , correct ?) . It is disappointing that there is so much resistance. Why ? People bought in Tahoe Donner for the amenities and the concept by the original developer, Kirby was to have endless recreation for its members. Rebuilding the ski lodge is consistent with this vision

<p>Pretty, but too costly & it is bigger than we need. Functionality. User Friendly improvements. History of amenity profitability.</p>	<p>Smaller, lower cost, self sustaining fiscal projections Maximum cost of \$18 million plus 10% contingency</p>	<p>Keep Tahoe Donner affordable and available for families.</p>
<p>ADA accessibility and easier access for all to the lifts, more workable space, inclusion of ski school and expansion of rentals, improvement to food service and making it more of a frightful destination for beginner skiers and non-skiing family.</p>	<p>Reexamination of cost distribution between Assessment, member fees and public payers. Space for community events like movie and game nights, speaker series, etc. No need to meet the maximum square footage. A guarantee of building only to what is truly needed based on actual useage numbers averaging the last 20 years of good and bad snow years. Environmental friendly building materials and energy usage as a priority!</p>	<p>What is the deck and outside usage area going to be like? Fire pits? Loungers? Tables and chairs? Stage for a band (inside and out!)? Easy access bathrooms with extra space for winter wear and gear? Clear flow and signage to minimize backup with lines? Letâ€™s think Big and Efficient with current and long term goals and needs being met.</p>
<p>Modern, more efficient design with better design bar area and access to ski hill.</p>	<p>Outside BBQ area and a greater amount of deck seating and more fire pits both for the winter and summer evenings.</p>	<p>None.</p>
<p>Its about time to get a new lodge. nothing!! It's too big, it's too expensive, it's OVERKILL. There is nothing wrong with a 50 year old building - it works - leave it alone.</p>	<p>see previous comment</p>	<p>ditto previous</p>
<p>I donâ€™t like anything about the current proposal</p>	<p>Smaller size. Some employee housing.</p>	<p>Concerned about size, cost, and lack of any type of employee housing. Concerned about cost to TD homeowners. Feel that TD has more pressing issues to spend money on like fire mitigation such as thinning and machine masticating brush in Euer valley and around TD.</p>

	Decreased cost.	We do not need a fancy ski hill. People go to Squaw for that. Just update what we have. With climate change there probably won't be any snow in 10 years. This will just be a big waste of money.
Larger building, eliminate slope up to chair lift.	N/a	N/a
Nothing it is a waste of money. We do not need to invest money to serve the needs of non-TD property owners, it is outrageous.	Leave the lodge as is and limit usage.	I hope it is voted down altogether if that is even possible. If I have any more expense increases it will become difficult to live here, which is unfair.
	There is not point in expanding if the hill isn't gaining capacity and the parking is already too small for our biggest days. Remodel and make the building compliant, expand outdoor areas and add fire pits. We do not need an event center! If you can't expand the terrain, don't expand the lodge. No ski lodge accommodates everyone on the busiest day. That is the nature of the sport.	Who is benefitting from this massive overspend?
Nice design. Addresses a lot of the problems facing the current Ski Lodge.	The current proposal is double the size of the existing Ski Lodge. I'm not sure this makes sense given the cost and potential future decrease in usage due to climate change. Tahoe Donner is not a world class ski resort, so why don't we build something more suitable for what it is. If the Board has not set aside enough reserves over the lifespan of the facility to cover its replacement, I think you need to resize/re-cost it.	See question 3.
The upgrades will be a welcomed addition and add versatility and better service.	Year round functionality would be ideal. This is a large investment that would be off set by more use in non ski season.	Need 4 season usage.

While we are not users of the facility, it is important as a property owner to know the TD amenities are updated to meet the needs of both the association and others visiting. Having said that, I am hopeful the Board takes into consideration the opinions of those who have expressed concerns the facility could be scaled down to reduce the cost. You are the professionals who are accountable to do the right thing for the homeowners.

The current lodge needs to be replaced. The current proposal seems to maximize the square footage/ cost ratio. A smaller option won't save a significant amount of money.

I think the cost is too high and the facility is too large to serve the population we have, for peak days targets, when most ski season days are highly underutilized, for a limited snow season of 4 months and no meaningful operational or financial plans for the off season access and use.

It is a lovely building and it appears to meet everything that you could ever want in the lodge.

More realistic assessment of needs, space, utilization and cost. We are an HOA not a ski resort, with a seasonal that only provides ski area access without the need for a fancy lodge that will serve no useful purpose for the other 8 months of the year.

I have nothing in particular that I can say needs changing. As a non-user of the downhill ski area it is difficult to justify or criticize the design and usage needs. On the surface it seems that an 80% increase in size is excessive.

The Board, the staff, and the Membership (Tahoe Donner Voice) need to meet and sort out the facts that are in dispute about the requirements, the cost, and the utilization for this important amenity to reach agreement on approach.

First I really appreciated the simple comparison of the 27K vs 24K sq ft designs and what is lost with the smaller design. This certainly help me understand that my initial thought of a 20K size probably wasn't worth considering. I find it very difficult to get my head around the finances and that the projected income can really keep ahead of the expenditures. Perhaps there is a simpler way to display the financial side and be able to show the income vs the various budget pieces. As a person w

<p>I think the downhill lodge is in need of an upgrade</p>	<p>I think the plan is too extensive. I don't want to see my HOA dues get doubled in the next 5 years, and there is no such thing as a temporary increase in dues. This ski hill will never be a major attraction for avid skiers and as such should be directed towards resident families and their young children. Vacationers will opt for more challenging and larger places in the area, like Alpine, Palisades and Northstar. The proposal is way too expensive and should be reduced and have a ceiling. I don'</p>	<p>I don't think the board should push through a plan that they want if the bulk of property owners are strongly against it. I also think that people who just rent their property and don't use the facility themselves should not be deciding what is good for the community because their stake is simply from a monetary perspective and not one that is looking at quality of life in the neighborhood.</p>
<p>I believe the current board has taken time to analyze carefully and I trust their decision I feel this needs to be replaced in order to accommodate skiers for the next 50 years Do not like the current proposal, do not like the modern design should keep the Alpine design like the rest of TD. The cost is too high the use is too low for the short period used during the year. as owners we should keep the cost and size for owners use and not the general public.</p>	<p>I defer to board N/A Everything, the design the cost and the purpose.</p>	<p>I appreciate the way the board is responding to its critics. Keep TD for the residence, keep the costs low so it's affordable for all members,</p>
	<p>Do not design to increase the skier capacity; merely design an ADA /code compliant lodge for the current skier capacity (~450). Change to a much smaller and lower construction cost which also means, less expensive annually to staff and maintain. Parking is the major limitation to using the ski area; we don't need a lodge capable of doubling the skier capacity.</p>	<p>The downhill ski area is not a destination resort. It is a feeder hill to help us teach our new to ski/snowboarding TD family members. With global warming, we are likely to see fewer potential ski days at this lower elevation resort making an expansion pointless. There is no need to double the lodge capacity. Let's reprioritize our expenditures and amenities on TD members and our families and less on attracting the general public.</p>

It's long overdue, and a good compromise all around.	(1) - clarify how "inflated costs" are defined/used. is the \$21.3 million figure the number in today's dollars, or the "inflated" amount in future dollars? (2) It is wrong and misleading to say that the increase in the development fund will cost owners approx. "\$141 per year for three years". It will be \$141 for the first year, \$282 for the second year, and \$323 for the third year, giving a total of \$705 above TODAY'S rates for the first three years, plus an increase of \$323 per year afterwards	None. Thanks for doing such a thorough job in research and communications.
Like idea or replacement	Too tall in rear - will be a 3 story wall and destroy view for TDLCA	Reduce building height
I don't. Too large for the size of ski hill and beginning nature of ski runs.	I would like to, see the size scaled down. I agree that the lodge needs to be updated and made ADA compliant. But the ski hill is not designed or space available to handle large numbers of skiers. In our family, grandchildren used 2x then wanted more challenging and varied ski runs. Have not returned. I am assuming this is true with many families, owners and guests. If the proposed plan is designed to accommodate current usage, not expanded, there is no need for the larger size. My granddaughte	I would have preferred a survey or owner involvement that was more than providing the board information. If the survey indicates the majority of owners do not support the proposed ski lodge will the board hear and follow the wishes of the majority.
Update handicapped accessibility.	Update outdated beginner lift. Eliminate uphill climb. Widen the area where unloading. And add slow speed ability when unloading.	Don't cater the area to non TD members.

I don't want the annual assessment to raise. The proposed lodge is too large There's only a bunny hill it does support a larger building for a few days a year Another huge under used facility Build ADA assessable restrooms next to the existing bldg. only if required Create an assessable path of travel only if required Perform a remodel for \$2m to get a lot more value I use the TD downhill for a few runs with the kids then go home to eat Consolidate all the TD kitchens and have them run by

Turn the existing lodge into a ticket booth, ski rental center with assessable restrooms. No food or beverages. Outside seating only

The proposed structure looks like a grand testament for the architect which we're paying for.

It appears that a new facility is necessary, according to the Board.

I believe a smaller and cheaper facility can be designed and built. This is a beginner hill for the members, not a facility that is going to compete with the larger regional ski hills. Although the Board says it can't be done unless their proposal is accepted, I believe a smaller and cheaper facility that matches the size of the ski hill can be designed and built.

I like ANY capital improvements to Tahoe Donner. Our facilities are bursting at the seams with STR users all over the place. Please tax short-term rentals and build out larger facilities to accommodate the massive increase in usage those STRs bring.

Put in a back-side lift. The terrain up by the garages for the groomers could be totally opened up with a back side lift would reduce both lines and make the whole resort so much more enjoyable. PLEASE do this upgrade.

I have been getting emails from people opposed to this. It is CRAZY to not upgrade one of the few money-making amenities in Tahoe Donner. I am NOT HAPPY about short-term rentals in general. They use our bear box, throw trash everywhere, create noise and parking issues, and overwhelm amenities. But if we are going to become a short-term rental haven then TAX THEM and use the money to upgrade the amenities which are already overwhelmed by short-term rental guests. Also - we are totally good

Upgrading the lodge capacity

\$28M is too much given other ski resorts nearby and the traffic Tahoe Donner receives during the winter season. reduce the spending substantially OR better allocate spending to the the TD Restaurant and trout Creek

Tahoe Donner Homeowners must pass any proposal rather than just the discretion of the Board of Directors

I don't like it and feel it is out of control.

I feel that the board needs to take a realistic look at this project and really take a hard look at why they are trying to push this through. I have lived here just short of 8yrs. My kids learned how to ski at the TD. With that said, after a few seasons we moved on to SQV. We still rarely used the mountain and it's only when friends come in that are renting. The crowds that fill up the ski mountain are mostly renters that come up and don't want to spend money at the larger resorts. We don't ne

'-How do you make this profitable? -What is the break down between homeowners and renters that use the ski mountain annually? -How much has been spent on this project to date? -What are the operational budget forecast for the larger ski lodge -What is the estimated increase in usage from customers if we build a new ski lodge? - What is the marketing plan behind the new ski lodge and launching it? -Is there plans to increase new runs/ lifts? -On the weekends the parking lot can fill up. Are t

Replacing the downhill ski lodge is obviously necessary. It cannot be remodeled without significant compromises. However, a new building that is 90% larger than the existing lodge is more than just a "replacement". Why does the board believe they have a blank check?

Too expensive. The consultants have convinced the board that a bigger lodge is more cost effective because of potential off-season uses. These are the same consultants who thought Tahoe Donner owns the parking lots next to the current lodge. The downhill ski lodge is in the middle of a residential neighborhood. ACAC was cut back in size due to a few neighbors who objected to the original plan. Does Tahoe Donner not realize they are heading into a similar fight here? The board has convinced many

The Tahoe Donner board and staff have repeatedly said this building is being designed for downhill ski operations and summer camps. We hope you keep your word. If there are any attempts to turn this lodge into an "event" center in the future there will be considerable opposition from the neighbors.

Proposed project will cost too much and result in excessive increase in assessments. Please develop an \$18 million option and presented to the membership for a vote.

Develop and \$18 million option and present it to the membership for a vote.

Tahoe Donner should focus on making sure members and their families have access to amenities as opposed to the public at large or short-term rental "guests."

The Tahoe Donner Board(s) has done the due diligence to get to this point. The proposal is planning a reasonable sized facility at a reasonable price. The two years spent on the project allows us to trust the outcomes.

We are not really certain about how much space is being allocated for the deck out front of the lodge. It is no mystery to anyone that uses the facility on weekends that the crowd overwhelms the space. We need much more space to eat and enjoy our friends. We want more concrete and more tables. This should not impact the actual building much.

Our biggest concern is that messing around longer with this decision will further increase costs. We need to get going and get it done. In addition, any attempt to cut back the size of the project will be a disaster. Just like with the Lodge and Bar at the golf course. We cut back the project to save money and then we had to do it again to add on. Cost went up, up, up. It cost way more and all savings were ultimately lost.

its hard to answer that question - we havent really seen sketches or understand what is included in the 2800sf building

it seems hard or impossible to forecast construction costs 3 years into the future, one only needs to look at the current impact on construction costs to see how quickly costs can sky rocket. NO ONE wants the lodge to impact their annual assestments, the board should make prudent and conservative financial decisions and only accounting for a possible 10% overage seems like an overly optimistic position to take. the board should stick the 21M cost and the 10% overage figure but that may require

The idea the HOA is looking to replace it, since the building is nearly 50 years old, no longer meets code and has outlived its lifecycle.

The current size of the facility seems larger than necessary. I can understand some additional square footage but do not see that we need the Cadillac version when a Ford will suffice. Additionally, we have concerns about how the current plan has the footprint of the new building encroaching on the adjacent condos. We see a need to respect the neighbors.

We are in favor of a new facility that could also be used year round. I wonder if the board/community has considered, now that there are more full time residents, whether or not we could use it for meeting space, gathering spaces (for rent) crafting, dance lessons, etc. Nothing that would require extensive needs just thinking it would be great if the facility were more purposeful.

Remodel instead of new construction

Tahoe Donner's ski hill and terrain will never be anything but a beginners mountain. Therefore the proposed lodge is overkill and way too much money being spent on something used by a limited number of residents.

That it will accommodate current downhill ski resort usage and operations, and meet current accessibility and building safety requirements, with increased area for rentals, dining, and other operations, as well as a children's ski school with in the main building.

I don't have any suggested changes.

Let's get this done! It is sorely needed.

I don't use the lodge much, don't rent my house so it's not a draw. Thus \$867/yr for something I won't use seems excessive, on top of the existing fees.

a simple remodel would suffice for me. Do you really think you'll get that much more use out of the mountain w/a new lodge? It's a simple day-use facility.

I support a more efficient set up but it needs to be done in a way to maximize what takes place in the building during the off season. If the building is not going to be utilized in the summer then I do not support replacing the building.

I wanted to see event space for meetings and weddings. The board made a terrible decision by taking away the tent at the lodge and losing all of that wedding revenue.

I have a bit of an issue with the stance the board is taking that essentially their decision is untouchable. The way this is all being communicated does not leave a good feeling. Have you forgotten you're a homeowner too?

It's a new lodge that is needed

The cost is ridiculous. Material to build the proposed lodge can't exceed 1 million. That means over 20 million in labor! Find other subcontractors and cut the labor cost.

Can we get a more lodge like architecture like the adventure center? The current architecture looks like Grocery Outlet!

Given all the other available options for Skiing around, expanding this place seems like a waste.

Is this resort profitable or breaking even in its current state? If not, why are we enhancing and pouring more money into it.

The design really looks beautiful.	nothing	Since I am nearing retirement I want the cost to remain within the proposed brackets. I trust the board when they say 21.3 million plus a 10% construction cost contingency so you should make sure that you have clauses that keep the contractors within that number and for them to assume the risk if it skyrockets.
I think the current proposal has gotten too big for the usage of the ski hill. I'd support a smaller lodge but not at the current proposed amount or size.	Smaller lodge and less spend. We do not need a lodge of this size.	None
The proposal will replace a dysfunctional facility with a safer and accessible one.	The new building should be designed to serve specific additional uses other than downhill skiing in the winter. I would like to see it contain additional swimming, hot tub, and spa facilities to add to the current overcrowded facilities we maintain.	Why is the building so small?
The BSA proposal is very thorough and the architect did a very nice job of explaining why a vertical building with a flat roof was a better plan.	How will we use it in the summer? Can we have "free ride" mountain biking if that makes economic sense? Ideas for a shuttle service that goes to other lots like Trout Creek, etc so as to handle overflow parking. Or a shuttle throughout the community so grandmothers can take their grandchildren skiing.	
The current proposal is too expensive. If we need to replace the lodge we should spend significantly less than the current proposal is estimated to cost.	We would like to see the cost reduced significantly, or just keep the existing lodge. We don't need a lodge as large as the one proposed by the board.	We support the efforts of the Tahoe Donner Member Voices group to give the membership a direct voice in how much is spent on the new lodge. The current board of directors seems unwilling to find a lower-cost replacement alternative.
Too expensive	More outdoor fire pits and outdoor seating less indoor.	Scale down size and bring in food trucks instead of kitchen

If it was affordable and necessary I am Happy. It is not affordable and it is not necessary so I am not in favor. Just make some upgrades and get on with it

The fact that the lodge needs to be updated, agree, disagree with everything else about the current proposal

The building is obviously outdated and the proposal allows for the usage and potentially expanding the facilities available to TD members (e.g. for summer camps). I am concerned that we are currently vulnerable to challenges under ADA legislation and that a properly considered and well-researched proposal will protect members from potentially large penalties if someone does decide to make a challenge.

do a reasonable and responsible replacement. Listen to the concerns of the membership

I do not use the downhill ski lodge and I am concerned that the cost will increase the Tahoe Donner HOA. Construction costs are highly inflated right now and I believe we will get bad value for our money.

The size, way to big for the usage it gets. The hill is too small to draw a crowd of seasoned skiers. The cost. Regardless of the cost predicted, the Board has continually, regardless of the project, allowed costs way above the budget. Other amenities need updating - so scale back the ski lodge. Lastly increase for TD members. Dues have increased continuously and this would be a deal breaker.

I am concerned that the 'voices' members' attorney (although they seem to misrepresent a lot of things) did suggest that there might be challenges to the decision based on expansion of facilities - that seems to need to be addressed, as do worries about set-back and encroachment on surrounding properties and traffic

Why did it take the members hiring a law firm to get the board to act on the concerns of the membership. What a mess.

Yes, how could the Board propose such an outlandish endeavor. The fact that you tried to pass this proposal without member input is appalling - shame on you. Use to have a lawyer on staff, where is his/her input. Why did we have to hire an outside attorney to get the Board to do right. Is the lawyer at the bidding of the Board? Shouldn't the TD attorney interpret the by-laws as written, not slant to accommodate the desires of a few? The whole Board needs to be recalled.

The members elect the Board to make these decisions. I am frustrated that the 'voices' group seems to want to do an end-run around members and their votes (as well as what seems like misinformation they are spreading).

Brings the ski lodge up to date and maintains capacity. It would be ridiculous to make this kind of investment and reduce capacity. We bought in TD for the amenities and wish to see them, all of them, kept at a standard that is commensurate with the community.

I like the idea of a full replacement which will provide a flexible, functional facility with a long term life.

Design looks nice and accommodating of requirements.

larger size as it is often overcrowded

new lodge is long overdue
Appears well thought out

First, we are new to TD (less than 2 years) and we ski elsewhere, so our personal experience with the lodge is limited. Still, we find the current proposal to be too large/extensive for the needs of our Association. A less "grand", more modest facility, focussed on immediate user & resident needs vs catering to events for outside users seems more appropriate.

No opinion.

would be nice to have large outside space for warmer days (and due to COVID) - unclear how large the outside space is
nothing

I would be interested in understanding the cost recovery projections for the facility and scenarios relative to effects on membership assessments. It seems that my assessment is likely to increase substantially to address debt service and to support a facility I will rarely visit/use and which does not seem to directly benefit the TD owners. I would feel differently if I were confident that the financial projections realistically showed that user fees (outside of owner assessments) were the domi

We are voting No because we have never used the ski facility and probably never will use it.

what is going to happen in the winter of 22-23 and 23-24? Will the current lodge be useable?
Please share this info
make sure there are plenty of bathrooms

<p>The budget is too large and there is not enough confidence that the budget will be met. I think it will go vastly over budget and the timeline will be delayed, which will delay all other TD capital projects.</p>	<p>I would like budgets for other projects to be pulled forward (e.g Northwoods master plan from 2026 to 2023). Especially the Northwoods pool expansion: it should be at least 2x bigger and have proper food/drinks available, changing rooms and play area and slides etc. for the kids.</p>	<p>I hear several mentions of the 'need' to be ADA compliant, but I'm not clear on the exact rules. Does this have to do with getting a permit? I guess there are 'minimum' ADA regulations and 'suggested optimal' setting. I want to make sure we are referring the 'minimum' and not the suggested (because this is mentioned in all communications). It needs to be more precise and exactly communicated. It also bothers me that every email starts with '50 year old lodge.' Our home in TD is from 1974 and th</p>
<p>Not much. It's bigger than necessary, serves a different purpose than it should, addresses an essentially non-existent audience.</p>	<p>Make it smaller. It should address the real needs of this community, based on the actual use of THIS ski area. The Tahoe Donner downhill area is not world-class and does not attract large numbers of experienced skiers. It never well: the terrain is just wrong for that. We need to accept the reality of the limitations of the terrain, and build a lodge that makes sense for the actual use.</p>	<p>I trust the Board of Directors</p> <p>Don't over-build. All ski areas get very crowded during peak times on peak days. We should not be spending large amounts of money to avoid the reality of every other ski area.</p>
<p>Modernize for the next 30 years Improved spacing and flow and increased size to accommodate growth over foreseeable future</p>	<p>Make sure easier level access to chair lifts</p>	<p>None</p>
<p>It addresses the terrible capacity issues the current lodge has. We use the lodge every year and get very frustrated with its limited capacity. The possibility of having this as a 4 season lodge is exciting. We would use it any season it was open.</p>	<p>I would like to build it larger than what is currently proposed. I'm frustrated with members who never use the lodge delaying the progress of this building. My family and friends would fully support this lodge with eating, drinking, entertaining and fun with family and friends.</p>	<p>What ideas are seriously being considered for non ski season use of the lodge/hill. If there was space there I would take my sales teams there for meetings/retreats/team building events. We cannot wait for a new lodge.</p>
<p>It seems measured and focused on the issue.</p>	<p>N/A</p>	<p>N/A</p>

Multi purpose space- year round is the way to go and the ski lodge could provide some great year round benefit	Make sure it can be used and thoughtful design for year Round. Emphasis on food options and event space	Would not like for it to go over budget
I'm not opposed to a renovated ski lodge, but that size and cost seems excessive considering I don't even use the downhill ski facility.	Smaller more modest renovation	Who is benefitting from this? Most residents don't use the downhill ski facility and even if they do, they don't use the lodge because they can just go back to their houses. Especially during this time of covid, building a large area for community gathering seems unnecessary.
Current building is run down and difficult to walk up and down from the ski hill. Would like it to be flat. Bigger is better	None	Support elected officials to do their job; even if individuals disagree
The accessibility features and the plan for a more adequate ski school facility	If there is a way for this facility to be used in summer that would be a bonus - I thought that some earlier versions of the plans suggested this option	Why is there so much polarization over this plan?
Current size and configuration is unusable The ski resort should be our crown jewel Commitment to keeping facilities safe and accessible. building is the right size, the ski hill makes money for us.	Better rental equipment and faster processing Better food concessions Reduced scope and cost. We have an empty lot and have never used the downhill ski facilities. nothing	Raise price of lift tickets to help pay
The ski lodge needs updating and the current proposal has taken into account the needs of skiers, families and TD members.	The design work to date has resulted in a good proposal	Thank you for taking the step to survey all members, too often in the work of the association it seems that the desires of the vocal few override the general membership. We all pay the same dues to the HOA and all deserve to be heard -- the disinformation campaign and dirty tricks of the group opposing the ski lodge project is disheartening.
Methodical, data-driven approach	Don't love the design, but like the material choices and generally okay with the more contemporary approach.	Hoping the Association will give additional consideration to year round potential, both as amenity for owners/guests and for revenue opportunity.

We really like the updated floor plan and aesthetics of the new design. Having easily accessible restrooms on every level is huge. In addition, we appreciate that the structure is being moved closer to the chairlift thus eliminating the need to walk up a steep slope to access the lift. We are also excited about the drop off area. This allows for the opportunity to drop family/guests directly at the lodge versus the current process of dropping off in the parking lot and then being forced to walk,

Like that it's not planned to expand/increase ski resort usage.

A dedicated member locker area for gear and skis would be great.

Nothing

Decrease cost and have the lodge not be as large. Who cares if skiers have to walk up a hill, they are skiing | also doesn't matter that school is in a yurt There's better things to spend our funds on

Bringing building up to code and modernizing our amenity.

I am concerned about the future impact on HOA dues and the ability of the HOA to complete other capital projects without significant increases to HOA dues. I am more interested in a downhill ski facility at a lower cost that primarily serves the needs of the TD homeowners.

Is there an opportunity to incorporate renewable power generation such as solar in the project?

Why is the board not providing full transparency to TD members and putting a PR spin on everything, why can't they meet in the middle somewhere

I would like to see the downhill ski facility have multi-season use and not just a snow season facility. We have enjoyed summertime activities at the Adventure Center in the evening and think the downhill facility could have similar activities such as the cornhole tournaments, movies and similar. We are also concerned about the adequacy of the existing parking for an expanded downhill ski facility.

Nothing	Decrease in size and cost. More outdoor seating, smaller kitchen. No increase in assessment.	The cost is extremely high. Does the ski hill lodge really need to that large? It seems right now with soaring material prices, lack of local workers, covid and global warming, building at this time and to this scale is not an affordable option. I feel the board has decided this is what they want and will spin the info they are regurgitating to the members any way they can. Nevermind what the owners want or what is fiduciary responsible.
I do not like it. Too expensive. updating the facilities is a good thing As a senior, I ski at the downhill facility and it is a difficult climb to get to the chair. Plus the facility is outdated. I would love to see it more accessible. I do think it would be a plus for the community	It is too expensive and not a priority for our members. I'd like to see the overall cost comedown. nothing	Stop! none - I would like to see it proceed
nothing	It is too costly for homeowners who don't use the facilities	none
I believe the ski lodge needs to be replaced, but not with a new lodge that is almost twice the size of the existing lodge. Parking is finite, as is the size of the hill. Build a new lodge comparable to the current lodge in size.	1. The current proposal for this lodge is excessive in size and cost. We don't need a "LodgeMahal" for a small, beginner oriented ski area. I would like to see a new lodge constructed that is similar in size to the existing lodge, with costs not to exceed \$18 million. I do NOT want to proceed with the board's current choice; it is too big by 50% and too costly by at least \$5 million. I believe the BOD is not listening to the desires of the majority of the membership. Actually, I believe the BOD	DO NOT PROCEED WITH THE CURRENT PLAN FOR THE LODGE. BUILD A SMALLER, LESS COSTLY LODGE!
I think we should proceed with a lower cost option around \$18M	Smaller square foot building. Maybe less inside space for childrens inside ski school.	Is there some way to fund this with \$0 increase in homeowners dues.

Want to keep the community desirable and it would also be nice to have another restaurant facility.

Nothing

It looks like a nice facility

Cap at 18m and design accordingly. I would like to see the inside space decreased and a focus on automating services. For example advance tickets or an atm type machine to purchase. Food service should be minimal permanent facilities. Use the good truck we already own. Focus on outdoor seating.

We elect board members to represent us not just pass their agenda. There is great concern from a significant number of home owners that must be acknowledged. I hope the results of this survey are taken seriously and not just used to check a box and proceed anyway. This project will go over budget no matter what.

I think building a new ski lodge is necessary but with an 18 Million dollar cap it would be better.

Less Square footage would me more practical and less of a drain on our HOA funds.

I plan to ski Tahoe Donner as I get older, so I really would like a new ski lodge to look forward to but I do agree with the petitioners that spending that kind of money without a second choice of a slightly smaller lodge would be unfair to our members.

I would like the board to provide a smaller, lower-cost option

The feedback sessions and the consultant reports appear to be part of a PR campaign to support the larger lodge.

It's a good looking design.

We request an \$18 million option be developed and presented. In 5 years as a home owner we have only used the ski lodge 1 time. It should be sized and built for the size of the current usage and without major the budget impact that the current design has, and considered with all of the other capital spend that is currently required.

The current proposal seems to benefit a minority of the membership, at the expense of the other members.

ADA compliant (expanding access to skiing), Lodge is in need of an upgrade,

Fewer bells and whistles - we don't need to be like palisades. and definitely don't want to be like northstar. KEEP THE MOM AND POP VIBE!

I would like to see how the cost of this lodge compares to that of others ski resorts of similar size.

Growth is inevitable and we have outgrown our current facility. An upgraded and expanded facility can only help to keep property values UP.

Increased onsite or nearby parking.

Is the board willing to cap the increased assessments at \$141/YR for 3 years?

New downhill lodge is needed. Adds to value of owning in TD	Cut the overall cost - Take the time to find other subcontractors who can do the work for less. I am a licensed building contractor and to spend over 20M on labor is ridiculous (material should be less than 1 M)	Change the current "Grocery Outlet / Shopping center" architecture to something more like the Alder Creek adventure center.
I don't like anything about it.	Scrap the current proposal. Build the ADA required facilities within the footprint of the current ticket office area.	The board and ski lodge committees have done a poor job of thinking, planning and executing.
A new Ski Lodge would be a nice addition to our HOA ammenties	It is too expensive. Construction cost are at an all time high! The plan needs to be scaled back or delayed until costs come down. As an HOA member, I do not want my rates to increase to support a white elephant lodge. A smaller, more appropriate lodge seems like a good compromise, if it needs to be build immediately. The contruction boom will receed and costs will come down is the other option.	Too much antagonism, by the HOA community, both groups need to calm down, Good luck and I do appreciate everyones service
Nothing.	Smaller and less expensive.	The proposal is too expensive and doesn't meet the needs of the members.
The current proposal does look nice. However: (1) It is too expensive for the purpose and our needs. (2) All considered, financing it will burden our membership beyond reason. (2) I am not convinced that ADA-upgrading of our existing facility at much lower cost is not a feasible alternative.	Smaller and cheaper.	(1) Has the RELATIVE small size of the skiing facilities been considered? (2) Has it been considered that members go home for lunch, rather than need a big -- expensive to maintain -- cafeteria? (3) Has it been considered that we already have a good restaurant within a mile? (4) Have climate change impacts been duly considered?
	Do not change but ABANDON the current proposal. Invest in an upgrade of our existing facility to meet minimum ADA standards (which should be possible for less than 1/2 of the amount currently proposed).	

<p>We don't like anything about the current proposal. We don't believe it is objectively portrayed. It does not transparently disclose the true financial consequences to members in the long run.</p>	<p>You are asking owners to subsidize in perpetuity a huge, expensive new ski resort that most of us will never use. We already have experienced a reduction in quality of life in Tahoe Donner thanks to all the new renters. We don't want to increase non-member visits to our amenities. Project should be paid for using the existing development fund without increased assessments, and prioritized in context of other necessary development projects. This proposal as presented fails to disclose the full lo</p>	<p>A ski lodge in the context of a homeowners association should serve homeowners who ski without overly burdening the rest of the members.</p>
<p>Developing a new ski lodge with the necessary requirements and amenities to carry Tahoe Donner through the next 50 plus years.</p>	<p>I think peoples biggest concern is cost and increase to annual assessments but also I would address what impacts there would be if other areas of Tahoe Donner require repairs and/or new structures where would that money come from if the building of the new lodge depletes our replacement reserve fund.</p>	<p>Is there a way to guarantee that assessments won't increase more than \$141.00/annually for 3 years and that special assessments won't be required for other projects if we deplete our replacement reserve fund?</p>
<p>I like that TD is going to update an aging facility</p>	<p>The size of the new lodge being proposed here (only 1 option given in this survey) is not supported by the data being presented. It could be simple errors in the analysis, but given that the first/largest graphic on the mailer presents time series data on a *reversed* X axis(!), it unfortunately comes across as purposefully misleading. Regardless, the option being presented here is simply too large, and the costs to build at this scale cannot be justified for any reasonably-expected usage. Also</p>	<p>What is the actual plan for DH operations going forward? This survey tells me about a huge facility size increase, but it is not clear for whom it is being increased, nor how TD can manage to fill/serve the additional lodge space without corresponding improvements in on-hill facilities (e.g. faster/more lifts). Usage data provided does not tell the story of increasing customers/crowds, nor does anecdotal evidence of a *largely unused current lodge and deck*.</p>
<p>Very thorough research and evaluation.</p>	<p>Further consideration of a lodge-style appearance instead of mountain modern, unless that is more expensive.</p>	<p>Thank you for going to these lengths to get all members' input.</p>

<p>The lodge needs to be replaced and the board has done its due diligence</p>	<p>I would like it bigger with coffee shops, bar, decent restaurants that can be used throughout the year.</p>	<p>None. Let's get going.</p>
<p>Replacing the bldg seems like the right thing to do. Its old</p>	<p>Too expensive. No idea if making a bigger better bldg will pay off.Show me the analysis. Why is this a secret?</p>	<p>What is ROI</p>
<p>Replacing an old outdated ski lodge. Need to build for the future. Construction cost will only keep going up. I've reviewed the architect the website. It looks like they have the right qualifications.</p>	<p>Nothing</p>	<p>How many square feet is Alder Creek Adventure Center? How much was Alder Creek Adventure Center final cost? I know development cost has gone up since then.</p>
<p>It is far past time to replace the current lodge. The increase in size is reasonable. Having a new lodge will help keep Tahoe Donner a desirable location, and thus help keep property values up.</p>	<p>I think the current proposal of 27,990 square feet is great. I would agree with proceeding forward even if the costs are slightly higher than anticipated.</p>	<p>Tahoe Donner is the best place in the Tahoe area for beginners to learn to ski. We should continue to capitalize on that, have an inviting facility, and ensure we continue to have top-notch instruction (particularly at the beginner to intermediate level). It is long past time to invest in the ski hill. Investments in other amenities have served a much smaller segment of the association membership; now it is time to invest in downhill skiing.</p>
<p>For a small (2 lifts) ski hill the proposed lodge is way too large. Upgrade to be compliant, but the scale the Board wants to build is absurd. If it is crowded on holidays then it should be restricted to Tahoe Donner homeowners and family members with ID. I can remember in the past (since 2005) there were times when the ticket sales were limited.</p>	<p>It is unnecessarily too big and therefore too expensive. There are other projects that are needed.</p>	<p>Go back to the drawing board and build something reasonable.</p>

Nothingâ€™ too much to spend on such a small ski area used primarily by nonresidents	Spending a lot less money with guarantees that at least 70% of operations costs are covered by ticket and retail sales and rentals, not subsidized by member assessments.	Why is the board continuing to aggressively pursue this project over the obvious objections of a large group of homeowners? Is there an unstated agenda we should be made aware of?
Upgraded amenity	Perhaps more outdoor space	The incremental value / cost of more space isnâ€™t being articulated effectively. Too much focus on the absolute cost.
It seems well considered and we definitely need to replace and increase the size of the ski lodge.	Looks fine to me!	
Not too much. I skied there with my boys when they were small - 5 years ago or so - and it was totally fine. The quality of the lodge matches the quality of the mountain. This is not Alpine Meadows or Sugarbiwl. This is a place to learn to ski for a year or two before moving on. Letâ€™s not pretend otherwise.	Letâ€™s stick with what we have. Itâ€™s totally fine. This isnâ€™t Alpine Meadows or Sugarbowl. This is a bunny hill that people ski a few times and then move on from. No need to pretend otherwise	What are our plans for offsetting the carbon emissions of this new project? We should be thinking about this for all the things we do but especially for projects like this where there is little need
Too big and too expensive. Scale it down to 18MM or less to fit our budget. Do not make it for visitors since most of them go to squaw of north star.		Scale it back to a more affordable and useful facility. Do not exceed 18 MM budget all in.
The lodge is very dated. To ensure TD remains one of the premier vacation and residential communities in the Lake Tahoe region the ski lodge must be upgraded significantly.		Needs to move forward
The facility is badly outdated and a new multi-use venue would be great!	Not sure if the current proposal includes a restaurant and event venue but we love that idea. It would be great to have options outside of skiing	
Agree that the structure needs to be replaced	Would like to see a smaller footprint explored in more detail to reduce the overall cost. I don't believe the large expenditure is justified as a practical matter or fiscally.	

We don't use the facility but it is a nice amenity.

In favor of: - grill and food service area expansion (badly needed) - indoor eating area expansion (badly needed) - providing additional restrooms - outside eating deck (this is the best feature of TD Lodge)

It's needed. The old facility is outdated and in need of replacement.

It's an appropriate size increase to accommodate future needs without over building. Falling short of our needs to save a small percentage of money now will only lead to regrets later and will not give us our best bang for the buck.

New update building with additional amenities

I don't like anything about the current proposal.

Cost effective. Well thought out

Reduce: - Locker area - Ski Patrol area - Ski instructor lunch area - Ski school training office - Rental footprint Eliminate: - Indoor childrens ski school area - Childrens lunch room - "Scramble" (what is this?) Increase: - Outdoor deck area

Nothing really.

My main concern is it does not address overcrowded parking during peak days.

Controlled costs and a large alcoholic bar

Scrap the entire design. Build the ADA required features within the footprint of the current ticket sales area and save the money.

What about parking for the condo owners?

Project is too expensive for revenue potential of a small ski area, especially in the light of seasonal warming trends and reducing skier participation.

Have you accounted for the current rate of inflation and supply chain problems which will likely have a major impact on a project of this magnitude and time?

I hope you will continue to answer all misinformation by outside group emails in the timely and clear fact based responses you have been doing.

None

The board and ski lodge committee have failed to manage the issues and defaulted to spending money foolishly.

None

I vote NO in proposal. It's too expensive, the skiable area doesn't warrant such expensive lodge. Winters are getting shorter due to Global Warming, area is use by small # of owners, not advanced skiers. Remodel, keep building, & cut \$\$\$\$.

My family purchased Ikon Pass to ski advance terrain. Why should owners who pay to ski advance vertical have to pay for an amenity that is very limited in skiing. It's for small market. Re-design the proposal, \$ 21.3 Million is too expensive. What happens

Please read # 2

Want increased value of property

If I am understanding correctly and the owners' increase is \$141 per year and it will not impact other future projects, it's not that much of a financial increase per household for a very nice amenity. Although people do not expect a high end luxury resort in Tahoe Donner, given the size of the mountain itself, it will be another feature for home values.

nothing

Nothing. It is too big

Reduce the size of the replacement & cost to build. TD is not like Northstar, Alpine or Palisades.

AN UPDATE IS NEEDED HOWEVER DOES NOT NEED TO BE THAT BIG, WAY TOO EXPENSIVE, DO NOT NEED HOMEOWNERS FEES TO GO UP!

SMALLER, WHY NOT INVESTING IN A GENERATOR SO THAT WHEN THE POWER IS OUT ON A POWDER DAY, WE DON'T LOOSE REVENUE AND SHUT DOWN THE RESORT!

First, TD doesn't have the skiing terrain that Northstar has. TD will never generate the income that other developments do, so it will be subsidized by all the homeowners, even Those who ski other areas. The Town of Truckee is trying to limit the # of people that visit during the winter due to the terrible conditions visitors create, especially during winter, so how can the TD board promote more folks to sky TD & contribute to the problem? The project is too expensive period.

Thank you for all your time and effort!

Your questionnaire which consists of 4 questions does not represent the concerns of the members.

SHOULD BE DECIDED BY MEMBERS NOT THE BOARD

I like the size and expansion of necessary areas, new look and potential for a great future of days on the hill. ADA updates as well.

Making sure there is more outdoor seating than we currently have, maybe more fire pits, chairs

Excited for a new and updated facility. Love our little hill.

I think now would not be a good time to do any construction because of the uncertainty of the cost and availability of both labor and materials due to covid. We need to wait and see what the future the pandemic has in store for us.

The current lodge is getting old. An updated one will add value to Tahoe Donner and to all who own property there.

Nothing

How much disruption to those living right next to the lodge?

Appears to be measured approach that is consistent with nature of the community that uses the TD facility.

Unfortunately the design is unimaginative and bland. I do not sense a place. Exterior resembles a bus terminal

An upgrade would be good for the property owners & the skiers using the facilities.

â€”â€”

â€”â€”-

Nice, new facility with many improvements.

I am concerned about the high cost of the project, increasing membership association fees, and unequal subsidization of different sports & their facilities. I would like different options to be made very clear & full transparency as to the subsidization and costs of different sports and their facilities.

Want to take more time & get more information.

<p>The current proposal may make it easier for children to get ski lessons.</p>	<p>Our home is on Slalom Way, and currently the traffic during ski season is too much for the road and parking is inadequate, resulting in car parking on Slalom Way. If the current proposal goes forward, something needs to be done to slow down traffic on Slalom Way and to provide parking for those who otherwise must park on Slalom Way. At the lease, traffic "bumps" should be installed on Slalom Way so that traffic has to go slower.</p>	<p>None.</p>
<p>We need an area to put a tent for weddings, since it was taken away from the lodge. If current proposal has that, that's a positive.</p>	<p>It's too expensive. The design is not Covid-compatible (too much indoor space, not enough outdoor heated space), and it does not consider the impact of climate change and the need for more modest facilities. We have other priorities and these have not been balanced with the ski area. I would prefer a more modest remodel in the range of \$10M-\$16M.</p>	<p>We will have the same issues when it comes to the golf course which is bad for the environment (pesticides, fertilizer) and uses too much water. But that is for another day. Just to be clear, I do a little downhill skiing each year and I like that the ski area is good for learning and kids--that should be preserved. Kids don't need a big lodge, they hardly need anything, that's what's great about kids. I also cross-country ski, so I am not an anti-ski person.</p>
<p>The current lodge definitely needs an overhaul, and when we expand the ski lodge, that expands opportunities to our neighborhood. Ideally this will flatten out our assessment in the long run.</p>	<p>?</p>	
<p>Existing is very undersized and needs replacement</p>	<p>NONE</p>	<p>I would like to know what the plans are for the building use off season</p>
<p>Nothing</p>	<p>Scale back significantly, the size of the mountain does not support this investment, the trend to shorter snow seasons is a major concern, this large part investment is not geared to benefit the residents</p>	<p>Way too much money</p>

Looks reasonable	no thoughts on this	Not being a skier I feel I do not have any good input
increased space inside, upgrade of dated bathrooms and space. there was not a lot of room to move inside for even getting lunch let alone eating it. upgrade of dated spaces is required.	no comments	I like the idea to encourage off season usage. Seems silly to have this and have it not visited for much of the year. Would be great to have community building events there.
The proposal is well thought out and it's clear that the board of directors, associated committees, architectural team, etc have taken the long term needs of the association into consideration.	No changes needed	None
The current proposal eliminates many issues with the current facility. The proposal meets the needs of a modern ski resort while enhancing Tahoe Donner as a whole.	I did not read if patron parking is included in the proposal. If not, it should be part of the master plan.	N/A
It was developed transparently, with sound objectives and reasonable alternatives considered.	Nothing at this point.	None at this point.
it is a much needed upgrade to the association facilities. the existing building has outlived its usefulness and should be part of a normal process of keeping our infrastructure current, safe and useable despite what those asshole trumppers are lying and falsifying.	question the architecture a bit....the eagle lift view shows a roof line that could be a real maintenance problem with snow buildup (leaks) . plus a flat (or almost flat) roof in snow country??	recommend that you proceed with the replacement of the facility as soon as possible. The anti forces are ridiculous and uninformed and refuse to deal with facts, making up false inuendos and idiotic logic.
ADA compliance	Too expensive	

I only like it if it will not cost the homeowners.
If it can lower our dues and make money, I am for it.
Cost less.

This proposed lodge is overkill -- way too big for the footprint, the size of the ski hill, and the available parking. Not sure why someone felt this was needed. Not to mention, the design is extremely ugly,. totally not fitting in with the surroundings, i.e. Alder Creek Adventure Center. Why wasn't the architect of Alder Creek called upon for this project? Not sure why someone felt the need to take this project proposal/bidding/design out of the area.

Don't want higher dues just for downhill skiing. Spend that kind of money on a multitude of other amenities.

I would like to see a small new building. We can not compete with bigger ski resorts and should not try to. We should try to be a ski hill that helps young kids learn to ski or snowboard

The entire design. See my comments on Q2. The ski hill does not warrant/support this overkill ski lodge.

No money for downhill skiing.

Worried about overruns and more cost to complete the project. I would be happy to let the project move forward if the cost will not affect our yearly assessment dues. The dues have increased to an astronomical amount. If this proposal will not affect my dues and is paid for by lift tickets and lessons, go forth with the new lodge. I personally don't think this is possible. The dues increase over the last few years has been ridiculous! It needs to stop!

We need to stay in our lane here. All of my children learned to ski at TD, and it has a special place in my heart. I know it needs replacement. However, the proposed lodge is way too large for what is needed, we should not have used a bay area architect/designer, the proposal is ugly, and proceeding with the project puts an undue financial burden on Tahoe Donner and its homeowners. TD has become the place to take your little ones for lessons due to the outrageous pricing of other resorts, an

If spending \$25mm+, I'd like to see itemized options on how to spend that kind of money for an amenity that only benefits a minority of people.

	<p>I am concerned with the costs of the project, especially with the change and ever increasing costs with regards to construction in the Truckee area. I would like to see an operating budget for the project that is put up for a vote and we work backwards from that budget to understand what we can build.</p>	
<p>Needs an update and development is catering to current usage and needs.</p>		<p>I hope this area can be used during the other seasons for events or rental space.</p>
<p>I think the ski lodge needs to be updated.</p>	<p>I would like to see a lower cost option that fulfills all "Must Have" requirements, but may leave out the "Nice to Have".</p>	<p>none.</p>
<p>Better to build the replacement correctly the first time, rather than have to spend additional funds because we short changed ourselves on the initial go-round. Plus I like the contemporary design.</p>	<p>No changes required.</p>	<p>Only question is in regard to parking. Seems parking is short most weekends, will additional usage add to the parking issue?</p>
<p>More seating capacity on busy days, more restrooms, get rid of hill to access the ski lifts from the lodge</p>		<p>Weâ€™re supportive of the current ski lodge proposal as long as the Development fund assessment increase to \$867 will generate enough revenue to support the ski lodge AND a substantial rebuild/expansion of the Northwoods Pool and Marina beach area- need a much larger pool at Northwoods and alot more seating at both the pool and beach/hillside.</p>
<p>Need a new facility. Good for home values and user experience.</p>	<p>Donâ€™t like the aesthetics of the design. Maybe something similar to the new golf club house would be better. The current design looks like it wonâ€™t stand the rest of time. Not classy enough.</p>	<p>Project is a great idea. Should consider member and guest usage only. Members will just need to absorb associated lost revenue. Why build something for the public?</p>

Cost is significantly higher than needed for an area that is used lightly by members. Would push yearly dues way past the comfortable zone for our family who has lived in Tahoe Donner for 24 years now.

Much smaller footprint and an action plan showing how the new building could be paid for by true profits of the ski hill.

Recognize the need to replace the building, but it should be completed in a much smaller scale. Would rather see improvements in other TD areas.

The proposal was well researched, it included ample opportunity for member input, a number of options were considered, there was sufficient communication about the project from the board. The proposal yields a building that is flexible in its use.

I think that a 15% construction cost contingency is more realistic given what is going on with prices of materials.

This proposal represents an opportunity for TD. TD could offer a ski school with an exclusive experience to members and the public. The prices of ski lessons at neighboring resorts is high and for less than those resorts are charging a unique experience in learning how to ski could be offered to all. I hope the general manager, staff, and the board are looking into developing such possibilities.

I don't like anything about the current proposal.

Scrap this design. Simply add the ADA required features within the footprint of the ticket sales area and save the money.
I'd like to see a lower cost alternative

The board and the ski lodge committee have failed to find simple, less expensive solutions. Try again or resign.

Considering the downward trend of usage of the lodge a scaled down version would suffice

Only scaled down version

Scaled down version would suffice or maybe timing could be altered since construction materials and costs are at all time highs right now

The proposed facility is large enough to handle usage similar to current demands while not wasting funds on an overly ambitious facility that may then be underused. I believe the board has done due diligence in arriving at the plan as presented. I particularly like the improved facilities for the ski school.

The current proposal is satisfactory as presented.

None, let's get started!

There seems to be broad agreement that the lodge needs to be replaced. The board seems to have done due diligence in creating the current plan.

I would like to see an investigation and report on the following: does the DH ski amenity lose money? If so, would it lose less money if we scaled it back to a size that would only support TD members? (The same question applies to any amenity that has controlled access, i.e. golf, tennis, beach, and pools, but not trails.)

Good luck!

There is nothing to like about it.

Scrap this idea altogether. The whole idea for TD Association to build, maintain and run a down hill skiing facility. that competes with the area commercial resorts is not a good idea in the first place.

As TD increasingly becoming permanent residence to many people or short term rental for those who own vacation homes, a new vision for the future of TD Association is needed. The original County Club model (members only) needs to be replaced by a new model that reflects these new realities. A new vision gradually replaces the current model to eventually a "fee-for-service" model. Annual dues entitles members (and their guests, accompanied or not) to a limited amenities hours. Facilities such as

It's time to replace the current lodge and increasing the size to accommodate replacing the yurt as well as adding ADA requirements and providing easier access to the hill and lifts.

We don't really want to rely on increasing public use to fund our amenities. We appreciate the number of amenities and the great quality of them and want to retain easy access to them.

We would like some information on the availability of the ski hill during construction. Will it be open for the 2023-24 season? (Without the current lodge, of course.)

I do not like the current proposal.

How about a smaller building that is not so expensive and can still meet our needs.

It is way too costly and I do not believe that our dues will not increase even more than they are now.

We do not find any reason to like the current proposal. The downhill ski area is an under-utilized facility. It does not attract non-residents, combined usage [visitors and residents] is not enough to justify the extraordinary expense in this plan. Furthermore, as a ski area, its usage is limited to toddlers, and beginning skiers who quickly graduate to the extensive and justly well celebrated ski resorts like Northstar and Palisades. This plan is extremely short-sighted given the current multi-

We don't like it at all; ambitious project that is going to put Homeowners on big debts for years .

We do not wish to see an expansion of the current ski lodge but would support modernizing the existing ski lodge.

I believe that it is too ambitious. We are a small town community and do not need to create something too big to support

Provides for the needs of our down hill skiing TD families. This is long overdue and the plan meets ADA, easy access to rental, tickets and food service. This is another excellent and well planned upgrade to our facilities.

It seems to be very large. Is it necessary?

The ski hill amenity is great for the HOA

The current proposal does not include welcoming, well-lit public spaces. The other areas look great on paper but will not improve the skier experience. This is not a good use of our resources.

The ski lodge just need to be renovated with minimum expenses.

We would like to see the current proposal scrapped and a proposal that would just include modernizing the existing structure. In the future it could be a private amenity for the use of Tahoe Donner owners and guests thereby alleviating the need for accommodating the 40% public use

Make required improvements and some cosmetic ones but not a major expansion.

Concern about the size; will parking be adequate; is there a need for this size for the ski capabilities

Reduce the size and cost of the project

The information the Tahoe Donner Board of Directors has provided is, at best, disingenuous. Your Board provided "facts" contradict public information. You claim amenities do not lose money, yet your own profit and loss statements show an approximate \$6 million loss annually and for many years. You claim the ski area is widely used but you report 30% usage by home owners. Owners rank it 9th in amenities. It may be possible to replace the current ski lodge with a scaled down, rational proposal

Please abort the idea of this project.

Thank you for your consideration

How will it impact my HOA fees and how will it impact traffic on Northwoods Blvd as well as completion for access to the resort.

Parking and access remains a concern.

Has the board considered any less expensive alternatives?

I think refreshing infrastructure is a great thing; think we need to critically look at how those funds are spent. The biggest concern with lodge I believe is that it's not a great piece of property given lack of proximate parking and being 'landlocked' of sorts by the condos and their parking lots that surround it. I am not a cross country skier (yet) and find that facility to be beautiful in its location and the property as well as its multi-season use (mountain biking and equestrian) in summ

Think COVID has given us a chance to think creatively. We are blessed here that when it is not actually snowing that our weather is pretty nice (not Vermont or Colorado) and let's take advantage of that to optimize space we have. I do think we should enhance downhill skiing as an amenity and even operationally subsidize elements of the lodge. Given it seems to only be packed on certain peak weekends, why not rent infrastructure (food trucks, yurts, campfires, etc) on those peak days and operati

Let's raise HOA dues and spend money, but let's do it where there is a year round bang for the buck and let's do it creatively; not just hire people to do what has been done in past. So many folks that live and work here both full and part time are part of an innovative and creative economy; let's not just run the same playbook that has been run in past and the resorts/HOA's

The better building flow, updated facilities, better eating area.

Upgrade the ski lifts to be faster so it doesn't take so long to get up the hill and through the lines. Maybe some bathrooms that are accessible from the outside without having to go into the building.

What is the actual proposed start and end time of the project?

The increase in fees â€¦.

Less HOA (development fees) for homeowners â€¦.

The Return-on-Investment doesn't seem to justify such a large expenditure in the ski lodge. The ski hill will never be competitive against the myriad other resorts in the area. As such, it will never attract a high number of TD members or the public at large. Consider also the ski hill is used for approx. four months per year, wouldn't investing in things that are, or could be, used longer or even year-round be better? Also, what if the ski season gets progressively shorter due to warmer tempera

Significantly lower investment, just some simple upgrades, nothing more. The fundamental, insurmountable problem is the hill itself, it will never be competitive against the other resorts in the area, and thus, it will never attract a large enough crowd (TD members or otherwise) to justify a major investment in the lodge. Is not defensible.

Why not just invest a small/modest amount of money to make small, tasteful upgrades?

Downsize or delete. Global warming is real despite the anomalous heavy snow in 12/20. Ski resorts nationally and in Europe are struggling with lack of snow. This is now common knowledge that the TD board is apparently ignoring. Other Tahoe area resorts will hang on with higher ski terrain long after TD shuts down. The obvious next gambit is making snow with funding from assumed deep pocket TD residents. Where will the water be sourced if warming/drought persist as expected? Get real.

Everything. I and my kids use the ski hill a lot and updating and upgrading the facility is desperately needed. The current facility has served its useful life, so the need for an upgrade should be no surprise. Moreover, it is amazing that so many international tourists come to Tahoe Donner to try skiing for the first time. We have more of reputation abroad than I think many members realize. That's a lot of goodwill that we shouldn't lose because of unnecessarily dilapidated facilities.

Nothing, really. Perhaps emphasis should be placed on how many people come to the ski hill, but don't ski. They're watching their kids, hanging out with friends, and spending money at the restaurant and bar.

Please make it happen! The extremes will never change their minds, you need ammo to convince everyone in-between. I appreciate your communications, which are much more credible than the other side's, but I'm getting tired of all the back and forth.

Not in favor

Since the most usage of the hill is not from local owners and their families, I think that it is too large and too expensive.

When can we vote on it?

Investing more money into a facility that is little used. Rather fix current facilities before we do this. They are extremely overcrowded at popular times.

Don't build the lodge

Not a good ROI on this project.

Need more space at the downhill ski lodge. Smaller lodge designs result in less usable space than the current lodge largely due to required ADA design elements that are not part of the current building. It is Cost Effective for extra space in this design. If we are replacing this building, for goodness sake, make it large enough to increase space for dining & lounging (while other family members are in lessons-many "work from home" at the lodge; space currently is insufficient), for employees

I still don't like the architectural design from slope-side. From entrance looks ok. Hope this is revisited.

I hope this survey does not undercut the design that is in the best interests of the HOA (IMHO) Building a smaller lodge will not help with usable space problems in the current lodge, in fact, the 18M\$ design provides less space than the current facility. To me, THAT is a waste of money. (Aside from the space issue, the additional cost of the mid-size design is cost effective, less per sqft. than the smaller design).

The fact that the proposed will have easier access to the ski lifts. Otherwise, nothing else.

Work within the original budget and original sq ft proposal.

We're concerned about one of the proposals that the new ski lodge would be available to be rented out for parties and weddings year-round. No increase in HOA annual fees due to this project. This whole process feels that there is a lack of transparency with members.

Significantly improves functionality of the ski lodge. A larger and improved ski lodge will likely be used more by members and should attract more public users, as well. I think attracting more non-TD beginner skiers to the ski area benefits the association as a whole.

"not to exceed" 27,990 sq. ft sets the upper limit, but it would be good also to identify what would be the smallest size that would be worthwhile considering, for example: a lodge at least XX sq ft. but not to exceed . . .

I'm dismayed by the approach of TD Member Voices in this process. They may have some valid objections to the proposed project and I'd like to understand what they are, but it's impossible to get beyond their obvious misrepresentations (such as a "legal opinion" that clearly isn't).

It seems reasonable and necessary.

N/A

We are a family with small children who purchased a full-time residence in Tahoe Donner specifically because of the outstanding amenities, with the primary motivator being the amazing ease and convenience of the downhill ski resort. We frequent the hill often, and would love to see the dated facility brought up to the standards of the other beautiful amenities like the athletic center. We are here for the long-term, and as a family, much of the ski day is spent together at the lodge- you don't h

I like you've done the research and looked at the options. Although I won't vote "no", you talk about the Annual Development Fund increases over the 3 years, but you don't talk about other assessment increases over the same period. I don't think they will hold steady, so actual increases are more than just the development increase (I presume). I would have appreciated the information about anticipated total annual increases over the same period in the information.

The board approved this.

Will bring TD ski lodge up to date and competitive with neighboring ski resorts.

I think the board has done it's duty (above and beyond) to the resident members of TD HOA. I would like to see the board press forward. I appreciate the extra effort to accommodate a small number of very noisy/unhappy constituents, but the board has done enough outreach- let's put this project into high-gear!

I would like to see the total annual assessment increases planned for years 2022 - 2026.

Nothing

The demographics of Tahoe Donner are changing. We are excited to see so many families moving in with young children who call this beautiful neighborhood their full-time home. We realize there are diverse interests with many different types of homeowners, but each and every one of them bought into this HOA wide-eyed with the knowledge of the costs, expectations, and rules that this entails. Having lived in other HOA communities in several states we can say unequivocally that the cost here is incr

Board members are elected to govern, not be blockers who are mostly supported by their own inflated egos.

I believe we should be building a new lodge, but think that a more modest, lower-cost, lower-square-foot structure with a design similar to the proposed 28K square foot lodge would be perfectly adequate for both public and member use. I believe the money saved could be better spent on other remodel projects such as Northwoods Clubhouse.

New lower-cost lodge with fewer square feet.

Seems to suit the needs and comfort of the skiers and their families. Quite an improvement from current conditions

Nothing

It appears the Board has been very diligent and efficient in the development of this project.

It seems fine

About the idea about updating the existing, but I do not support demolishing and expanding or overspending based on a mountain that can only support with two lifts, and is basically for young families to enjoy. I have a 6 year old, and I love it the way it is.

I would like to see The amount of money proposed changed. It should be capped at 18 million or less, we already pay fees to live here, and on top of that, we have to pay extra for season passes to do anything. As the dues are not all inclusive. Also, I don't want more traffic and congestion in a parking lot that already gets crowded and has bad traffic in the surrounding areas when outsiders come in. I bought the house so I can enjoy peace and serenity. I would have bought in north star if I

I think it's important to look into Tahoe Donner Member Voices

To much money

Nice design, huge improvement over current lodge. Really like removal of slope between lodge and lifts

I would be OK with a bigger lodge (35000sq ft) so everyone has plenty of space

I don't understand why there is such a discrepancy between the information issued by the board of directors about the proposed lodge and related issues and the information put forth by those who oppose it. Just as one example, why the board says 40% of members use the ski hill when their own materials indicate that the correct figure is only 30%?

I am in full support of maintaining and improving our amenities.

It has taken a lot of time for the Board members and others to review and develop this project. They are to be commended for their extraordinary efforts on behalf of the association and its members. Thank you !!!

More transparency on all the proposals received for the project. I don't see how the process of elimination went for vendors placing bids for the job.

I would like to see more detail on the restaurant and bar area improvements

I like the idea of a slight upgrade, in the context of what all the other amenities also need in terms of upgrades or modernization.

I believe the proposed new lodge is too large for what is needed. It will be overkill.

New Larger adds to homeowners value and will bring more revenue

Nothing. Absolutely nothing at all. Not the process, not the outcome the Board wanted, not the acrimony it has taken to get the Board to put this to a membership survey. None of it.

We understand that the current lodge needs to be replaced. Also while we did not vote for the current board of directors we accept that they have the right and authority to act in the best interest of the association. Any challenges to the board's authority should be done through TD Association Board of Directors elections and not social media.

I would like more information on customer usage. Are most of the users TD members n guests, or the general public? Does the parking lot accommodate everyone on a busy day? I'm concerned as a grandparent to not be able to find parking, n due to my kids work schedules we have to be weekend participants.

I would like an outdoor bar, and some way for it to be used during summer hours. I believe that the space could be cut down from current design. More wood, more rustic similar to Adventure Center.

additional healthy food choice restaurants

Everything. Blow it up. Do not proceed. The Board has lost the trust/confidence of the majority of the membership. A new Board should be installed and the question should be revisited at that time. With this Board, please do not proceed even with a scaled down version of the project.

None, I feel that the Board has done due diligence on the current proposal and should proceed.

I prefer a measured approach. The scale of the projects needs to be sensitive to use patterns, costs, environmental/climate change issues, parking, the people who live close to the facility. This seems like a huge n expensive proposal for a facility that is used 3-4 mos per year.

with increased cost, what is the proposed increased revenue?

Thanks to all board members

The TD downhill ski facility is at the very best a pathetic little hill for the very basic beginners. That can never be changed. To throw a large amount of money at a facility like this is stupid. I've owned my home in TD since 1998 and raised my kids and now grand kids with this second home. We have skied hundreds and hundreds of days ... and of these 200+ days, we've only skied 3 days at TD's facility and that was because each time we had a first day beginner. Don't waste the money on that fac

Can the lodge be utilized as a summer amenity in addition to being a ski lodge?

I agree the facility should be replaced, but for god's sake, it's a bunny hill and you want to build a massive building. This is clearly a vanity project by a few elected to the board and have failed to represent the community.

Too much money for too big of a lodge that would be at capacity only a few days a year.

Overall I think the size will be able to host a growing number of people in the future. And for the difference in cost to build it os more effective. I am also hoping it can be a year round facility for camps, weddings, concerts, etc.

Its transparency process

Reduce the capital expense, build something that is more suitable to the size of the actual ski hill. You've completely ignored or dismissed climate change, staffing shortages, massive increases in opex / replacement reserves, and whom this ski lodge serves. We are an HOA for homeowners. Not a construction company for the public. This board of directors has failed this membership, lied on its campaign promises to put members first, and used surveys like this as propaganda to get a YES, when ther

I would like to see a smaller lodge or a retrofit of the existing lodge with a much smaller cost.

If we spent \$50k on this survey, a 4 question survey anyone could have written, what makes me think we can build a 28k sqft building on budget. No way. I have lost all confidence in this board.

Please stop this proposal until a more sensible approach can be taken.

Be sure there is plenty of fact checking and cost analysis so we get this right. Stick to a 10% contingency \$\$. I do believe our ski hill is basically for beginners, and we need to realize that most skiers will be non property owners. We need to price lessons, lift tickets, etc under our competitors prices, with property owners having a break of of between 1/2 to 3/4 of what outsiders pay. We do want to attract as many beginners as possible, especially on non holiday days. We should be kno

The lodge needs to be replaced or remodeled to bring it up to code, but what we don't need is a MASSIVE lodge, which is a huge overbuild for what we need at our baby ski hill. I'm not sure why the Board is pushing this so hard when the financial implication is wasting millions of dollars beyond what we need with no realistic benefit in driving higher revenue.

NOT ONE THING!!! Too expensive for something that is used more by the public than owners.

The proposed ski lodge may positively impact TD desirability and home values.

I like that it will appeal to the next generation of Tahoe Donner buyers, young families who want their young kids to learn to ski at TD, which is much more attractive now given the hassles of driving to Alpine and the area formerly known as Squaw Valley.

Build a lodge that is right sized to the downhill ski hill. This isn't Northstar or Palisades so don't pretend it is by building this vanity lodge. Doing the right thing will save TDA millions of dollars in wasted construction spending and likely ensure higher operating costs with no foreseeable offset in the way of dramatically increased revenue. I am also disgusted with the propaganda campaign and indifference to member input shown by this Board. It's a god damn disgrace and shows that our

Fix what needs to be fixed like ADA compliant things. I get that you would like a better place for ski school but I've been an instructor at Sugarbowl and the past 15 years we have operated out of a tent. It's fine.

The project will cost a lot of money and could increase association and annual use fees. Fees are already high.

I'd like to understand how the Board can make this decision without any sound financial analysis to justify the project. If it was your money, no one would waste it so frivolously. However, it seems that the Board looks at it and realizes that each of them will only pay roughly \$4000 because we all have to share in the cost. So with that, the Board has bulldozed ahead with the project and manipulated the flow of information to membership to get what they want...a massive vanity project. Well do

I think the whole way this has been shoved down our throats and the discord in the HOA is horrible.

Please keep the project simple and within a reasonable budget. While willing to let the board decide, it is not an overly desirable project to undertake. The board should listen to concerns from others and work hard to compromise, be candid and make a decision that is best for the whole of the TD community.

Thank you to the board of directors for putting up with so much distraction. As we often say, unfortunately, no good deed goes unpunished.

I do like the proposal and design and am basically in favor IF you would have gone into so detail on multiple uses for the lodge beyond ski season and use

I trust the board to do the right thing. This is the kind of huge decision that they are responsible for. Let them make it.

I like that it's replacing the old one that is outdated

This survey because it allows me to provide input...!

Too expensive. I concern about the increase if member dues, not all owners are multimillionaires.

As stated, it is totally lacking in ideas beyond ski use. It also assumed current snowpack, season length etc. from how long ago? The changes in the last ten years seem extreme. This concern would be mitigated if ideas had been presented for non ski use.

It's simply too expensive given how little it's used by the members. We have many other facilities that are used more heavily that could be updated and/or expanded

Especially the timing. At this point a moratorium on new lodge construction should be declared by the Board. There are ski lodges in all parts of the country that are 50+ years old, so what's the hurry? We're certain that the Board is aware there is a large group of TD members that oppose construction of a new lodge. With a moratorium of five to ten years, some changes could be made to complement the new lodge construction. Consider purchasing the empty lots at the corner of Skislope/Snowpeak fo

Lower costs

The choices for answers were not sufficient. I would have voted yes with possible modifications but that's not an option. Instead it was all or nothing and I had to choose no, even though I actually supported the project

I'm for replacing the ski lodge but would like to see something smaller and cheaper given it's lower usage than many other amenities

We love the XC center and hope the DH lodge will be as good or better. Food + Retail is important

We have been residents of TD for 20 years and skied a number of Sunday afternoons and weekdays at TD...longest wait we can recall is 2 minutes, and there has always been room in the parking lots for the car. We have also skied all of the local ski areas on weekends and holidays, and they too are very crowded. The Board (and others) are caught up in a paradigm. Let's try to think outside the box.

Cost Estimates - More specifically, what percentage of the funding will come from the Tahoe Donner Replacement Reserve Fund; what percentage of the funding will come from the 3-year assessment increase? Project Status - Info provided states BSA is still in the process of completing the design phase, including cost estimates. It seems prudent to engage and pay them to present a completed design; when that phase is done, then, with full information-- including costs-- informed decisions can be

The lodge is an attractive building that will complement Tahoe Donner. The design is based on expert opinions that will meet the needs of our community and it is affordable.

Nothing

I trust the board of directors and industry experts in making this decision.

Cost should be drastically reduced and capped at a max of \$18 million. The currently proposed lodge far, far exceeds the needs of the community and is a giant waste of money.

The current proposal meets current accessibility and building safety requirements. Added space for restrooms, rentals and ski school.

The current proposal makes the assumption that the present and future emphasis of Tahoe Donner is and will be on skiing. Due to climate change, current interests, and more year around use, that is not the main focus of the general membership that it was fifty years ago! Also, building a big fancy lodge does not change the size and difficulty of the ski hill that it services. TD was and is a comfortable, affordable, family friendly beginner location. The building that services it should be in

On the wall of my cabin is a picture I took a number of years ago of my husband, son, and grandson in front of the lodge on the day that my grandson took his first ski lesson at Tahoe Donner. I want to see that family atmosphere continue.

It's way too expensive. I'd like to request an \$18 million option be developed and presented. Or something even more modest.

It's too expensive for something I will rarely if ever use, unlike the other amenities, which my family and I use a lot.

Start over and put forward something that doesn't cost as much and require our dues be raised so much.

Design appears to complement and blend in with area.	Outside area designed similarly to Alder Creek (nice fire pits, etc.)	I would like the Ski Lodge to be able to be used year-round. It's a spectacular location and should be used in a way to maximize its potential.
Don't like the proposal but see the revamp/reconstruction as inevitable. Would prefer a remodel to construction of a new facility but do not know enough of the details to provide an informed comment.	Very concerned about cost overruns and construction of a facility that is too grand for our communities needs.	What kind of checks and balances are there to prevent cost overruns? What happens if costs balloon? Are there fallback plans in case the current proposal becomes cost prohibitive with the currently stated proposal?
I like that this Board is finally doing something about the unsafe current building. I like that the building being consider fits nicely into the landscape and appears to consider multiple year-round uses.	I would like to be assured that there has been consideration of year-round use of the new facility, that it may be named Downhill Ski but in reality it is planned to be used for other purposes, including events that will off-set the cost of maintaining the facility. I hope it has a huge multipurpose room that can be sectioned off into small rooms or opened up for large events. If it were to be used solely for winter skiing, I would oppose the project because of the size of the TD ski hill, i	Please be diligent in keeping your individual and group egos in check when making decisions.
It will invigorate the staff with a much better facility to manage and maintain.	Obtain immediate input from structural, mechanical and civil engineers/contractors regarding constructability/value engineering of current design before proceeding.	Do not accept any bid that exceeds the current stated budget.
we need a new ski lodge due to it's age, attracting visitors and for ADA compliance	it is fine	please go ahead with the project

I would like to see some emphasis on a transport system to glacier way at the new lodge, where people can park in the ski lots and a shuttle could take them up to glacier way which is over crowded with cars and people that park illegally. This service would provide either free access to members / guest or paid service to visitors. The amount of people that utilize glacier over burdens the present parking lot and the street parking is a hazard to for the people that live in that area secondary t

The new lodge plan should be year round. The possible acoustics of a ski hill could be a great back drop for concerts on the hill, These could be performed in the late afternoon evening so not to disrupt homeowner privacy. It could be an additional money maker. and the lodge should be set up to provide food and beverage for such event (or see below to consider mobile food vendors,such as food truckes.. And could consider moving the wedding and special even venue once at TD lodge golf area to

Accommodates current accessibility guidelines, children's ski school, rentals, dining and back of house operations. Updated facility with multi-use / multi-seasonal use.

Nothing.

You're doing a great job. Well organized, clear content, appropriate communications. We're supportive. No questions.

I trust the board to look out for the best interests of the tahoe donner homeowners and investing in needed capital improvements.

I don't have an opinion.

The sooner its approved and built the better.

Improve people flow getting to restrooms, around bar area, within food service area (assuming this will be addressed!). It appears the proposed square footage better meets the current demand.

I agree that the lodge needs to be replaced as its age and current design makes it ill suited for remodeling. I also feel that issues such as its location on the site can not be corrected merely through a refurbishment of the existing structure.

The new building should be planned and constructed with the following thoughts in mind:
1. Climate change is here and ski season's are shortening. The TD ski hill is low in elevation and consequently will be hurt more than most by the warming winter temps and the higher than normal snow levels. 2. The ski hill is a true "learning hill" and no matter how enticing our new lodge it is not going to change that fact. The DHS is not a high priority amenity for the majority of the owners who would mu

Don't let this become a "vanity" project for the BOD. Spend what must be spent but keep in mind the membership has higher priorities. I would venture that while some of the membership is not adversely affected by significantly higher annual assessments, this is not the case for the majority who will come to see this as a VERY EXPENSIVE white elephant made worse by climate change's impact on its relevance.

It's carefully crafted to meet the indentified and documented needs for a new downhill ski lodge.

Nothing

The amenities are what make Tahoe special. That's what all the new owners are excited about. And, that's what differentiates us from other real-estate developments. It's also why cabin prices have approximately doubled in the last 18 months. Many owners have seen the value of their places increase by hundreds of thousands of dollars. These gains far out strip any anticipated bumps in the associations annual assessments!

Modernizes and aligns construction with other Tahoe Donner amenities. As the ski hill is inherently geared toward families, more space is needed to accommodate moms/babies who accompany but aren't skiing

Nothing. I would like the dissent by the minority to change.

Well thought out. Visionary because it takes a long term view. More than sufficient opportunity for community input. It is a fundamental amenity that sorely needs complete replacement.

I would like to see additional justification for potential summer/off season uses of these facilities. I understand this is not exclusively a ski lodge replacement. Rather, facilities may be used by other programs.

Do not be unduly influenced by TD Member Voices and their misleading/misdirection regarding this project. I do not support a vote of membership for this project.

mountain modern esthetic incorporates ski school into the building more space for food & beverage

At this current the cost exceeds the Value of building a new Ski Lodge I believe we should only remodel the Lodge only. We current material Cost and Lack of Labor will not increase the Value of the ski lodge. Our current dues are high enough as it is.

Current lodge is way too small. Need a lodge that is less crowded and that meets modern codes. Ski school should be in same building as main lodge so parents can stop by. Lodge should be at same altitude as lifts to avoid a very annoying climb.

I appreciate the board's work in conducting a thorough evaluation which I understand more clearly now. I do think however that a facility of this size should be open more year round for rentals and income so that we can reduce the amount of expense to homeowners and lower the pressure on our hoa in general which has risen quite sharply over the past 7 years. In addition, the board must revisit daily usage fees for guests which are completely inaccessible for a working class family of four. If

The proposed new lodge still will be over capacity a significant number of days Missed opportunity to turn the lodge from a seasonal building into a year-round amenity

Remodel/Update Only, cost of current dues increase yearly already and this project would increase them even more

It's fine with me.

Would like to see the cost max maintained and there to be no major increases to the annual development fund as per outlined. I would like to the facility to be opened and available year round.

What drove the decision to not include summer activities in the lodge?

I'm very unhappy with the number of untrue and half-true statements that the opponents of lodge expansion have been making.

Nice to freshen up the lodge	Make smaller and less expensive. We don't need a bigger fancier lodge since the experience is mainly for the kids. We don't want to pay for it.	Board is fighting back so much it is creating ill will in the community and Board does not create impression of being objective and neutral.
Clearly the ski lodge requires replacement and update to current standards	<p>suggestions for cost reduction to ski lodge replacement: 1. Eliminate the food service. Options: A. Food trucks B. Beverage bar (coffee, tea, cocoa, sodas, alcohol) and pre wrapped snacks C. Bring your own food Benefit: A. Eliminate kitchen appliances, kitchen delivery elevator. B. Free up space for something else or eliminate space C. Does not require significant expansion of "waiting room" for parents/relatives/friends 2. Enhance outdoor space for "waiting room" A. Place an awning for</p>	
The current lodge is old and run down. The number of visitors has increased over the years and the tiny lodge cannot accommodate the number of guests. There needs to be more restrooms and designated space for rec/ski team members and group lesson kids to eat their lunches (if yurt cannot accommodate). The new lodge would make future guest experiences much more enjoyable.	There needs to be more restrooms and designated space for rec/ski team members and group lesson kids to eat their lunches (if yurt cannot accommodate).	As long as there is a budget for this that does not involve raising hefty fees on homeowners and does not take away from other projects, we are all for the new lodge.
nothing	cost reduction; do not see value in resort expansion given many other resorts in area with far better terrain	
Nothing too costly	The spending is out of control!! cancellation	Get real & think about what you are actually doing!!! TOO COSTLY

That access to the slope will be easier. The steep incline is a potential safety issue. That the ski school would be part of the main building.

Nothing The existing lodge is sufficient

Cost to benefit ratio seems about right - definitely need bigger lodge than the \$18m option being advocated by a very vocal (but presumably small minority?) set of owners.

I do not agree with the Board's proposal to go with the largest 27990 sqft building. Considering the 120 day "limited use" of this facility, I would scale back to the 24000 sqft proposal and save the \$600,000. We do not need to build to accommodate the largest number of skiers for just a few days out of the whole short ski season.

Number of days that the current lodge is over capacity has been trending down by about 5 days per season. Should that trend continue in only six years the existing lodge would not have over capacity days, and only 5 years for the 24,908 sq ft lodge proposed. The current proposal appears to be sized for the maximum capacity & the car park capacity. I'd like to see it sized for the average number of guests. It is OK to have over capacity days.

funding association fees should not go up for replacement projects

Defer to board on making adjustments as needed

Do less so there is not such an impact on annual dues. Although you say it's only for a few years, I doubt dues have ever decreased and I suspect they won't in this case either.

Just what I stated in the last question.

We have a low altitude ski hill. The prediction for consistent snow at this altitude is diminishing. Whilst we have snow making it doesn't cover the entire hill. If we have to rely on skiing on man made snow then the available skiable terrain will be reduced, therefore you would expect the number of people wanting to ski here will reduce too. Our hill is small and friendly. I believe that beginners need space in order to feel comfortable and enabling a greater capacity will take away from th

none

Appreciate the communications being provided, even if the TDMV group is very vocal with objections to the current proposal

I do not want to see us build a ultra-fancy building; just one that accommodates the young families, preferably, and makes all the improvements necessary while holding the line on OVER SPENDING. It is very important to keep the annual assessment within reach of the younger families and not try to outdo some neighboring ski facilities. It is better to have a facility that has generally medium to heavy use rather than one that is built to accommodate the largest group and be partially empty most o

I think the size is too big for the hill. We have very few crowded days. Most days the hill is under-utilized. I can see it from my living room.

The slow 2 chair lift should be replaced. Reduce the size. Be creative on how to manage the small number of days that bring lots of people. Focus on home-owners usage.

Why is the DSL being prioritized above amenities that are more heavily used by members? Why not tackle the Northwoods complex first? Climate change forecasts should have us be cautious on betting the bank on skiing at our low elevation.

I understand the need to replace a building past its useful life and not in compliance with necessary codes.

Please use "average utilization" and not "peak utilization" model to project space needs. Please consider sharing resources, such as food prep area, with other TD amenities (Alder Creek and Lodge and Pizza kitchens not utilized to full capacity). Please consider increased operating costs for an expanded facility. Please consider saving money by saving Yurt for its remaining useful life. Please be responsible and consider the competing needs of other known and likely upcoming capital projects

I do not use the DHSL so an enhanced facility is of no interest or value to me, personally; however, I am willing to pay my fair share for a conservative replacement. I am disgusted and offended by the Board's current tone in dialogue with members who are questioning the project. I have worked for over 40 years in capital facilities planning in the non profit healthcare industry and have never seen such rancor even during hotly debated hospital resource planning. Non-profit Boards feel a fiduc

i do not approve at all

I would like a spending cap at \$18M

I do not want our reserves spent on such a massive upgrade and adding so much additional space. I do not understand how the current plan can be described as "repair and maintenance"... which is what our reserves are for. If a totally NEW ski lodge is desired... the members should vote on this and agree where the funds will come from, but NOT from our reserves

<p>We like the design style and material palette for the building.</p>	<p>Reduce size and cost to a maximum size of 18,000 sq.ft, and a maximum cost of 18 million dollars. Develop a more fiscally responsible option that limits the increases to current and future HOA assessments.</p>	<p>Develop an option that responds to homeowners usage and needs, not those of the public. Provide a project of a size and cost that results in minimal to moderate HOA dues increases. There needs to be a long term capital plan developed that funds the ski lodge and still leaves money for other planned and future capital investments for amenity improvements.</p>
<p>I use the downhill ski amenities, so I would love to see them improved. But much more than that, I just think it's the right thing to do. I would MUCH rather go a little bigger, even if let's say just for sake of argument, maybe we run the risk of overdoing it a tiny bit, than go smaller. The reason is, you only get one shot at this every 50 years! I have said this on every survey till now: I'm 46. I wasn't alive when this lodge was built. I'll most likely be gone before it's built again.</p>	<p>Exterior should be similar to the Adventure Center, The Lodge, and the Rec Center.</p>	<p>What plans have been considered for multi-season use</p>
<p>Nothing. It is completely out of line with what homeowners want.</p>	<p>I really have trusted this process pretty much the whole way. I really am reluctant to try and say that we should change much at this point. I find it offensive when a small group tries to undermine this process. I recognize that I'm not the only member in Tahoe Donner. Sure, if you ask me, honestly, I say go the bigger the better (within reason of course). I personally think that the downhill ski lodge should be a fantastic winter facility, but I also think that the potential for multi-use</p>	<p>I am very frustrated with the "member voices" group that has been trying to undermine this process. I feel that they keep saying that they are trying to save cost, when ultimately, I believe their tactics will fail, and in the end, they will have accomplished nothing other than wasting more time and money. I resent the fact that a small group of people have been spamming my email with their agenda. It makes me want to say, hey, why don't I just go get the email list of every Tahoe Donner memb</p>
<p>The old building needs to be replaced and this proposal seems to meet the needs</p>	<p>The scope needs to be scaled back significantly. There is no justification to adding the kind of square footage that has been proposed especially knowing that building costs have completely exploded</p>	<p>Do NOT proceed. This is a terrible proposal</p>
<p>The old building needs to be replaced and this proposal seems to meet the needs</p>	<p>I didn't see plans for a fireplace-a ski lodge needs a fireplace</p>	

Creates local jobs, increases skier demand, maintains TD as premier location, differentiates in a competitive real estate market, and ensures access to the mountain for the next generation and at the end of the day, it's fun to share the mountain with friends and family. carpe diem !!

Sleek design. Big upgrade over aging facility. increased access, no hill to climb, ADA compliant

Thorough, inclusive & comprehensive process to come up with this proposal and design. Love the vision and entrust the board to properly deploy resources on our behalf. Excited to see it come together!

Build it right, it's for next 50 years. Individuals will penny wise pound foolish it for self serving keep my dues low perspective, that's why the elected Board acts in best interest of HOA, fiduciary duty | democracy

The down hill area rarely hits the peak numbers described except on holidays and the proposal is too expensive

There is nothing I like about this current proposal. It's overkill for such a small ski hill.

When we come in as a family we see a big bar, how about a great welcoming dining room, put the bar in the corner, and make the focus the wonderful high ceiling, fireplace, food areas, and expand the outdoor area to include grill, lounge area bar, and basic food service. A car drop off area for the public would also be magical, to run from home pick-up our ski team and not have to park - Amazing !

I'd love to see all the divisiveness go away. We selected our board to oversee this process and I trust them to do their job on our behalf.

Keep the design simple, functional, and flexible space uses in mind. Be careful of back of house over-build, prioritize user experience

Scale this project back to something that makes sense. Too costly, too big, not needed for the few weekend days when it may get crowded.

Regarding the financial plan, public usage is great to even out the cost burden, however, during peak periods, it sure would be nice to have member preference, and even willing to pay more than \$40, if we have to do so to keep lift lines down.

No other questions or concerns. Let's do this!!!

Disclose how much from Replacement Reserves versus Development Fund you are using to pay for this

Take a few steps back and come up with a plan that fits the environment in which it's located. Tahoe Donner doesn't need this nor want it. Enough with the board trying to force this albatross on us.

The current condition of the lodge absolutely requires it be rebuilt and expanded to accommodate modern needs. The process the Board of Directors has been extensive and through. The design as planned address the needs, keeps costs appropriate for the project and will result in a fabulous new facility to be used and enjoyed for decades. The project as designed has our full support.

None - great as designed and planned.

Nothing, too expensive and depletes reserves and/or will require additional assessments to pay for other amenities. Expanding a ski area at this low elevation as climate change impacts the Sierras is foolish.

This design seems to be too big and too expensive for our little ski hill

Lower the cost and size of the project. Go with a more modest lodge renovation as advocated by the Tahoe Donner Members group.

Lower the cost and size of the project.

Very nice design
Too state of the art This isn't Jackson

Nothing
It could be done for 5 or 6 million dollars
Cut the cost in half. Greatly limit annual fee increases, they're out of control!

Rate increase to be spread over 5-7 years
Snow making capability status
Listen to your members. We don't want this megalodge.

Nothing.

Nothing

I would like to see a proposal to keep the size of the exiting structure and update it for accessibility and building safety requirements. No expansion of space. The number of day of over capacity is declining.

Please reject this new lodge.

It makes sense that a remodel is in line for the ski lodge given its age and to become ADA compliant.

Perhaps a smaller less costly remodel which allows for potential expansion if warranted. A plan to have the facility be available for additional useage in the off-season to help increase revenues so the homeowners don't have to continually get increases in yearly assessments or be subject to one time assessments.

It is a very expensive project for a building that has only seasonal useage. Especially in bad snow years where the useage would be even further limited.

Appreciate that improvements are in store for the Downhill ski facility. It's been too long and really needs an upgrade – for cosmetic reasons and for improved functionality. Improvements will generate pride in the association overall.

It is a bit too big and expensive given member use and the declining number of ski days due to climate change.

Hope that the plan can be trimmed back a bit to better reflect member needs.

Stop jumping through hoops because these loud members are raising a stink. Keep moving forward.

Don't build for an events center. Just try to keep the project scope reasonable.

We need a modern ski lodge that is able to better accommodate members.

I would like to see summer activities to make this area of the property much more useful. A few ideas: 1) Mountain bike lift operations 2) Ropes course 3) Tahoe Donner Gardens

Keep pushing out accurate information. Keep pushing for cost efficiency and good use of member assessments. Try not to raise fees and costs.

The ongoing ski lodge debate is irritating. The questions are large and outside my experience to properly evaluate. This is why we have a board and I'm going to put my faith in it to make a wise decision for the HOA.

I don't know. Trusting the board.

Build us a functional and aesthetically pleasing facility. Exercise prudent judgement. Don't get the HOA in over it's head. Leave me out of it.

I would like to see a bare minimum remodel of the current lodge. I would instead like to see the majority of the money spent on a new lodge at the top of the mountain that stays open year round and allows us all the opportunity to enjoy the great views from the top. If designed right it be an amazing duel wedding venue and restaurant / bar to enjoy the views. Call it the Sunset Lodge. There is nothing like this in the area and could be a great attraction capitalizing on our very unique easy acc

All-ready explained. But put the max \$21 million to remodel the base lodge & build a new lodge on top of the hill. Plus save money to add enough attractions to make money year round.

Just do the right thing. DO NOT INVEST ALL THIS MONEY IN THE BASE LODGE. It does not make sense. Figure out a way to make money year round and capitalize on the views!!

we like the idea of renovating the aged ski lodge.	we would like to see the lodge redesigned in a more cost efficient manner. we do not think the lodge needs to be expanded to such a greater footprint than it already is.	
Too expensive.	Make it less elaborate, we are not Martis Camp and don't want to be!	None
multi use and more indoor room	I think we should still limit the number of renters and non-owners that are able to ski and use the facility so that homeowners have a better experience.	One of my biggest frustrations is trying to use facilities that we pay for that are overcrowded. I'd rather pay more as a homeowner to reduce crowding from renters and non-owners.
Keep Tahoe Donner modern!	There are a couple things that lead me to believe that the current proposal is too large of an investment for the new ski lodge: 1) Unfortunately, the natural terrain to which the ski lodge provides access is not that exciting. This means that the greatest benefit that the ski lodge provides is convenient access for Tahoe Donner residents who live nearby. In other words, this should not be thought of as a destination that makes sense to attract significant external traffic to, unless that traff	

We appreciate the desire to renew the HOA facilities; however, such projects should be prioritized in context of all development goals and fully paid for by the existing development fund.

If a new downhill ski lodge received sufficient priority amongst other TDA development projects, then it should be paid for fully (including construction and operational costs) by the existing development fund. There should be no increase in assessments.

The information provided in the flyer sounds more like a sales pitch than an objective and transparent disclosure. For example, our arithmetic suggests that in 3 years--and thereafter--there will be an assessment increase of \$423 per year. Yet, the statement says: "The expected average annual increase in the development fund portion of this assessment will cost homeowners approximately \$141 per year for three years." This is confusing at best and misleading at worst.

So far so good. I support a new lodge and think it should last for 50 years and look and function great now.

More \$ spent

We like the idea of replacing the current ski lodge because it is old and outdated. We like the blending of the design into the hillside, eliminating the hill that you currently have to climb to enter the ski area. It would also be nice to have a larger kitchen (that may be able to offer more food options) and hopefully a larger indoor eating area.

We believe the lodge proposed is too large and too expensive for our tiny ski resort. If we increase the skier capacity, where will everyone park (we've had problems parking many times). Ski lift lines will still be too long. Food wait times will still be long, even if the kitchen is enlarged. Costs are too expensive, increasing our HOA fees to outrageous amounts. Will the resort increase it's profits enough to cover the costs to run this large lodge through the future years?

We feel a much smaller, cheaper option would be better for our small ski resort and better for the owners of Tahoe Donner. As a retired couple on a fixed income, we need to keep our annual dues down, not increase them every year to support large development projects that we will never use.

We need it now. If we delay, we will get less for more.

Design with an eye to the future to allow easier expansion .

Let's do it. We were short sighted a decade or two ago with the opportunity for underground utilities, let's not make another short sighted poor decision.

	<p>The current proposal will cost homeowners more than the project is worth. There is sufficient skiing opportunities throughout the Truckee/Tahoe region. Homeowners want to know what the project will cost them and the survey is full of double talk. Costs per homeowner will end up being many times higher.</p>	<p>Can you guarantee that the increased cost will amount to no more than \$141 per year for three years? Will there be a special assessment? If so, will the assessment terminate in three years? With inflation running wild nationwide, will the costs go up continually?</p>
<p>We do not like the current proposal. To expensive.</p>	<p>Global warming is causing our winters to be more unpredictable each year. Global warming means less predictable annual snowfall. This season is a great example. We had great snow in December but if it were not for that single weather event, all of Tahoe ski resorts would have been in big trouble this season not to mention Christmas and New Years would have been flops. I don't think so much money should be put into a new ski lodge and our focus should be more balanced with all-season activit</p>	<p>Recent Headline. East Bay Times, "Tahoe Becoming Too Warm To Host Games." Charles Wu, Board Director, January 29, 2022, "I don't think we've taken a serious enough look at a smaller lodge option and resultant business plan as a Board and Community..." Folks, I'm sorry. I wish it weren't the car either, but it's just not the 70s any longer and the world, and it's environments, have, and are, literally changing as we belabor this issue. VOTE NO to a huge new DSL and instead, VOTE FOR PRACT</p>
<p>If we are going to make a significant investment in our amenity then make sure to do it right and not under-estimate budget. Do not undersize the facility!</p>	<p>Based on unknowns as project proceeds, make sure there is an adequate contingency.</p>	<p>We fully support proceeding with this DSL project.</p>
<p>it addresses required code and ADA access</p>	<p>Reduce size such that an exception for encroaching on the parking lot does not need to be requested from the city. Reduce project cost and increase usage fees such that the profit from the operation pays for the capital investment and upgrade instead of needing to be subsidized by the membership/</p>	<p>My biggest concern is the significant increase in assessment/development fees for property owners. This is far outpacing the rate of inflation. The usage fees should be increased instead of assessments/development fees to cover the additional costs. This will help reduce overcrowding while still bringing in the same amount of revenue.</p>

Larger, compliant and needed, proposed is a result of several year of careful architectural and financial planning

Accommodate off-season use such as: 1. using ski lift to ferry mtn bikers and hikers to top; this is done at Northstar 2. Dining/snack/gift shop to accommodate neighbors, bikers, hikers 3. Any proposal to generate additional revenue during 9 1/2 month down time

1. Has there been a return on investment for this project? 2. Have there been proposals to increase revenue at this facility both during the ski season (2 1/2 months) and the off-season (9 1/2 months)? If not there should be

Seems well thought out, expresses the vibe for useful, tasteful facilities in TD without going over the top.

Please plan ahead for our future! Being able to use this new facility year round would be a nice addition for TD. Dining, Speaker Series, Concerts, Outdoor Theatre, Weddings etc would add value to our year round community. The indoor/ outdoor design at Grey's Crossing golf clubhouse comes to mind to facilitate additional Summer activity use. Year round use could potentially help to defray costs?

Please proceed and keep it nice, we hope to use the new ski lodge with our grandchildren someday soon! The ski school facilities may be able to double as an art camp or something fun during the Summer.

Size seems like a good compromise from original plan

Cost & amenities increase seems high given the number of residents in community. Also, having it go up the next five years for a part time use is very unappealing.

I keep seeing comments on nextdoor re: skiers parking on residential streets. Will this project include more off street parking to address the neighborhood overload?

Potential for additional usage.

Somehow you have got to reduce the costs in our yearly assessments. I support the improvements but the constant increases in fees is frustrating.

I like that it will accommodate more people comfortably and safely.

I think planning and funds for an additional ski lift. The backside of Eagle Rock holds snow the best. Put a short lift on the backside. That has the best skiing!

It's a long over-do project. Do it right and everyone will be raving about it!

Definitely needs replacement. I know there are lots of people concerned about the cost and I do worry that the cost will only escalate. My suggestion would be to try to scale back a bit to make sure we don't end up with a underutilized and very expensive place that will require huge dues increases.

Seems to give the most bang for the buck.
seems reasonable, and will upgrade assets tied
to my property value

nothing

none

While I feel a new lodge is needed, it should be
scaled down to house the 975/per day skiers.
A downsized facility would be more suitable

Downsized lodge to accommodate 975 users per
day

What is the financial impact per HOA address for
the proposed improvement?

It will improve the ski experience at the
downhill ski area.

The downhill ski area would be much better if the
Eagle Rock lift was high speed.

It's meaningful, realistic, makes a notable size
upgrade to the facility and leaves control in
the hands of the BOD.

I think this is still in the plan - create an outdoor
events space (concerts, e.g.) for summer-time use.

Please find a way to stop the "fake" emails/surveys
coming from individuals, posing as some sort of
official TD entity.

I would like a smaller lodge (max \$18m) which
caters primarily to HOA members and fewer non-
members by raising the prices to non-members thus
still offsetting costs but with less need for larger
space. Regardless I do not want to spend over
\$18m.

New modern facilities improve the
desirability/value of TD homes, as well as
interest from outside parties coming to use
the facilities. The look is nice, versus the old
existing structure.

People should understand that construction
costs have increased materially in recent years
when focusing on this project costing more than
originally projected. Additionally, along the same
lines, the longer we wait for the inevitable need
to replace the facilities, the more it will cost.
Thanks for all your efforts to move it forward.

NA

request an \$18 million option be developed and
presented.

I think we need to have the larger facility with more bathrooms and more space for food and beverage. I like that the 27,000 sf plan includes these and also gets us up to current building codes. I also like that access to the chairlifts will be easier.

I would like for the proposal to include marketing plans on how we can optimize usage without a lot of over capacity days. This is going to be a very nice place for families and children to learn to ski...let's be sure the community and non-members know this and price ourselves accordingly.

Thank you to the TD board of directors and all the people who have worked hard on this project amidst many questions and challenges from the membership. My only comment is not regarding this project specifically, but is related to the development fund. I would like for the Board to revisit the investment costs to move our utilities underground and to build reliable broadband internet. I would like to know how our community feels about this. Realizing that this would be very expensive, perhaps

Better able to accommodate the expected number of users.

None

None at this time

Too expensiveâ€¦ should scale down and update what we have.

Scale it down.

Too extravagant

I understand the importance of upgrading the lodge to support the overall community and attractiveness of spending time in Tahoe Donner, but I don't think I will ski there or use the lodge, so for this reason I want the solution that will have the lowest impact on the annual dues.

Keep the design and amenities to a minimum, don't add fancy.

It would be beneficial if the lodge could have other uses for all year round activities. Additionally, the lodge should support people who want to sled, snowshoe or hike, using the lodge as the base of operations.

The current proposal seems to take into consideration the current and future needs. It also considers at what point there is an inflection point that only has incremental value. I think it is a reasonable plan with some expected unknowns wrt actual cost estimates.

It would be helpful to understand what operations will be disrupted during the ~2 year process from ground breaking to completion.

I appreciate the transparency of the Board and constant communication about the project.

Get on with it! Take some action and get it done!
Enough already!

<p>I don't like anything about the current proposal.</p>	<p>Lower the overall cost by reducing scope. The cost of the new lodge should be born by users (I am one) and not by homeowners. Project should be self-sustaining and ski lodge revenue should pay for the cost of construction. Current assessment increase estimates of \$141 per year for 3 years and flat thereafter provide an additional ~\$3M in revenue for TD per year (\$423 per property x 7000 properties) indefinitely. This is a long-term money grab under the guise of a shiny new lodge. If TD can't af</p>	<p>Why are costs being pushed onto homeowners and not lodge users indefinitely. Lodge revenue should support this project.</p>
<p>I request an \$18 million option be developed and presented.</p>	<p>The current lab is too expensive. Please consider \$18 million option be developed and presented.</p>	<p>Na</p>
<p>More functional and efficient ski lodge that meets the codes and ADA requirements.</p>	<p>Lower price tag. The overall cost seems high for a facility that will be used only 1/3 of the year at most.</p>	<p>None.</p>
<p>Not really anything. The ski hill is tiny. For the very few days that it's busy, it's not worth spending this amount of money on a luxury lodge for these baby slopes. I wonder on those busy days, how many people come and sit inside or out with their own lunches and don't spend much or anything at the resort. How many people don't even ski but just hang out to see their kids/grandkids ski, thereby hogging seated areas. Skiers know to expect crowds on busy Holidays and deal with it. We've don</p>	<p>Reduce the cost. Keep it the same size. Keep the yurt. Maybe build bathrooms like at the Ice Hut at Alpine, next to yurt. Could have them open year round for hikers, etc. Build a Lodge that can be used for different events year round and create an income. If skiers can't climb a small slope to the lift, then they really shouldn't be skiing. There are adaptive ski schools elsewhere, like Alpine, where they'd give assistance to climb a small hill. Most, if not all, of the local ski resorts req</p>	<p>The Alder Creek building is nice but it too should have been built to hold events, such as owner-related weddings, birthday parties, anniversaries, etc. The big room is lovely but, for an event, it's completely spoiled by the view of the kitchen and store. Maybe have moveable walls so that it can be separated into a beautiful room, with a nice fireplace, to create an ambiance for a celebration. Seems to me like the larger rooms in Alder Creek and the Ski Lodge are vacant most days of the yea</p>
<p>Modernization and increase capacity</p>	<p>Stop discussing and get building, stop accommodating a few complainers costing more money for analysis and delays. It will be liked when it is complete, just like the xc and rec centers.</p>	

n/a	1. The proposal does not have convincing information about the NEED to replace the lodge. 2. The proposal does not provide a minimal cost alternative. The claim about "insufficient" replacement sounds wrong.	The "non-binding" survey without allowing critics to provide their information to the members and the efforts to suppress the criticism only discredits this Board majority. Very sad.
I believe the budget for this project is too high.	I would prefer a more modest upgrade be proposed.	Why are you proposing to make such an elaborate and expensive upgrade to an amenity that is only used for a few months out of the year and is not a destination resort?
new building is beautiful. this is way overdue to have a facility on par with other nice facilities.	no	BUILD IT!!!
	Safety and upgrade	None
nothing	smaller; less costs	very clear we need an updated facility, but it must be smaller and less costly and members use must be considered over the public usage. we have more facilities that need attention in the next few years and our dollars must not be spent on just one very costly endeavor.
Increased capacity for non-skiers in our family to enjoy the ski area comfortably.	The expenditure does seem somewhat excessive. Without setting a different bar, I'd like to be sure that an investment of this extent is truly necessary. My sense is that the objective of renovating and expanding the lodge area does not require such a large investment and that we could still have a very modern and comfortable new lodge with less money spent.	

The lodge definitely needs replacement. The original plan shown to me as a Ski Bowl homeowner was for an 18,000 SF facility and I thought it was perfect. The new plans are for a lodge that is simply unnecessarily large and expensive. You also want to turn this into a four-season event center, and as a Ski Bowl homeowner I STRONGLY object to any plans. You already have parking, traffic, and noise issues and changing the lodge to an event center will: 1. increase noise and impact our quiet enjoyment

The systematic and open planning process has produced a great final solution

Seems well considered, forward looking and reasonable

Do not proceed cap the lodge at 18 million

1. I like that the board has designed the new lodge based on demonstrated requirements.
2. I like that the board has proceeded with tons of member communication and opportunities for member comments/concerns.

I want you to go back to the 18,000 SF plans you originally presented to Ski Bowl and Lodge Condo homeowners. That downhill lodge was perfect. You do not need anything bigger than that. I have videos I've taken at various times throughout the year and during the downhill season, and there are only a few days where the existing lodge isn't big enough to handle the crowds. REGARDLESS of the size of the lodge, you are not increasing parking, adding new lifts, or expanding terrain, so WHY DO YOU NEE

Be done with the debate and proceed to action

No changes. I would push for construction contracts with no exit penalties just to avoid getting "locked" into a corner should economic factors change appreciably (many are expecting this to happen)

Downsize. Do not accommodate public with members dues.

No changes to the current proposal.

Why can't you have plans to use the lodge for homeowners and long-term renters, like open-air concerts in the summer? If you so desperately want a big event center, put it over at Alder Creek or Northwoods Clubhouse where there is ample parking and far fewer homeowners who will be impacted. Oh, right, you tried to put it at Alder Creek and just a few homeowners stopped you. Well, if you believe the Ski Bowl homeowners are going to sit quietly back while you ruin our quiet, lovely community with

We hope there is or will be a policy that prevents annoying discontents from getting my email address in the future

Downsize

Keep up the great work and outreach.

The amount of professional analysis done on this project is outstanding. The 27,990 s.f. lodge will generate significantly more revenue thus providing r.o.i. on the additional dollars invested. Annualized over a 50 year expected life the dollars invested today are well spent. The \$21.3mm +10% contingency is de minimis when shared among our almost 6,500 members and my share is less than 1/3 my annual property tax.

Nothing. --- I believe the Board has done all the necessary research and come up with the most appropriate plan.

I'm happy to have my assessment raised to keep Tahoe Donner's assets in prime condition.

Up to date installation for the next 50 years

Nothing. Time to move forward

10% contingency seems low

Having a new lodge would be great. Thanks

I leave that up to the Board of Directors

Please keep all of us informed of the progress or difficulties. Thanks Ann & Miguel Bustamante

A clear financial cap of \$16,000,000 total spending on the project. Significantly increase outdoor seating; create 2 outdoor food carts, 1 for sandwiches, 1 for BBQ. Rebuild should not exceed 120% of current lodge size.

Full membership vote on total financial expenditure for the project.

Too large and too expensive

I would like to see a smaller footprint that is more appropriate for our small ski hill.

We need to up and modernize the ski hill but not on this large scale with the excessive cost.

Nothing! Don't like it because the cost is too high for the quality of the ski hill.

Replacing the existing lodge to bring it up to compliance with current ADA code requirements is all that can be justified.

None

Nothing. 1. All analyses assume similar snowfall, ski season length, Zero consideration of climate change for a project with a 50 year horizon? That's simply irresponsible and sign of poor planning. 2. Project can be funded without a special assessment BUT average annual increase in development fund will increase \$141 for 3 years. The \$141 will undoubtedly show up in our annual assessment without effort to offset it somehow. So essentially it's a special assessment for the

Looks good, keep up the good work.

It is too expensive. The ski hill is not used by many Tahoe Donner residents yet out HOA fees keep climbing! Also, the ski hill will become even less viable as global warming reduces the amount of snow Tahoe Donner will get.

To stay current is the only way to survive these days

We elected the board for a reason, can't vote on every decision

For the reasons in the previous question, I don't trust the planning process or the people make decisions. Some group has alternate motives, or this is some group's pet project that they will present whatever nonsensical reasoning just to get it done. Then leave young owners, like my family, with the bill for perpetuity. Your flimsy reasoning will not stand up to CEQA. There will be lawsuits, and the project will cost even more due to your superficial analysis.

We don't see any lift upgrading in the plans. Be nice if they both could carry more skiers/hour.

I would like to see the current building renovated sufficiently to make it comfortable without building it out.

I like it

MTB trails lift assisted!!!!!!!!!!!!

I'm not categorically opposed to renovating amenities, especially ones like the ski area that (in most years) operate in the black and offset costs of other amenities. The HOA needs to stop operating like a spoiled rich teenager, making foolish decisions knowing they can go to mom/dad (ie the members) to cover up their mistakes. Do the renovation with the current replacement reserve fund. If that's not enough, cut other amenities that are less used. If it's still not enough, wait a few mor

Will the Tahoe Donner community vote actually Matter? Or will the board do what they want?

None.

:shipit:

Becoming ADA compliant...

Smaller lodge...current proposal is way to much square footage for actual usage in a calendar year....the majority in this country tend to max out...more square footage in your home because you can make the payment work but never truly use the space...people will and can make a smaller space work.....less is more...ALWAYS!...

We need to come up with a plan the community at large agrees upon...if that means taking another year ..so be it...slow is smooth...smooth is fast...this high school drama has to end...this lodge will be built I think everyone agrees on that ...it just needs to be checked down...which to me makes sense in a lot of ways...actual usage...maintenance...true need for more space to name a few...thanks for listening...

It's evident that all prudent steps have been taken to plan the new facility in accordance with the goals of the membership of Tahoe Donner and in line with budget considerations. It appears to my family and those I speak to who use it, that the new facility must be built with larger scale in order to serve even the basic needs our members suitably, and the 27,000 sq ft plan may actually be low. We are so fortunate to have such an amenity and we must make the necessary investments to continue to

Nothing to note.

None at this time.

I appreciate all the thought, planning, and work put into this project to date. And I understand the importance of creating better access and pursuing energy efficiencies. The visuals of the architecture look like it would be a beautiful facility. I like that you considered several price alternatives to see how each proposal would address the needs. Thank you for distributing this survey to allow for residents to express their concerns that have developed over the intervening years from whe

It's a beautiful modern design that enhances the community. This new project is in lock step with the needs and desires of our modern and ever evolving community. The existing facility served a similar purpose to our members at the time it was constructed, but no longer can fulfill those needs.

The new plan seems to be a good replacement idealology to keep Tahoe Donner's positive evaluation which impacts our individual property evaluations. There is a rather unique building style which is attractive and should continue into future building plans and keep the amenities looking together as well as functional.

Love the design and ambition to turn TD into a top-class ski experience.

I would see a remodel of the current facility be reconsidered instead. Much of the proposal is based on past and current usage and operations. Since this is a long term investment, I'm sure the subject of climate change has come up and how that will likely impact future usage and demand for the facility. If snow coverage becomes increasingly inconsistent or practically non-existent many years, then there will be no need for such a big facility to accommodate "future growth", and the facility co

If anything, I would like to see a larger project with a larger bar, a fine dining restaurant, enhanced bathroom facilities, and a larger ski rental area. I would also like to see an expansion of available parking and a continuous ski trail from the resort to the parking lots.

I pay annual Tahoe Donner charges for my home as well as the lot next door which is owned by my two daughters. I do this to keep the land available for a bit more privacy and pay any costs such as original lot cost and taxes for this privilege thus avoiding its sale. While I appreciate the facilities available, I usually do not use them.

Nothing

Can these funds be used for purchasing equipment and making better preparations for fighting wildfire. Eg more hydrants, water tanks, and even fire engines and tankers to augment what the town of Truckee provides. Has a TD Volunteer Fire Brigade been considered to do exposure protection while better qualified Firefighters handle the more demanding and dangerous work with involved fires? Based on recent fires in Tahoe basin and outside of Boulder CO, are there any lessons to be learned and best

Let's move forward expeditiously. Construction costs are skyrocketing, and interest rates are going up. Let's get a move on it!!

Keeping the cost down to the homeowners and having a well-used series of amenities is a joy for users while it protects our individual investment in our development. So, balancing the need for the best improvements vs. the cost to build and maintain them annually will be a constant challenge. Good luck to those who will make the decisions.

It's attractive and will attract more visitors, but the city is considering doing away with STR, which will significantly limit visitors/skiers, so why spend the money on this new facility.

More space for the users. The old facility is overcrowded and not very user friendly.

My wife and I do not use the TD Ski hill or lodge. We have only skied at the TD Ski Hill once since moving to Tahoe Donner 3 years ago. We ski at Palisades Tahoe/Alpine Meadows.

The overall construction expense is too high which means an increase in future homeowners dues. Perhaps a scaled down version should be considered.

I'm not certain about the feasibility of this new proposal as the Tiger m town of Truckee is trying to abolish short term rentals in TD, so the visitors to the ski hill will disappear making this an expensive project with little gain. It will be an eye sore to the lodge owner's and will yield little revenue to the area without short term rentals to provide skiers/visitors. Very poor plan in light of the full time residents trying to abolish short term rentals. I guarantee you the full time r

There should be more lockers. More detail on size of restaurant, snack bar and bar and bar area seating. Exclusive members only locker room as well. Details on plans for better food offerings as well as healthier offerings.

A renovation of the current lodge would be nice so we may have another restaurant to visit in TD.

Size and cost reduction as it should be an amenity designed to benefit property owners and not the general public.

Truckee needs to continue to slow short term rentals to support the ski resort. Otherwise, no renters equals no skiers on the hill. It's really that simple. Your spending millions, charging owners assessment's and we'll be so loose in the end without renters to ski on the hill.

I do not want to see the yearly assessments go up radically because of this project nor would I want to see a special assessment levied.

More details on exactly what is being proposed. Details on square footage of each area. Details on projected revenue broken down by area.....

Sit down with those in opposition for this large and expensive amenity and work out a plan to stay within earlier design and construction costs....negotiate in good faith for the property/homeowners.

After watching the video online I saw how the ski lodge is quite aged and in need of significant updates.

I like the update of the accessibility and building safety codes as it's imperative the building up to code.

Balances need for expansion with cost effective plans

It looks like a good plan. Perhaps it would be great to understand if there will be restrooms with heat if the covid situation does not allow entry into the building. And perhaps other social distancing considerations. But it looks like a very well thought out plan.

The square footage is too much for such a small ski area. The cost is too high for such a small ski area. The donner homeowners were not included in the decision making and it seems as if the board has already made up its mind which seems terribly unsound.

Per board of directors

We are building this lodge during a time when cost and supplies and estimates are extremely over inflated. I believe something same size and not larger is possibly needed, but projections show future winters will have less snow and more or equal rain. Its nice for families to start young children, but most families go to the larger resorts. I do not see any use for the facility in the summer. We have a beautiful Lodge , golf course, restaurant, and a beautiful Aldercreek lodge for summertime eve

Future assessment increases should not exceed 3% annually

It would be great to continue the transparency

I believe most homeowners agree the lodge needs updating. I think it is important to keep the cost and scale of the project in line with the site which is a small, starter ski facility. Please enlarge and update but at a reasonable cost that has been voted upon by those who will be paying for it. Thank you!

How will it affect annual homeowner assessments?

I do not want to see my yearly increasing as fast as they have lately. This project for the new ski lodge is using all of our savings as a community and I don't see a priority in it

I don't like it.

Stay within a budget of approximately 15 million and hire contractor who agrees to the cap. Complete the project without large substantial increase in HOA fees. Instead, borrow money and pay construction costs mostly from fees from users, both Tahoe Donner residence and non-residence, with non-residence paying more.

Perhaps legally this decision is in the hands of the board of directors, but given the contentiousness around this issue, the community would not be well served if the board made a decision that results in a substantial portion of the members being very unhappy. The nature of the ski slopes are modest in size in comparison to its neighboring slopes that are run by professional commercial companies. Accordingly, we should have a much more modest lodge.

Looks beautiful, added capacity, ADA compliant. Will make TD an even more desirable community. We're looking forward to having our grandchildren learn to ski at the new lodge.

Nothing.

We love the Adventure Center and expect the new ski lodge will meet the same excellent standards. The amenities of TD are what sets this community apart from others. We must always invest for the future. Thank you for all your hard work in developing this plan.

Makes sense to update aging property

Are there any plans to reduce the annual assessment, in the case that revenues from the new lodge exceed those forecast? Are there other plans to increase year-round usage of the lodge? What about plans to generate additional revenue on the days during ski season where there is very little usage (i.e. weekdays)?

size of new building; appearance of new building; good analysis of costs

Not happy about the cost, and the effect on dues, as is probably a common response.

Sufficiently large to accommodate expected visitors to the ski area, reasonable cost and attractive to the public who may then become prospective property owners.

Nothing to change

We appreciate the hard work, thoughtful planning and excellent analysis performed to put this proposal together.

(1) I think it is past time for an upgrade. (2) I love the look and the planning that has gone into it. (3) it will definitely be a better expletive for beginners and others as well.

updated ski lodge and amenities

I would just make sure you have some planning for future growth, even if just a little. Planning g for maximum current numbers seems like a little shorter term planning.

I say full steam ahead and great job. It is never easy to satisfy everyone but a lot of us like what your doing and your leadership. Don't play small ball and regret it later | push ahead. Nice job.

Even though we do not use the Amenity, we do realize it's value. The current building is long overdue for replacement. The current proposal does bring it to present day. Yes it is a big price tag but the added value an up to date building brings makes it worth while. A concern we would have is in the rebuild of the Development Fund. It assumes that future Board will buy in on the \$867 per parcel. Depending on future elections we could see that assumption may fall through. Hopefully not but i

We have lived at our Tahoe Donner home for almost 20 years and it has been affordable for us (two local small business owners). In order for our home to continue to be affordable, the annual dues cannot continue to increase at the rates proposed of about \$1,000 per year. With Truckee having so many issues with affordable housing, we think that the annual dues increases and the significant negative impact on homeowners finances should be at the top of the boards list of considerations and not jus

I am very dissatisfied with the boards approach to this issue. I think other amenities will need significant capital to update and serve the members. It is foolish to spend so much on the little bunny slope

Nothing

Smaller size and less expensive.

Increases family access to skiing. Invest in the infrastructure at Tahoe Donner

Keep HOA expenses low please.

It is time to replace this antiquated structure.

No comment.

Will this building be used for other purposes after the winter season? I believe the existing building was sometimes used in conjunction with the summer day camps - maybe as a drop-off point or a shelter for inclement weather.

The old lodge needs updating to be a relevant space for the community.

I think an upgrade is required. I agree with accessibility.

Reduce the cost. After kids get older, they go to other ski resorts. I see it as a family ski resort for people with small children.

I don't consider any expenditure of this size to be proper without seeing the cost to revenue evaluation to assess the return on the investment. The project cost and functions should make sense relative to its revenue.

I like to see the cost to revenue analysis. Revenue shortfall, which seems to be expected, is the number that we need to know to help us decide.

The project size and function should reflect the revenue, period. Any violation of this principle reflects a bad decision making effort.

Not much. The board should not have the power to spend \$21.3 million + 10% contingency without the approval of a majority of the property owners. It is the property owners' money. It comes out to costing about \$4,000 per property. Though, the presentations say it will be covered through increasing HOA dues \$300+ over the next 3 years. \$300 x 20 years, actually means it will cost each property \$6,000. That is a decision the members should make, not a 5 person board that has their own vested inter

It should go to a vote with all property owners deciding if they approve presented proposal(s). The Board can create the proposals through their work with the committees, but then the proposals should be voted on by the property owners, as it is their money being spent. The footprint of the proposed new building should not infringe on property easements. The size of the proposed new building is too large. Tahoe Donner Downhill does not need to spend \$21.3 million to accommodate more participan

I question the legal rights of the Board to make this financial decision. It's a slippery slope. The next Board may have another agenda to push. Sadly, STR's are driving these needs to massively spend and increase. If members and their actual guests were the people using our amenities, we would not be in a need for building big. It is the public and guest card uses from STR's that is causing the strain. Owners of STR's are running hotel businesses out of our neighborhoods, and then wanting me an

<p>I use the downhill ski lodge and itâ€™s completely inadequate. I like the size, new design and feel itâ€™s warranted.</p>	<p>Nothing</p>	<p>None, I fee the association has gone above and beyond what is required to be inclusive of all members.</p>
<p>We like the increased bathroom, and food service space, the turnaround for drop off, and that the larger building can accommodate a wider array of off-season events and uses</p>	<p>Increase the outdoor deck space if possible. Incorporate as much environmental sustainability in the design as possible. LEED certification would be great.</p>	<p>Has renewable energy and EV charging been explored?</p>
<p>Ski lodge is way too large and too costly</p>	<p>lessen the size and cost</p>	
<p>Not much, except it is a beautiful building and design. The cost should be covered by the users of the facility, not by increasing HOA fees. Not everyone uses the facility or gets benefits from the facility.</p>	<p>Rethink how it is funded. Are there summer programs that can offset the cost? It should not burden those that live in the area and do not use the facility. What other ways can offset the cost short of increasing HOA fees. What happens when the snow is no longer enough to ski on. We have a building and a ski area that is costly and no way to pay for except putting additional burden on the HOA.</p>	<p>With construction costs continuing to increase, can the project really be done with \$21.3 million and a 10% construction cost contingency? When was this analysis completed? If even a year ago, it is very likely going to go well above the continency allotment. Then what? Increase the HOA fees more? When does it stop? Who will be held accountable if it goes over budget?</p>
<p>I tnik improvements like this benefit the overall homeowners and enhance the long term values of the Tahoe Donner Association</p>	<p>I would like to see the HOA Development fund as proposed extended to a longer term. Instead of \$141 annual increase over three years I strongly prefer \$70 over 6 years. Also, after the three years it continues at \$141. That part is unacceptable. Finally, it doesn't preclude other components of the HOA to increase. I am confident they will not stay the same. It is a double penalty.</p>	<p>None. It is really about managing the financial resources so the the homeowners can mange their own annual costs. We all have limitations.</p>
<p>The idea of a new ski lodge is a positive concept. However, the grandiose design, size and cost is excessive for our small resort, ski hill and skier visits.</p>	<p>A more honest approach to modifying or building a ski lodge appropriate for this size ski hill.</p>	<p>I understand that many people worked hard on this project. The initial premise was flawed and thus the end result/product was grossly overstated.</p>

Nothing. 1. Bad timing for construction with construction costs, inflation and supply issues. This building would cost 40%-50% than the current predictions. 30 to 40 % usage by property owners and all of us would have to foot the bill. Remodel the existing building to meet ADA requirements. 2. The projected dues increase doesn't match the benefit of the amenities available in Tahoe Donner.

Cancel until supply, construction and inflation issues are more stable!

Like most of my friends and neighbors I am against continuing this project. The data the board presents to the members doesn't match the data from other members email information. This is a critical decision for Tahoe Donner owners and WE need to be able vote On ths project.

The plan will reasonably accommodate current and near future needs. Size of the replacement facility seems well justified. Downhill ski amenities are among the only recreational facilities still in the black.

Satisfied with current proposal.

We agree with replacing & updating the lodge.

We do not see the need for the size and budget of the new lodge and feel the project should be reigned in in scope and cost.

Thank you for reaching out and involving members of the community. It's been a year.

More capacity is critically important!

Accessibility - that's important for families - that is the only positive

It's too big and too expensive for the size of resort, the actual footprint, single season use, not in the interest of the larger association

This kind of expense should absolutely be up for a vote with the full association and made in context of all the capital projects that are coming due for us in the short to mid term

Too expensive, remodel the old lodge.

too expensive, the lodge is not used that much to justify a new one.

why not remodel and update the old one?

The lodge needs to be updated. That is about the only place where we agree.	I would like to see a much smaller building with building costs taken into account. There is no need for such a large building.	The members need to vote on this. I was initially on the side of the BOD until I started to investigate their claims and now their choice of who is doing the survey. Please answer the questions from the Tahoe Member Voices without giving falsehood for answers. Our ski area is does not merit a world-renowned lodge. Let's face it, it is not a place where anyone who can ski will go. The numbers you have presented are misleading and I don't understand why we would want to have such an expensiv
Better access to the ski lifts and better ski school facilities	Nothing	So long as access to the ski lifts and other amenities is easier I am all for it. Access at present is really hard and often treacherous.
Nothing	Remodel and update the existing lodge at a reasonable cost. This is a beginner hill and not a destination ski resort.	
Very well thought throughout, it will be a big asset for all Tahoe Donner homeowners, makes the area more attractive and useful.	Scale down to 24,908 square foot alternative is more approachable and saves a little bit on expenses (to be used for any unforeseen expenses, if needed).	Although we have always been against extra expenses, which seem to be getting bigger each year, building is old and needs to be brought up to building and accessibility requirements, and since building is not in good shape, we can not afford to wait forever to do something. There is no way to satisfy everybody's ideals and/or ideas all or some of the time.
It is an exorbitant expense for this small community, especially considering the downhill ski amenity's infrequent use by the community at large.	Only perform the necessary maintenance upgrades to keep the building safe, nothing fancy or extra.	
It seems like an overkill for our development. There should not be such an ambitious plan for a ski area such as ours.	Our season keeps getting shorter and the kids quickly outgrow our hill. To spend all this money seems really unwise	Just don't do it!

I don't want to see so much money spent on a project that benefits a small percentage of the community. I would prefer to see prices increased to reduce the crowds rather than expanding the building to accommodate them. I would prefer a minimal investment to maintain the existing lodge.

Is there an option to not replace the lodge? I would prefer that option. If that decision has already been taken, I will adjust my vote accordingly at the next election cycle.

I felt there were two Choices with regard to the Day Lodge: (1) Spruce up the existing lodge: completely redo kitchen and bathrooms, new flooring, lighting, fixtures in rest of building. Expand deck and add satellite food services on deck. (2) Demolish and build new day lodge, increasing size only as absolutely necessary. If Ski Operation was a "for-profit" business, the only viable choice would be Choice #1. Choice #2 is a "pride of ownership" decision. There will be virtually no financial ret

The Day Lodge Committee determined a Comfortable Carrying Capacity for the Ski Hill was 900 people/day. The 28,000 ft version is excessive. Figure out a way to add restrooms to the yurt for the kids program. Cut back on the inside seating, and squeeze down the employee spaces.

I support a cap of 22,000 feet on the day lodge size.

Design looks nice
Solves existing deficiencies. Should provide a more pleasant experience and encourage repeat visits. The current lodge has lasted 50 years. Time to build for the next 50.

No opinion

None

No comments.

None.

At \$21.3 million (but likely much more), the proposed lodge is oversized and too expensive relative to the needs of our Homeowner's Association. Our HOA should be more fiscally responsible and put money and resources into member used facilities, an additional egress and fire mitigation efforts. The ski hill cannot be enlarged and there are already long lift lines during busy times. While we supported a lodge rebuild to upgrade safety, mechanical and features for the disabled, it seems the BOD

Scale it way back and make it right sized and priced for HOA ski hill \$15 million. We're not a ski resort nor do we have the desire or terrain to be one. We are an HOA. We expect our money to be spent wisely and not on amenities that are primarily used by the public. It's disingenuous and sad that this is being marketed to members as anything other than a vanity project by a few. Architects will design anything you hire them to design big or small. Look around your community and speak to

How did this come this far? Why does the BOD feel it is alright to ignore the bylaws? This is a rebuild and not maintenance. By choosing to move forward with this \$21.3 million ski lodge, you will be driving members out of our community who cannot afford these changes. There are plenty of other high end communities in the region where you can move if TD is not high end enough for you or your agenda.

I don't think it is cost effective.

Modifications to current structure and perhaps a temp structure.

I don't think it fits the current need of the majority of members. This is a "bunny hill" that will be outgrown by the newer members when their kids grow. It also appears that funds will be needed for other structure rebuilds.

Too much money to spend on a ski bill. This is not a resort destination and half the members do not even use it.

Lower cost remodel of current structure.

This is a hill not a mountain lodge. No one travels to Truckee to ski Tahoe Donner. It is a place for families and kids to learn and it's great but that is all. Focus our member funds elsewhere.

More spacious and updated design that is ADA accessible.

What will the cost to homeowners be, not just in dues, but also increases in cost to ski at Tahoe Donner in the winter.

Significant upgrade in the facility and ski experience.

I would like to know if there is any expected return on investment? Is there any way in which the new facility will pay for itself or contribute to an offset of the cost.

See last response.

The old lodge building needs updating.

We like that the envisioned new updated facility has potential to be used year round thus increasing its value to the community. We like that a solution is being offered versus doing nothing or what seems like a never-ending debate on any alternatives (it is easy to poke holes and complain about any proposed solution, but I haven't seen any realistic alternatives - I fear if we don't move forward with this plan we not agree to anything else).

I like the larger size, more accessible, safer for employees and guests, updated building and equipment. Easier access for handicapped. Employees deserve a safe working environment...offices, food service, ski patrol, rentals, retail, restrooms, adequate storage, up to date internet and wifi access. All this makes the guest experience better too.

Has TD really looked at other options besides spending money we don't have? For example, maybe we should seek out a partner for this project. A corporate partner could provide capital for the project and manage operations at the ski hill afterwards. I see many benefits to the HOA in such an arrangement.

We are fine with the current proposal - just get it done.

Even more storage. There is never enough because it is usually the first item to be cut. Make sure it is multiuser for programs like camps...access to sinks, water, food service, arts and crafts, etc.

I'm retired and enjoy Tahoe Donner. However, I worry about being able to afford dues increases in the years ahead. How much Lodge replacement can be done without increases in dues in the future?

I, for one, recognize that serving as a TD Board of Director can be a thankless role - but I appreciate the sacrifice and it weighs into why I support the current proposal.

Don't have a vote. Not necessary. The board was elected fairly and it is their job to research and approve or disapprove the project. I do feel that we do not need more hiking trails or land purchases. There is more than enough.

The current DSL is outdated, not ADA compliant, the bathroom stalls are way too small, the rental shop can not efficiently service the customers. The current building can not maintain a level of service that should be expected. The new lodge addresses all of that.

I believe it is important to keep our amenities up to date for the future of our community. Everyone agrees it needs to be replaced and by waiting much longer the costs will continue to go up. I really like the functionality of the new design. We should open it year round.

Please develop a lower cost plan, \$18 MM or less if possible.

The ski lodge is old, too small, and a bad experience to use. Not only would a new ski lodge enhance the experience of members, it would I think generate additional revenue to Tahoe Donner.

I don't like the current proposal which suggest spending too much money on the new lodge and I don't want annual HOA fees increased.

Not much. Beautiful, but design inconsistent with other structures.

Well thought out & definite need for upgrade.

I put my trust in our BOD and our senior management staff that what they are suggesting is what is needed.

I would like to see if opened year round and look for other ways to garner revenue. Bike course in summer, special events ect.

Please develop a lower cost plan, \$18 MM or less if possible.

I'd like to see an even larger proposal (as was once talked about) to allow for more offseason use and revenue-generating events (like weddings).

Limit the budget to 10M dollars and use the rest of the money for a new ski lift or tennis winter facilities. Create more play structures for kids!

Scale it back to smaller building and more in line with ski slope value add - a place for beginners to learn. Unless, the slopes can be expanded to be of more general appeal.

Contrary to what some members think, the DSL and XC depend on the public to bring in revenue. The ratio of members to public is probably close to 1:20. We need a building that can adequately service the needs of everyone

Let's get this done!

none

I think it's shameful that a very loud minority of members who choose not to use the downhill ski lodge are holding the rest of us hostage. I am hopeful that this survey is the last waste of everyone's time that we/the board allows on behalf of this minority (who do not have the best interests of Tahoe Donner in mind).

Stop wasting HOA money on useless research and pushing wrong agenda for large ski lodge that we don't need. There are better ways to improve Tahoe Donner.

Nothing. If it was solid and beneficial to the majority of membership, it wouldn't be so contentious.

I want to see a proposal for an 18,000 sq. ft. facility. I want to see all things centered around TD membership and permanent residents.

The current proposal does not include ALL the overhead expenses incurred for running and maintaining the 28,000 sq. ft. facility. Also, with more possible lost ski years (of minimal snowfall as back in 2004/5/6) and loss of revenue, there is nothing to suggest a facility of this scale wont be a financial burden to actual members. Also the relevance and necessity of this current proposal at this scale has not been substantiated.

Nothing.

Upgrades to a TD facility that is primarily used by the public should be paid for by the public via access fees -- not through substantial increases in TD member annual assessments. If constructed, the new facility should be multi-purpose -- i.e., available for other programs and activities such as summer camps, bike parks, fundraisers, educational programs, etc.

The cost is too expensive and plans to elaborate for what we need at Tahoe Donner. The plan should be for a smaller footprint than what is proposed and a more realistic cost.

Reduced the size of the lodge. Something that large is not needed for the average usage of the facility. it only hits capacity on a few days which is not a reason to build a lodge to accommodate those few days. If the lodge was for year-round usage it may be more palatable.

Please do not spend our dues on building the facility as it is specified now. Be more realistic in what is truly needed and the value it provides to our community.

I like the thoroughness of the proposal.

The size of the lodge is too large and the cost excessive for use by a select group .

Can't we build something that will serve the community just as effectively and not cost homeowners excessively?

Being I have kids that will use it for a few ski seasons, I like the idea. Other than that I will not be using the lodge and it doesn't correlate with my family's skill level. But we will get a few beginner years use out of it.

Nothing

Na

Put to vote of membership

The ski lodge does need to be replaced.

We need to upgrade the 40+ year old lodge and unlike other renovated facilities, let think ahead and build reasonably for now AND the future! I fully support management and the board's decisions!

1) A rebuild versus a re-model makes sense. 2) Assume that the planners have done the required research to accurately determine the square footage required for the estimated daily skier capacity. Thus proposing a design that is neither too little or too much.

Probably need a new lodge.

I believe it gives us the growth we need for the hill without being to large and expensive

Put to vote of membership

There should be alternatives. This proposal is too expensive. We should have a proposal that honors the original parameters. cap it at \$18mm.

Nothing!

1) There appeared to be no consideration of making the downhill ski hill and lodge a member only amenity, which I assume would lower the daily skier capacity and the size and cost of the lodge. 2) There appeared to be no consideration for ensuring that the ski season is on average 120 days. For example, adding or increasing snow making capabilities. 3) I'm not fond of the current exterior design of the lodge. I wish it could be more similar to the Alder Creek Adventure Center. However, I do unde

The roofline looks like it belongs in Palm Springs. Is someone going to have to shovel snow off the flat roof? Doesn't look like a mountain lodge.

We need to be more mindful of dues all the way around . While I do believe this project needs to increased dues, I'm afraid of other "creep" in dues over the next few years. If the board can't be mindful of other projects and Dues "creep" then we need to slow down and go back to the drawing board .

Put to vote of membership

None- let's not let the vocal minority of naysayers dominate our conversation and decisions

1) I had read that drop-off access to the lodge may not be possible because concerns of the neighboring condo owners. Will drop-offs and pick-ups will be allowed? 2) Are off-season uses for the lodge being considered?

I'm Not clear on how parking will be impacted with the increase in lodge space in the end ? . I also feel like our membership likes the outside space and we need to be assured that space will stay large enough to accommodate people.

Updated building that serves community and employment better.	To big, too expensive. It's a small ski resort with two lifts and small hill. Don't need that big of a building. Global warming also might be problem for luck of snow and water. Current lodge is empty most of the time. New lodge will be money pit to build and operate.	Non. It's too big and too expensive. We don't need oversized lodge for few buddy weekends than empty for rest of the year. Bad business plan.
enlarge/upgrade the facility Better facility, better access to the lifts, better ski school	n/a None	n/a None
I like the appearance of the building and believe it needs to be rebuilt.	I am wondering if it needs to be this large and this expensive.	Are there other options available that could suit our needs but also fit the space we have?
Lodge is properly sized and fit for purpose. Also, importantly, the lodge will be available for other uses and revenue opportunities outside of the ski season	Please provide more information about the other revenue opportunities that will be possible outside the ski season as that is an important additional benefit of the new lodge	TD have been very transparent and open during the process. It has been very disappointing to see the misinformation and obstruction from a small group of members
I support Tahoe Donner upgrading its facilities and making them more functional after they have outgrown their usefulness. It's important to keep Tahoe Donner a desirable community.	I am concerned about the final cost because of the inflation our nation is experiencing. Costs could go up drastically. How will this be handled ?	NA
Nothing	If we absolutely need to improve the lodge it should be only to bring it up to compliance with no significant change to footprint. It is a lot of money to spend at this time. Do not want significant increases in annual dues to pay for this project.	Our household has used the ski hill a half dozen times in 2020 in our 17 years of owning our home. It is a mostly publicly used ski hill so why should I subsidize this remodel. It does not add anything to our property value either.
looks nice	no comment	too many emails about things I know nothing about

<p>If this is covered in our annual dues then I am OK with going ahead. If this is going to cost additional money out of my pocket then I absolutely do not want to proceed.</p>	<p>I do not know what the current proposal entails. As I said in the prior answer if the proposal is going to cost me more than the annual dues then I am not in favor of it. I would propose the board come up with a less expensive option and use the reserves to pay for this replacement.</p>	
<p>Reduce walking up hill to lifts</p>	<p>Nothing</p>	<p>None</p>
<p>I like nothing about the current proposal. The proposed size is excessive compared to the hill and number of visitors. We should not even have a ski hill as part of the association.</p>	<p>A proposal to update only what is required and at a bare minimum cost, or sell the land.</p>	
<p>That it will replace a very old building that has needed improvement for a long time</p>	<p>We personally do not care for the style of the building, mountain modern with flat roofs etc. We much prefer a style similar to Alder Creek Lodge. But we realize that money has already been spent for drawings and such. It really would have been nice if the membership could have voted on two or three choices of building styles.</p>	<p>Looking forward to seeing it finished:)</p>
<p>I like that the building would be brought up to code and moved so skiers do not need to climb a huge hill to get to the chair lifts.</p>	<p>With only 2 chair lifts, I feel doubling the size of the lodge is not necessary. I do not see a need for that much more space and the cost is high. I would keep the size around the same, with an addition for the ski school.</p>	<p>I understand that the \$21.3 MM represents inflated costs. Even so, I worry that a 10% contingency is not enough and owners would have to make up the difference in increased annual assessments.</p>
<p>Good idea</p>	<p>Plan for NO increase of assessments. Users should pay = development should not increase for non users. No real numbers in literature that are substantiated or can be found to substantiate. Looks and smells like a plan to incur debt to 6000 Plus lots/homeowners for ?? users. Need way much \$\$ plan. Please do not sweep this under the rug.</p>	<p>\$\$\$ numbers, user numbers, actual liability to lot/homeowners not available. What happens if we have real greater global warming= limited snow? Squaw is forecasting no training for future Olympics. What is plan for limited snow. What is the plan for this to be a profit making development vs a drain from all for a few?</p>

Replaces an aging, obsolete facility and brings it into compliance. We need to ensure our facilities/amenities are modern and not run-down/unsafe, eye-sores.

Like that it will be updated and brought up to code.

The proposal is extensively researched, well thought out by those well versed in these types of projects, extremely needed, current, and looks great. In my opinion you can't make it too big.

The cost and impact to the area causing additional congestion to the area during difficult driving season.

I want to be able to go to a nice ski lodge. I like the ACAC. My house is worth over \$1.5m and I don't want a bunch of dumpy amenities. We already have too many of those.

Based on the information provided, it seems a new facility is more cost effective than renovation of current facility
It is too expensive

1. Would like to see a design more like the Adventure Center and Trout Creek facilities. Our look and feel for new buildings should be consistent across the community. 2. We need a smaller foot print that is more inline with the current square footage but redesigned to be more efficient for both staff and visitors. For example, bathrooms should be accessible directly from outside so one does not need to wander the building in ski boots. Another example would be an outside order window for food.

It is way too big and will cost too much for a public-used facility. Make it smaller and more reasonable in cost, and I would vote for it.

It appears all bases are covered.

Make it nicer!

I rarely use the facility (maybe once/yr) so I'm not in favor of raising my home owner dues to finance new facility

The faculty definitely needs to be replaced but we need to spend our dollars wisely.

Would this new facility be available off season for events such as concerts, weddings, meetings, etc?

I like the idea of this survey to gauge support of homeowners for the project and increased dues assessment

I like the larger lodge for the fact that there should be no regrets after completion. Our community is nearing build out and the larger lodge will be a wonderful addition to our community.

Nothing.

nothing too much money for a small ski hill

Nothing. Too big, too expensive, too many "nice to have" unnecessary add-ons. A facility which is used by the public 70/30. We are subsidizing the public out of our pockets.

It appears large enough to replace the outdated and (long over) crowded current building. The extra fees for owners are minimal. I trust the board to ensure that the proposed design is a good choice for our community.

'- The proposed design is terrible; doesn't match the design aesthetics of the rest of the amenities. - The current proposal is WAY too big for what is needed. - I do not like that we are reducing the outdoor space. - We should not be seeking approval from the city of Truckee to have the build cross over the easements. - The cost is way too high for an amenity that is used for a few months of the year. It cannot and won't be used year around. Yall have been duped by the design company into c

Less money spent on a ski lodge that is only used 4 months or so

A facility that reflects the size of the current building, plus "necessary to meet ADA" upgrades, and stays within the area setbacks.

Given past experiences with the Restaurant and Recreation Center needed remodel and add-ons not too many years after build, I would like to make sure that room for growth is kept in mind for the design. The ability to enlarge and/or update (over the next 50 yrs?) will be essential as we continue to grow and change.

Please, take your blinders off! The lodge may need some upgrades or to be replaced, but why are we building something that is SO massive for a tiny 2 ski lift hill especially given that we have world class ski resorts down the street. This horrific looking building is not going to get skiers from the area to drive up into Tahoe Donner to ski our hill. Not to mention that I cannot be used year around. Instead, let's replace the Clubhouse with a building that could potentially be used year around

I think outdoor upgrades would help alot

We understood that the intent was to have a mountain modern style building (like cross country center) but what is proposed is ugly, featureless, and out of keeping with TD

X

No questions at this time - I think you have been doing a good job of informing the community.

We do not need to spend a lot of \$\$\$\$ on a BEGINNING ski hill. My wife and I think a 28,000 ski lodge is too big for the hill and the need. Having said that, we do need to replace the old building.

I'm not opposed to improvements or replacement, but the current plan includes assessment increases which is unwanted. The Board should be able to budget the association such that increases in assessments need not occur.

Current proposal do not take into account member input that challenges the approach. In 2020 September Board meeting with members, many issues and concerns were raised. None has been addressed; Climate. Limited use as only designed for Winter season, which is variable. Parking, not addressed. Impact to Condo owners by extending the lodge size. Seems like only favorable input is supported.

Keep the new building to between 20,000 and 23,000 sq feet.

Cost reduction or reallocate other association budgets to avoid increasing annual assessments.

Reduce the size and cost of planned new lodge. Ensure that for our Capital plan beyond 5 years, we do not have to raise assessment fees to pay for other replacement and improvement projects w/o increase assessment fees beyond normal inflation. Plus, using all reserves for one capital project is a risk to anything for the future. We need mailboxes, focus on how to address increased insurance costs (fire) and improved (reliable) digital infrastructure, housing for labor. This is more important and

I think the board should have an advisory vote of the TD members yes or no.

What is the longevity of the new build? What critical structural problem requires a complete rebuild vs addition/improvement?

The BOD keeps misinforming members about the Ski lodge replacement. BOD/GM kept communicating no decision been made on size of lodge but in parallel applied for permit for the largest option with the town of Truckee. Been unclear about impact to increased assessment cost for members, shows only in reference to the 5-year ski lodge outlook, not what happens with all other capital projects planned to start up. Finally, members got some indication that the BOD feel the current assessment is too low

I like that the BOD recognizes that the old lodge needs to be replaced, but don't agree with the scale and opulence of the proposal.

Build the new lodge for no more than the current capacity plus required ADA upgrades, and incorporate a modest level of finish instead of the opulent finish used at ACAC.

Our ski area is a small learning area, with limited terrain and inadequate parking that already unfairly impacts neighbors. It is only used 130 days a year, with little likelihood of meaningful off-season use, in a time of climate change likely to further adversely impact winter operations. The replacement lodge should be constructed as small as feasible to minimize future member assessments. On those few days projected to be above capacity simply limit sales to property owners and their guests

too expensive and too big

less opulent, this is a rustic environment. a flashy new clubhouse isn't necessary.

i understand the need to build a new clubhouse to bring out current one up to today's building codes and standards. But what the board has proposed is too big and too expensive. The last thing we want is for our assessment fees to increase to fund a project that the majority of the members don't use.

I reject the current proposal. It's too expensive.

Reduce the scope & cost

Do not proceed with the current plan.

Nothing. It is too expensive for a two lift small hill in the face of reduced skiing days. I enjoy skiing at Tahoe Donner but if this kind of money has to be spent the hill should be closed.

The proposed cost cannot be justified and consideration should be given to closing the facility. More emphasis should be placed on the cross country facility where TD has a competitive advantage.

I think the Board's position that they have the authority to make this level of expenditure without a vote of the members is unacceptable.

I'm not in favor of the lodge expansion.

I'd like it downsized and to include only modernization of the inside without any major construction.

Look at Donner Ski Ranch please. With a lodge half the size of yours, they have twice the number of visitors. Your projections for customers are way out of whack and I'd like an independent consultant to estimate the number of visitors. Your facilities lose money every year and without expanding the mountain to be three times as tall or have five times more terrain, I don't see the point at all.

I like doing everything to make our area top quality. The old ski lodge is out of date. Our grandchildren have learned to ski on this hill and future generations should have access to an up to date lodge. I like devoting resources to teaching the children how to ski in a top rate lodge.

I leave this to the board of directors and like what I have seen so far.

No other questions.

New improvement good

Is there no way it could be done less expensively?

We need update to building but current project too extensive and way too expensive.

Reduce scope of project and cost to \$15-20 MM. Spending too much money for something used by only a portion of the membership and which has little chance of becoming a success with the public.

Vote of the membership seems appropriate for a project of this scope regardless of the powers the Board says it has.

Beautiful facility will enhance community value.

Ensure adequate parking.

Please proceed

I believe it can address current and future needs from the building. If we are going to spend this much money, we should make it a worthwhile space that doesn't require any updates for a long time.

Modernization and expansion to handle the crowds. A better positioning so the lifts aren't a climb to get to. More bathrooms, more seating, better dining facilities. A more attractive site and experience to expand the use for both members and public.

Too Costly 10% contingency is likely inadequate, especially in light of current inflation rates Representations by the board and president have been very misleading, as is the survey itself, with 2 of 3 options effectively "Yes" I would be possibly in favor if a better multi-use proposal were proposed - surely we can come up with something for summer use

important to be ADA compliant

Size and expansion of use possibilities

Given that the lodge is of value to a limited number of TD owners compared to other amenities, I don't see it meriting significant raises to our dues. I would rather dues continue to grow at a 3-4% rate and when the money is available, the building can be started. If there absolutely must be an increase in the development portion of dues for the lodge, I would like to see that amount return to the annual amount we have now so that is it clear it was an extra expenditure and that it not increas

I would like to see the estimate narrowed down so that we don't have a variable. That's a multi million dollar number. Some assurance that the \$141 for 3 years does not become \$1,410 or more per year. Plus a decision now on whether to keep that funding or eliminate it after the project is completed and paid for. Have the other amenities looking for upgrades go to a vote as well.

Too expensive. Would like to see our funds got to amenities we actually use.

There are a number of owners that would rather not spend any money to upkeep our community. There are others that it's so little money, they would just as well spend whatever is asked. I encourage you to consider the pace at which we move forward, rather than the quality / functionality as a way to keep headed in a direction between these two groups. I also think if we are spending a huge amount of money on this limited use building that we should be looking for other / year round uses for it

When possible I would like to see more design and layout pictures to get a feel for what is to come. I think this would also benefit the membership by giving them more of a feel for what this can look like.

Not having to climb to the ski lifts, more indoor space for eating when cold (presumably there will be more outdoor seating too?), nice look of the lodge with big windows

cost

If we are expanding the number of skiers coming to the mountain, we may need another lift to avoid long queues

don't want to see a new lodge built

none

I think the proposal is appropriate in that the remodel is essential. I think the cost seems a little exorbitant. With the 10 % contingency, which will get used, the price per square foot is almost \$850 / per sq foot. The design is not very intricate and I do not think needs to be almost \$850 per sq foot. I support the project, just please use our money wisely!!

Just make sure we are getting a good value. If you need to spend \$21,000,000 please get the most for it that you can

None

I oppose the proposal because I am handicapped and will not profit from any construction upgrade or replacement.

If we had a ski hill worthy of the proposed lodge, we would vote yes

Thoughtfully prepared much needed improvements

I like the 3 story approach and the bar area should be nice. The expanded scramble style food service area is a huge win as well

More focus on the outdoor space in particular. On the most crowded days it would be invaluable to have more space available outside size of project -this is a residential area not destination resort

At least the old building is acknowledged that it is time to replace. But otherwise the floated plan is too over the top, too expensive, and essentially living in a tourist driven business model of the past century. It is time we build facilities geared toward 90% to home owners uses. Not attracting the tourist, visitors. The town is migrating away from this model towards a sustainable one, so should TD HOA.

A much smaller facility, with an eye on climate change affecting the alpine skiing in the coming years. And definitely not designed to attract non ski, non TD residents, to events like weddings, or major party events. We should look to becoming a community of homes and families, not tourists and mini hotels in what were once homes.

The HOA has to relook its business plan of a resort and attracting tourist dollars. This is very out dated. We need to look at attracting more committed residents, be they live here full time or part time, work in the region or remotely. The ski lodge needs to address the needs of home owners. If that will not suffice financially then time to consider down sizing or shuttering amenities that can not be supported by the home owners. The 50 year old business model is broken and not in tune with t

A smaller lodge and lower construction costs. The size of the ski hill too small to warrant such expense and there is no way to cost justify, with any reasonable payback period, this magnitude of costs. My property value would not increase anymore with a 28k sf lodge versus a 16.5k sf option. I don't wish to fund an amenity with such low use by a large percentage of TD members. You won't be able to substantially increase lift and service fees w/o turning away users to Soda Springs or Donne

Updating the structure

The cost is too high

Too large and too expensive. Prefer to update or replace current structure/footprint.

Lower costs

Prefer money be used for other amenities, while refreshing ski structure.

Don't like the size and cost and likely extra traffic through Northwoods Blvd.

Size and cost and traffic ramifications in the Tahoe Donner neighborhood.

As more lots in TD have seen new homes built, would like to see better/more efficient use of individual property funds currently collected.

We have been TD homeowners for the last 6 years. We are active users of the ski hill and struggle with the overcrowding seen every weekend. Having a more usable space where parents can leisurely hang out while their kids shred the slopes and learn independence or where parents of young children can have a place to sit, change a diaper is imperative to keeping the family focus of our community. This proposal allows for this and plans for future growth

It is perfect the way it is. Thank you for pushing ahead.

Thank you for addressing the TD voices, opposition that are trying to taint the TD HOA reputation

It is time to replace the aging structure and I like that in the future this design could hopefully allow the downhill resort to be used in other seasons

Too expensive and with a limited overall value. (Any) money would be better spent to maintain and increase the hiking/biking trail system, better parking (especially during winter) at glacier point or other points that would allow access to trails outside the Alder Creek rec center during winter, or better and higher capacity summer camps for kids and teens.

I don't think that we need a new lodge at least for the foreseeable future. Whomever is skiing at TD is not there for the lodge but for the kids/beginner friendly slopes.

Lodge is old and needs to be replaced or refurbished

Outdoor food service window

I believe the current plan is not appropriate for our small hill. I believe the lodge should be sized to first and foremost to serve the needs of the TDA members. Sizing and design should not be based on serving the general public. Over crowding can be better handled through public black out dates and reduced public ticket sales at busy times.

seats for waiting parents

less square footage and far less cost. in fact just keep the lodge we have. there is no reason for a large lodge on our small snow hill. we should not ask residents to foot bill to make non-resident skiers happy. too few residents even use the lodge. and we have more pressing needs to fulfill (eg fire safety!)

why not out this to a vote of the membership?

I like that it appears that the board has taken a quantitative approach to determining requirements of a new ski lodge based on expected usage of the facility over the next several years

The price and impact to assessments to homeowners in the future seems to be more than can be reasonably accommodated. While I appreciate that the Board is attempting to avoid the need for a special assessment, it would be nice to see an alternate proposal with a lower estimated cost to allow members the ability to vote on what option makes sense to them.

What is the cost of building a separate, dedicated structure for the ski school in lieu of the current yurt?

Really like the Mountain Modern Design, particularly the big deck area out back. Also the drop off is a great idea and the outside finished look great and seem to weather well. Well thought out.

Maybe a slightly larger adult area and bar. Might be the bigger revenue generator if there was more attraction for adults?

I think you guys have done a terrific job here and I shutter when I see all the complaining and other nonsense. :)

nothing

There is no denying the Lodge needs to be replaced. We also believe the Board is correct in pursuing this route. However, if costs could be curtailed and a review of the prices charged after construction conducted, that would alleviate most of our concerns. The public needs to be paying a significantly higher rate than those of us who own our homes at TD. Although we're in favor of the Lodge we do not want to absorb and subsidize the public using it. Public pricing needs to be reviewed at AL

A review of the pricing for the public. Our ski hill should not be a "bargain" price for the public. Yet that's what I hear from ALL my friends who do NOT own in TD. None of our facilities should be viewed by the PUBLIC - those who do not own homes here - as a BARGAIN! Amenities should be used and designed for the MEMBERS. Pricing for the public should be comparable to elsewhere. And not be the "cheapest place" around.

I don't care for the modern design. I would like that to change to the traditional design. I have appreciated the Boards information. In particular, the latest letter sent today 1/26/22 from the TD Board's legal counsel was very informative in outlining the issues and I appreciate that the Board provided that information.

I only like that the property will be updated but the size and cost of the Lodge is insane given it's use. This is not a member focused project but rather one trying to get outside business. The hill is the limiting factor so it's a waste of cash

Smaller lodge and way less cost involved

None,m

Smaller option more plans for snowmaking .Rethink project in terms of maximum efficiency and lowest cost for the small number of members who use it. Thank lean and mean not Taj Mahal.

I think the board should consider a more intelligent and much cheaper option for what is really a one season minor Amenity that will likely be rendered obsolescent within a decade based on climate change.

Agree, the ski lodge needs to be rebuilt with ADA upgrades and some, not all upgrades suggested.

Reduce the square footage cap and the money cap to just what's necessary to meet ADA and town requirements. Put a cap on spending around 18 million.

Continue to allow and heavily promote public use during non-peak periods for downhill, cross-country, golf and even tennis. Restrict Trout Creek usage to members only during peak periods and holidays. Check member IDs at all facilities more carefully than currently. If I am paying for the amenities I want to be able to use them when I want.

1. Getting rid of the slope users must now walk up to use the lifts. 2. New building for better service.

1. Reduce the size of the proposed lodge. We do not believe the size of the ski hill will support an increase in daily numbers of skiers. 2. This is a beginner ski area and will always attract smaller crowds.

1. How did this project get so far in development with out more input from property owners? 2. Couldn't you increase usage by increasing the size of the deck for larger capacity. Alpine Meadows did this for their Chalet at the half-way point rest stop.

Nothing....It is the wrong direction to proceed. The proposal does not serve the residents of Tahoe Donner and does not generate additional income from the facility by going BIG.

I feel the smaller option in square footage is a better choice as the cost factor allows for keeping the homeowner's assessments in check and allows for the other facilities to be upgraded as needed. IF the extra square footage of this proposal results in offsetting revenue, and by all indications will not, then there is justification but that is not the case. If it is now operating at a loss, it will be a bigger loss and does not serve us who live here. (only 30% TD attendance)

I think it would be appropriate, even if the Board has the discretionary ability to pass the proposal, to allow the homeowner the opportunity to make the choice of size and cost of the new facility as it is money out of our pockets. I agree, the board has a handful of members vs. the homeowners the board represents; but let us decide. I am happy for the replacement of the building but I feel 28,000 sq. is overkill. Thank you for the opportunity to sound off. Please consider my opinion.

Nothing. Too expensive and grandiose.

Limit all planned expenses to \$14M or less with max additional 10% contingency for unforeseen engineering and safety risks not for glamorizing a beginners' hill that most residents don't use after their kids learn to ski. This is not to be a rental asset for wealthy multi-home owners in Tahoe Donner. They are exploiting our HOA to improve their rental values through adding to the ski hill amenities and charging us for it through the annual assessments. The ski hill revenue projections are pat

Tahoe Donner Downhill will never be a world cup class resort or destination by virtue of the terrain compared to our neighbor ski hills. Our Cross Country resort is a world class venue and we only spent \$7M on the ACC lodge. In addition, we believe the ACC and Cross Country is utilized by a higher percentage of Tahoe Donner members. To address one of the justifications for the grand lodge costs, we do not think that being impacted on peak usage times is a problem. Virtually all resorts exper

Nothing

Minimal spend or consider shutting down the ski hill entirely. We could limp along another decade just fine as is. At a minimum, find a way to turn it into a legit year-round amenity (like Adventure Center)

Board communication on this issue has been highly misleading. Please get the facts right.

I like that you are putting an effort to be transparent about the design and cost.

Over-ambitious sizing, over-optimistic usage/revenue projections. 10% construction cost contingency is not inline with what's happened during the past couple of years. Overall an unrealistic plan that would have failed approval in a fiscally responsible setting. Will the BoD have any responsibility or any recourse if the projects overshoots plans? I think not! Easy to spend someone else's money.

Better amenities, upgraded ski school and easier access to the ski lifts.

Any new construction will be to code and be to modern standard. Like nothing else about it

No improvement of ski area including lifts. However, a lot of effort is directed to non-ski concerns especially the food facilities. As members we come to ski and not to hang out. You are not being clear about how you will deal with the construction noise and dust which will impact our living conditions since we live close by the facility.

A realistic financial plan and estimates of how the project will be financed when it goes above budget, which it will. Financing options alternative to annual member dues. Check out what Eichler Tennis & Swim Club (Palo Alto) did for their remodel.

Maybe not changed but added. Does the interior design take into consideration kids and families? For example, a kids hang out space to play video games or watch movies and a comfortable family space to rest and accommodate little ones needs.

Cheaper is key. Simpler design or limit size to help control cost of a limited use facility

Why am I paying for something that I am not going to use? It seems that your plan is more favorable to members that rent out their property. I would like to understand the return on investment to households over time. What are the guarantees that you can keep membership fees under control?

Is parking going to be addressed? Is parking sufficient for the proposed growth?

TD ski is a transition hill, not one that will be the default hill for many years of a skiers life. Beginning skiers, children, elderly and some TD renters and local residents. We ski at TD for price, simplicity and ease of access. As has been stated by many, it is a glorified bunny hill. As a senior I ski there midweek for a couple of hours, no crowds and 10 minutes from home. But it is not worthy of a \$24M lodge for us.

It is well needed project for TD

Cost and impact on TD fees, no additional use for this outside of three months in winter

Less cost (which will be passed onto me)

ADA and code compliance is critical. Also like the idea of updating/making the ski lodge not feel so cramped with people.

Size and cost of the project feels way too big. Focus on minimum compliance requirements, not making this a significant expansion of sqft. Perhaps expand only enough to make the ski lodge not feel cramped.

Investing in expanding a Ski Lodge feels like a poor return-on-investment given: global warming, the size and quality of the hill and the infrequent use patterns. Would much rather see money spent on things like a new pool, baseball/soccer rec fields, trails, improving/restoring pizza-on-the-hill, etc.

I use the current ski lodge and believe we need more room. The ski school (which is its strength) doesn't have room to grow. I also feel like there is room for growing programs (ie: summer biking, restaurant/bar, etc) that goes beyond just skiing.

More transparency on how it will effect our future HOA dues and how we will manage construction cost increases that are a reality right now.

N?A

N/A

I question the need at the cost estimated for a facility that not all residents are interested in using. I would like to know how much additional recreation fees will be assessed if this project advances.

Cost vs Benefit Analysis. I feel the facility should be used as a year round operation. Creating possible non snow uses.

Don't like anything about it. Too expensive for the small ski hill we have at TD. Why spend this kind of money when the future of skiing and climate change going on? These project always go over budget so we will be paying for this in future HOA fees. No money will be available for other projects that will need to be done in the community. I am totally against this project.

Smaller footprint and less expenditure. I do not approve of the board making these decisions and spending the owners money. I would like to see a vote from all homeowners on this proposal.

How much revenue do you forecast from rentals from this space? How do you plan to double the capacity of skiers in the season? Is there also a budget for advertising the "new" ski facility? In the past recent years (5 years) what has been the average amount of ski days? Why can't this project be handled by a local construction company instead of outsider high end construction company?

<p>I like our finally trying to develop plans to replace a clearly inadequate and unsafe facility that's mostly used by the public - ~70% public and ~30% Tahoe Donner Members.</p>	<p>A thorough, realistic cost analysis and a plan that we Tahoe Donner Members can afford. Given our current global economic collapse and impending US depression, TD homeowners cannot afford the estimated dues and/or special assessments that the proposed plans predict, let alone the more realistic projected expenses predicted by more reasonable financial and usage data now presented by concerned Members. Come up with a less expensive plan based on factual information, please.</p>	<p>Can we project usage based on age, as well as Membership? We should also account for what appears to be a future loss of usage based on decreased travel and vacation activity projected for the next few years. What if residents and second homeowners default on mortgages and large property interests buy at far less than current FMV? How do the remaining Members pay for upgrades? We do not want an unfinished Lodge, not providing for a profitable ski business, sitting for what could be years . . .</p>
<p>The approach is perfect for this type of community. (Size, schedule cost, quality)</p>	<p>Nothing</p>	<p>When can we stop receiving adversarial comments from the splinter group?</p>
<p>I like the basic idea of expanding the Ski lodge.</p>	<p>Want more clarification on ADA add.ons and the costs. More info on cost breakdown and who and why they arrived at that particular price point. Names of consultants, construction managing firm, general contractor, subcontractors and any and all who have had a hand in getting to this point, including the members and board members. MORE TRANSPARENCY for all the members and HOMEOWNERS. Living in Tahoe Donner or Not !!!!!</p>	<p>Do not approve the spending the amount of 24+million dollars on 25% of the members and have 75% of the other members pay for an amenity that they may never use or not at all !</p>
<p>adds asset value to HOA as well as functionality</p>	<p>I approve of plan as designed. Of course would like to see cost reductions, but I understand current market pricing.</p>	<p>Is there a benefit in pricing of said project to postpone construction by a year or so until market pricing for materials and labor reaches a better equilibrium?</p>
<p>I do not like the current proposal.</p>	<p>I want the cost to be below 19 million because once the project is approved if we go to costs above the approved amount we, the members, have no choice.</p>	<p>I would like to have a detailed expense spreadsheet where the majority of the costs are expected and the possibilities of where can we cut cost if it starts to get out of hand.</p>

It is the product of serious and professional analysis and development and meets the requirement of the law and modern use.

An end to the controversy

The Board's effort at "transparency" and "responsiveness" to address a vocal but decided minority of homeowners has resulted in a perceived abdication of Board decision making, and unnecessary delay and expense incurred by the association. One hopes that will not be repeated in connection with future projects.

We appreciate energy efficiency, ease of access and the ability to market the ski area in a competitive marketplace.

I do not see a need to tear down the old facility. I do not believe the homeowners should foot the bill- it should be mainly funded by the users of the facility for its 5 month per year use. I doubt greatly this increase in size will increase flow to the area paying off any debt incurred. The financials are best case and wishful thinking with other hocus pocus thrown in. This project should not proceed. An extension with regrading may be more fiscally prudent and in line with use. The mountain is

Poorly thought out; anyone do a traffic analysis if by some miracle more people come to the area; just poorly planned with a consulting firm feeding you the info you want to hear not what you need to hear and the board's due diligence was not very good; anyone ever think of making it a 4 season facility with a higher end dining experience to offset costs? We are disappointed.

State of the art proposal. A lot to be proud of as a Tahoe Donner homeowner.

I think it is a balanced approach to replacing a fairly worn out building.

Nothing that I can think of.

How will it impact local street traffic

None at the present time.

The design is nice looking. Walking up that hill with skis is challenging. And the indoor eating area is really tight.

I think if the increase in the assessment could be offset with lower or more variable rec fee - thatâ€™d be a win or \$0 for first two members. This project will keep the annual assessment at a high level for some time. The concern is that the annual Assessment is just up up up and never a year where itâ€™s lower. So maybe give a little on the rec fee to compensate somewhat.

Similar to prior -comment - once complete member owner prices at downhill ski should be significantly lower than guests and publicâ€™; even more so than they are now since owners are paying for it.

Investing in great amenities helps keep Tahoe Donner's property values at a premium to other areas.

A more modest sized Lodge building would be preferable. Roughly equal to the size of the current structure	Lower cost and building size. For a seasonal operation in a specific TD region, the number of visitors is quite limited and i don't believe it will support the higher lodge cost	Already commented
Nothing notable.	It is too large. It should be designed to fit within 18,000 sq/ft. This is a more appropriate size for the number of skiers who would be using the mountain.	The architecture of the project is also a huge issue. While it does look nice in isolation and the style is pretty. It is completely out of place with its surroundings. Additionally there are major design flaws in the structure which are going to major environmental problems as well as safety issues for staff and guests.
Nothing	The size and the cost of the project is way over the top for such a tiny ski hill. There is no way there are the number of days over capacity as indicated by the board, and the appeal is that it is old and funky. Spend money on the clubhouse instead. Over 20 million dollar for a ski resort that has 2 lifts is not in properly owners best interest.	Do NOT proceed with a lodge larger than sugar bowl.
In general greatly appreciate the updating of facilities to continue with a 1st class association and amenities		Appreciate all the hard work and transparency
The project design looks nice	Square footage increase seems excessive relative to needs of members, and is driving up costs, increasing our assessments which hurts those on a fixed income.	why are the members not allowed to vote on this project as currently conceived? why do we need to have indoor ski school facilities when we have the yurt for them? (what is the percentage of revenues generated by the ski school?) The indoor ski school facilities seem excessive.
We are looking forward to easier access to the rentals and lockers, easier ability to get from the lodge to the lifts, better grill and food options.		It would be nice to have a lovely place inside near a fire for seating, reading a book, watching the family ski, etc. It's fun to do that outside by the fire pits but it can be cold!

Little, the current lodge is newer than my property and in a better structural state and still serves a purpose well sufficient for the tiny clientele numbers.

All it will do is offer facilities for visitors and increase the costs to owners, who will end up paying for it. Moreover it will increase traffic levels and there is still inadequate parking.

replacement of outdated facility

I think that this investment is going to cost too much in comparison to the usage and size of the ski hill. I bought a very small condo in the ski bowls and I'm honestly nervous about the cost increase in already \$750+ HOA monthlies and I don't see why a lodge change will make any change to a tiny ski resort with no vertical. I'd support this move if it were combined with a new downhill ski lift on the western, unused portion of the cross country resort, as that might encourage more use by

Avoid ANY increase to owners, insurance premiums are "sky high" without taking on yet more expense especially if you are NOT a skier, why should we pay?? The focus should be on securing better value for money, the lift systems also can barely cope as it is without adding yet more people into the equation.

I would like to see the proposed scale and cost of the replacement lodge reduced as I don't believe the scale is warranted given the use by Tahoe Donner members. Also, I believe climate change will mean less downhill skiing opportunities at Tahoe Donner.

More cost alternatives that do not result in higher annual dues

Please consider what is most wanted by the HOA membership and encourage democracy opinion, even if you don't legally require it by law.

Very disappointed in the lack of explanation of the impact to traffic/ parking etc. already people park on the roads, infrastructure considerations do appear to have been considered whatsoever.

I am very happy that it moved further up the hill by adding a third story and is at a similar level to the Eagle Rock chairlift. I appreciate the openness and the increased seating both inside and outside. Its about time we brought this up to par with the other amenities in TD. I am solidly behind the larger option.

Greatly needed. The Board has done a great job and considered much in the way of input. Please proceed.

This money should be spent on more necessary projects for the community versus something that would be used 20% of the year

We like no part of it. Far to costly for we homeowners

Well thought out.

That TD is committed to replacing the lodge and focused on offering an improved experience all around from ski school, lockers, eating/entertainment areas, etc.

I think the current proposal is very well thought out. I am so happy that there is a real drop off area, as well as the increased indoor and outdoor seating area, which was always the most crowded part of the operation.

We want a much smaller ski lodge that costs less. We have a small ski hill for mostly beginners. We should not try to compete with full size ski resorts like Sugar Bowl etc. It is only used for a short season by few homeowners.

We are OK with the investment, but there seems to be too much focus on just the ski season and not the other seasons of the year. If we're investing in a great lodge like this and making it a destination not only for residents and the Truckee area, why aren't we putting plans in place for a year-round facility? Summer outdoor eating, concerts, access to trail system, etc.

If the new lodge will be with us for 50 years, please allow for future growth. I fear even the 28,000 foot lodge is too small to last this long. Every other building or amenity we have ever created has eventually ended up being overcrowded.

Get real. Board members are not acting on behalf of property owners. They are not even listening to us. Research a smaller version and present it.

<p>I like that it's being looked at. I think that the current lodge works okay some of the time but potentially not as well during busy times. To be fair, I'd want to look more closely at the plans for the current proposed solution to better comment on what I do and don't like. And I think the time will come when I do want to pay closer attention.</p>	<p>As you know there is a group circulating emails about the subject. Their assertion is that they'd like to see a less expensive solution available to vote on. I think they're basically saying that this has been discussed by the board as well. They're confused as to why there is only one option available to us at this point. Additionally, 30,000 ft. view - I think the concern is that the budget number suggests we allocate a figure to the Lodge project that would be prohibitive to considering other</p>	<p>None at this time.</p>
<p>N/A</p>	<p>I believe the projected costs are too high for the association members and believe a less costly option should be developed.</p>	<p>N/A</p>
<p>It's very expensive and building costs are at their highest in many years.</p>	<p>The lodge's designs are already dated. They look like public middle schools.</p>	<p>Could we not wait until building materials aren't at their peak pricing??</p>
<p>Nothing, too large and too expensive for an amenity that is used by approximately 30% of the members. The proposal doubles the size for a building that will sit idle for 7-8 months a year.</p>	<p>Spend the money to upgrade the existing building instead of a complete rebuild. The existing building is like every ski area lodge, overcrowded for a limited number of days. You can't build this lodge large enough to accommodate the crowds during our holiday periods. If we must build a new structure, 15,000-18,000 sq ft should be the largest expansion</p>	<p>Who are we expanding this lodge for? Using TD management numbers, only 30% of the members use this amenity. Save the funds to complete the many proposed projects on the table. If this project goes through as proposed, it will be the elephant in the room for years to come. Who approved the expenditure for this glossy sales presentation from a third party advocacy group? Those employees should step down and board member resign. This is a non binding straw poll and not a vote of the membership. In</p>

<p>Don't like the current proposal. New building is too large and does not optimize space.</p>	<p>Same or smaller size building and optimize the space requirements. The volume of skiers does not justify a larger building. Ski lessons for beginners is a big attraction for tahoe donner but skiers go to other close by, more desirable, ski areas after they learn to ski.</p>	<p>Good quality and good workmanship by expert contractors. I question if Truckee area has builders who can do this large project. As reference, the recently completed and expensive TD golf course project seems to have been poorly done. The golf remodel was an opportunity to match other golf courses in the Truckee area and this was not done.</p>
<p>Yes, the ski lodge needs to be refurbished or replaced. It does not make sense to make an approximately 28,000 sq ft lodge.</p>	<p>The lodge should be much smaller and less costly. There needs to be clear limitations on the uses of the lodge, both winter AND summer. The ski hill cannot accommodate any more visitors than there already are. There is limited parking and the disruption to the surrounding neighborhood is significant.</p>	<p>What are the planned uses for the ski lodge, both in winter and summer? What steps are being taken to minimize the disruption to the surrounding neighborhood? How will you mitigate traffic, noise (especially at night), excessive lighting, and increased demand on neighborhood resources?</p>
<p>It's time to replace - and what a bonus to our amenities.</p>	<p>This project seems way too expensive. It is absolutely unclear why Tahoe Donner needs a fancy ski lodge for a beginner hill that is not used by the majority of Tahoe Donner residents. Most skiers will never use this lodge but rather go to places like Squaw, Northstar, Sugar Bowl, Heavenly, etc. Furthermore, the boards statement of an annual assessment increase of \$141 for three years is extremely misleading (if not deceiving) as in fact the assessment would increase EACH year for three years and</p>	<p>As stated before, the statement that this will cost owners \$141 for three years is willfully deceiving. Every normal person reads this as "the total cost for each owner is \$423", which is not true at all. I expect the board to come forward with a more open and honest communication of the true cost for members and then have a members' vote for an investments of this magnitude.</p>
<p>Well thought out and balanced solution.</p>	<p>Nothing</p>	<p>no Please support our local microbreweries within the new bar and restaurant area</p>

Right size, right price and very fully discussed! Defer to staff and board.

Agree replacement is needed. Don't feel particularly qualified to judge \$ appropriate.

Design looks good and the size will be right for our hill for the next 30+ years.
design looks great!

Too big and too expensive. Would like to see other options.

It renovates and improves the lodge which is sorely outdated and inefficient. The improved access to the ski hill would aid skiers, though there are still a large number of steps involved. The need to make it ADA compliant is absolutely essentially.

Up to Board, but don't be overly defensive about requests for modifications, listen and take appropriate action.

Smaller footprint to reduce cost. Maintain the Yurt as is and not incorporate it into the main building.

The square footage should be lowered. The usefulness of lodge will become less over the next 50 years. This is due to economics, climate change, the likely ski population going forward (the number of 3-6 year olds, for instance is dropping). Another reason to expect falling (not rising usage) is that this ski hill is inferior to those around north Lake Tahoe. The cost should be lowered. It is unreasonable to think that an \$18 million cost means the square footage would shrink to 16,500 square

Comment- Staff and board have done and incredible job in developing and presenting this significant project to the TD members. Thank you for your hard work, diligence and devotion to this project!

Concerned about the cost and the resulting increased dues for members of Tahoe Donner.

Question: Why is the DSL presented as a one-off project rather than a discussion of the entire set of long-term capital projects that will be needed over the next 10 years. What is the useful life of other facilities that are 50 years old? What are member preferences for remodel vs rebuilding those facilities? What other types of projects fit into a long-term plan (e.g., more defensible space, cheaper trail improvements)? Without a longer horizon set of options, the membership can easily view t

<p>It's not the most expensive option. Building meets current safety requirements.</p>	<p>I do not think that the ski lodge is a desirable amenity for the Tahoe Donner HOA. Its appeal is basically to the few families that have small children for the year or two those children learn to ski, which is not the majority of households in TD. With the length of the ski season shortening rapidly due to climate change (we're already under 4 months), it just doesn't make sense. I actually think that an amenity that attracted outside people to TD is a great idea and that the rebuilt ski lodge</p>	<p>Why is there so much interest in spending so much money on an amenity that becomes less and less useful every year due to climate change, while at the same time is only usable by a very small number of people due to the quality/difficulty of the slopes? This whole thing seems crazy to me. A greater proportion of the cost of the project needs to be handled by the people who actually benefit from the amenity.</p>
<p>Support updating the facility to bring into compliance with standards.</p>	<p>Proposal is bloated and not appropriate given the effects of climate change as well as the limitations of the area. The ski area is small and at a low elevation that it does not warrant such a large expenditure.</p>	
<p>Good design. Rectifies ongoing problems-space, ADA, avoiding steep up climb to get to lifts, making more room for service oriented offerings- food, ski rental, ski school</p>	<p>Not a big fan of "mountain modern" design, but at this point, that doesn't really matter. Just get it built</p>	<p>During construction, is the ski area and ski school going to be able to operate during the winter considering the build is on the site now?</p>
<p>Further delay will add more cost. It's newabd code compliant.</p>	<p>Wood on Front of building (on motor court) is a little heavy and out of scale. An awning might help. Bathrooms could be closer to ski access, could there be exterior access? View from Eagle Rock looks terrific.</p>	<p>Eagle Rock View is great. Size is great. Cost is reasonable. Please stop dragging this out. Just get it done. I don't recall the process to expand Trout Creek or to upgrade the golf greens (questionable use of funds) involving so much input. Make your decision and move forward. That is what the Board was elected to do. The outcry about cost is short sighted and miserly.</p>
<p>the building is obsolete, I like the proposed building size and design; looking forward to my children enjoying the hill and learning to ski and board</p>	<p>could there be room for an ice skating ring ? If not has there been any thought where in TD ice skating could happen ? Ice skating could extend the winter season usage of the lodge</p>	<p>can we get an estimate of the HOA dues increase to pay for this amenity upgrade ? Consider charging more for non residents or giving TD members a larger discount on DSL tickets etc</p>

Like the idea of updating the lodge, just don't think it needs to be this big	Scaled down in size to be more appropriate for the size and usage	None
I think the proposed building is good looking and will be an upgrade to meet the needs of the community and raise our home values.	There is so much information and misinformation out there that it's hard to tell what the usage of the building will be in the summer. I am interested in the lodge being used for outdoor dining and entertainment in the warm weather. If that's not part of the proposal, I would recommend including it.	Move forward and do not let these idiots with the bull horns on NextDoor deter the board. Most people do not pay attention to NextDoor.
Great look. Easy access to lifts. Able to accommodate large numbers of people. Updated to modern needs!	Nothing	None
Too large and too expensive, as it relates to overall td budget. Would like to spend on other amenities I want the best lodge we can make	Smaller structure Smaller price tag	
We really like the updated floor plan and aesthetics of the new design. Having easily accessible restrooms on every level is huge. In addition, we appreciate that the structure is being moved closer to the chairlift thus eliminating the need to walk up a steep slope to access the lift. We are also excited about the drop off area. This allows for the opportunity to drop family/guests directly at the lodge versus the current process of dropping off in the parking lot and then being forced to walk,	A dedicated member locker area for gear and skis would be great.	Is there an opportunity to incorporate renewable power generation such as solar in the project?

The structure is nice looking	It's too big, the restaurant is way too big. The lodge is empty most of the year. It can't be an all year round event center. The board should of re-grouped after they figured that out. There is no parking and never will be either. It's a bunny hill.	Please re group and also take into consideration further projects .
Moving the ski school to a place with bathrooms, because allowing kids to get to the bathroom is just generally a good idea. Giving the kids ski school a dedicated lunch area seems like a great idea so they can socialize and generally refuel to make it through the day (though perhaps this will also lead to more socializing for younger kids to the point of not enough eating if our 7 year old is an example of a typical kid). Flow on the downstairs level looks good to get people through in an ord	If Covid continues on its current path, is fixing the indoor space at a large size a good idea - would it make more sense to be able to section the dining area such that it could be opened when it is not storming but could be enclosed if the weather demands or Covid becomes less taxing on us and the town/healthcare infrastructure?	How fire safe will the new structure be in the off season with much wood siding and exposed purlins? What steps are being made to reduce the buildings' environmental footprint? The pamphlet omits a comparison of how much space the ski school currently has in the yurt to how much they would have in the new building. It would be help to understand this. The cost has already increased >20% from the \$17m in the BSA Schematics and engineering has not been completed at this point. If \$23m does no
Being built for the public Solves regulatory issue. May add some value to our properties. too much for a small resort	Smaller in size Smaller, less expensive. Designed for multiple uses. Scale down to replace the present facility and stick to a budget < 20K DOWNSIZE- We don't need a deluxe state of the art facility for a one hill ski area that is used more by the public than the residents of TD, who will be footing the bill. This is a one use facility, used less than 150 days a year.	Why can't temporary buildings be used for peak periods? none TOO BIG, TOO COSTLY

Nice building. Too expensive	No increase to annual assessment. Only build a lodge that works at current assessment levels	I am a skier but have never used the downhill ski area and doubt I ever will. I also don't know anyone in the community that uses the TD ski area. I understand the need to update the old lodge and particularly better facilities for ski school. But it seems like you've gone with a design. Option that exceeds the current funding availability. If it can be done without increasing the assessment I would support it. I also don't understand why the lodge needs to accommodate every skier on the
The current ski-lodge is very out-dated and in need of modern upgrades to make for more pleasant ski experience.	Not sure if this is detailed in the proposal, but we'd like to see the new, updated lodge ready for year-round use. Keep the bar / food service open and add mountain bike trail / bike-park type features in the summer. Would also be fun to have outdoor music and other outdoor, year-round activities.	noted in Q3. Would like to see the new ski lodge open year around.. bar / food, outdoor activities such as Mountain biking / bike park / frisbee golf / live-music / etc. It could really be a great year-round destination like Alder Creek Adventure Center..
This particular amenity serves a niche in our mountain community that appreciate it. The original building was old when we first bought our property in 1989 and it is sorely in need of replacement. I think the plans seem reasonable under the circumstances.	I like the current proposal and so not see a need to change anything at this point.	Everyone in Tahoe Donner has their own preferences about the amenities, and may use or not use certain amenities. I believe this amenity, like the tennis courts or equestrian facility or even the golf course all draw their own community and should be maintained and replaced as made necessary by time, growth and wear and tear.
limit budget to 18 million	Lower budget limit budget for lodge to 18 mil	tooooo much money
Modernizes a 50 year old amenity that will likely improve services and appeal for a popular amenity that has already invested in snowmaking and new lifts.	This may already be in the proposal, but I would like to see a maximization of energy-efficient construction.	Is the impact of lost revenue during construction being considered in the proposal?

Increases space for a much larger member population. Maintains high design standards. Will be a facility the community can be proud of.

No opinion

It has taken far too long to get this project to where it is. We have other facilities in similar need of update. Stop talking and start building.

There are several reasons that I do not support the proposed renovation of the ski lodge. Firstly I do not see the return on investment for my property. Not to mention the dire long-term business implications of ski resorts as a whole given the realities of climate change. The vast majority of Tahoe Donner homeowners do not use the facility. There are other more pressing needs to update. I do not use this facility nor does anyone in my household and do not believe it is reasonable to increase HO

There is A LOT too like!! Access to the ski lifts will be improved, It's a tough hike as is. The ski school will be relocated from the yurt. ADA and building codes will be met. There will be improved food and beverage service, restrooms and rental and retail spaces. All in an attractive new building. Hooray!

The only thing I would change is I would not have any fire pits. I think they are wasteful, and wrong headed. Having an open flame outdoors burning natural gas seems ridiculous in the age of global warming. 99% of the heat is wasted and we should be cutting fossil fuel use anywhere we can. This seems like the lowest of low hanging fruit to me.

I think the design process has been transparent and that every possible effort has been made to hear all viewpoints and input from the membership. It's time to proceed.

Proposal meets our needs in terms of additional space; brings facility up to high quality standards of other TD facilities; is a revenue producer.

Would like some thought put in concerning how to utilize the building in off-ski season; i.e. summer day camps, venue for events/meetings.

Would like the Board to be transparent as costs are incurred, especially as relates to owners. Would like clarification that assessments won't go up after 2024.

nothing.

The costs need to be decreased to those that are realistic for real maintenance - not a replacement. I disagree with replacing the lodge vs doing actual maintenance to maintain it in its current state. Not only do I not want to pay for it, but of all the amenities at Tahoe Donner, this is the LAST one that we should invest in. The "ski hill" is a tiny, learning hill and let's be honest, it would do fine with the lodge just as it is (and I sure don't want to invest in it so visiting families are

This needs to be voted on by members, the facts need to be mailed to all members, and other projects need to be proposed that we can vote for as a priority over the replacement of the ski lodge. I feel as though I we are not being heard as residents and this is a very bad decision, spending an exorbitant amount of money on something that doesn't need that amount of money spent on it. I sure don't want to pay for it and most people - when they see the size of the little hill that is Tahoe Donner

Improves a substandard amenity. Uniformity of amenities is where we should aspire, and frankly, all TD amenities are below current club level base standards. We look like a quasi-public entity, which I suppose we are, versus a reasonable level private facility. But we should deliver a higher level and charge the public, and membership for it. Everyone will be happier. I am a consultant to private clubs

Further improvements, larger and deeper attention to all points. Design to optimal not minimum standards.

I like the design so far. The ability of having the elevation of the lodge near the lifts is a great plus during the winter. Being able to serve all services within the facility is also a plus.

I would like to see the possibility of this facility being a 4 season facility. It seems that it could possibly be used for spring/summer activities such as group/wedding events, summer bike downhill trails or other activities such as zipline or ropes course experiences. I am not excited about the impact this has on member HOA fees. Especially with the Nothwoods Lodge remodel on the near horizon.

I would love to see this kind of investment, it seems the captial reserve funds are not enough to serve this kind of development. Therefore, the HOA fees then need to be raised to fill the gap. Would the fees ever be reduced if the development funds are replenished?

current ski lodge is outdated and too small. New ski lodge will provide much pleasant experience for members, guests and the public.

N/P	N/P	
Cost is too high. Money should be spend on all amenities equally	Lower cost. Better equity for home owners. This is an HOA amenity. HOA amenities should have a focus on home owners and not the general public.	Why don't we just retrofit the old structure. This seems more sustainable than discarding the old structure.
Clearly there needs to be some modernization as it is outdated.	Reduce square footage and the cost. The facility is being oversized for such a small ski area, and is excessively costly to HOA members. Consider other uses for the facility. It may be justifiable to spend this much and size if it were a year round facility offering other activities (e.g mountain biking, pump track, ropes course, event center)	This is a HOA facility and the BOD should respect the wishes of the majority of HOA members even if it goes against their own personal views. If they have a conflict of interest and/or cannot reconcile differences in their own views to those of the HOA membership, then they should step down and allow themselves to be replaced by someone who can and will represent the members wishes.
Too expensive Need to update/upgrade to a new lodge that will be around for the next 30-40 years	I'd like to see the costs reduced dramatically	Do it right. Don't be swayed by the small vocal group of dissenters
everything except how long this process it taking.	Looks good I would like my fellow owners to get the hell out of the way and let the TDA team proceed with this project - it's insane how much we are torturing the team stakeholders	The Board is being too nice to a small group of insane owners. Just move ahead with the project...
I trust that the Baord are good stewards of the financial health of the asscociation. I do not believe we should be creating a ski lodge for the public, but for members. I do not like the current politicization of the communication and will base my decision about support for the biard at the next election. Thank you for the inquiry	Keep it focused on members	none

<p>TD offers a great little ski for families. But the lodge is a bit small and outdated. The update will provide better amenities and look great.</p>	<p>I expect to see best in class sustainability features like low-flow toilets, solar panels, gray water/water re-use, electric appliances (induction stovetop, for example). These may be part of the plan already, but if not, I would like to see them added.</p>	<p>nothing</p>
<p>It's about time the facility was brought up to standard.</p>	<p></p>	<p></p>
<p>larger, modern, up to code</p>	<p>I don't know if a 28,000 sq ft building is actually needed or if the board could select a smaller, less expense building</p>	<p>More information on how his project will impact other building/renovation projects from a budget perspective</p>
<p>Makes sense</p>	<p>nothing</p>	<p></p>
<p>Easier access to the mountain / chair lifts. Larger capacity in general and in particular for ski school. Modernization of space to meet current accessibility and building safety.</p>	<p></p>	<p></p>
<p>Ski lodge needs to be replaced. Its too small and old. Ski lodge is a revenue center unlike things like the golf Corse which will never be profitable. Current design looks great.</p>	<p></p>	<p></p>
<p>It benefits the overall TD homeowners for families, skiers and is an update for an important amenity.</p>	<p>I would like the term extended from 3 years to 6 years and reduced from \$141 to one half that, \$70 annually. Unless the Board agrees not to increase other components of the overall annual assessments, It won't take much that this increase will easily reach 3% annually, which compounded, which quickly becomes onerous.</p>	<p>Better management of our financial resources.</p>
<p>Project costs are not unrealistic. The per unit cost to owners in TD is not that much</p>	<p>Na</p>	<p></p>
<p>I appreciate the thoughtfulness of moving forward as well as the current design potential</p>	<p>It seems to encompass all that I could personally hope for</p>	<p>None</p>

I do not like anything about the current plan. The Tahoe Donner hill is NOT a destination resort, it is a convenient place for parents to teach their young children how to ski. A better use of funds would be a lift or magic carpet to transport folks from the top of the parking lot to the current lodge.

Homes in Td have appreciated enormously over the past 2 years, the amenities, infrastructure, and emergency planning must all be maintained, upgraded and improved commensurate with that added value or we risk losing it.

None

None

I do not like the current proposal .

I believe the cost is too high given the usage and revenue generated from downhill. There should be a scaled down plan in place with a set maximum expenditure.

Why do you feel you need to build in a way that violates current setback limits for the condos located nearby? How much growth in usage for downhill is accommodated in the current plan? Is this growth by HOA members and guests or outside?

We love the design. Just like the cross country center, the redo will bring in more people and provide yet another great venue for TD members and the public, generating more revenue for the association. If now there is enough space to hold TD club functions and maybe weddings, even better and more revenue can be brought into the association. We see no reason not to proceed and are excited to visit it when completed!

We are not familiar enough with the plans. I hope they can help it to become a year round facility, be large enough to provide for space rental for local groups as well as weddings, and maybe develop some summer activities there like mountain bike riding, frisbee golf or whatever.

Please, please proceed with the plans!! We hate that a very vocal minority is trying to malign the current board and their decisions. The downhill ski area is one of the few revenue generating amenities and is the place where everyone we know started their kids skiing. It is known for that and deserves an upgrade that will benefit all.

Nice but expensive

Drop the idea and remodel the old one

None

very little

Tahoe Donner's ski hill is at a low elevation, is tiny in comparison to the dedicated ski resorts nearby, and as a result is not a competitive resort. Adding an expensive building will not improve the competitiveness, does not address the small ski hill and will not make any improvement in the overall ski conditions. In short, it is a waste of money, when there are so many better choices for beginner and intermediate skiers, and better choices for Tahoe Donner to invest their money in infrastru

We do not support this project. It is a waste of homeowner funds. Invest in other more sustainable projects that provide year around benefits.

Please limit the costs to \$18million or less. Please make sure the facility is sized to ensure no expanded parking and no impact on surrounding residents. The surrounding areas are zoned residential and need to be maintained. Make sure the site is not expanded beyond the existing CUP boundaries.

Please reduce the size so it is less than \$18million and the parking is not expanded and the boundaries are not expanded.

Please present an honest and straightforward set of alternatives including an alternative that is less than \$18 million and an alternative that replaces the existing lodge without all the proposed expansion and boundary changes.

Nothing. I has revealed the corrupt nature of the TD Bard of Directors political gameplaying.

Future assessments increases should not exceed 3% annually

Start over. Right size it. Dismiss the TD GM and ask the TD Board Chair (Koenes) to resign for failing to exercise his fiduciary duties--even as basic as fact checking false publications to which he signs his name--or, has it signed for hime??

Start over. Get rid of all the spin that has permeated this whole Board process.

Having a bigger and more functional ski lodge will be good for the TD community. We've read complaints on Next Door that it will be too big, too expensive, and not competitive with major ski areas are unconvincing: between residents and renters, there will always be a need for a close, less expensive, and smaller ski area for families and older people. TD invested in the cross-country area and it is now an excellent amenity and attraction. As we read the financials each year, the ski area is th

Recognition of need to modernize.

Upgrading our 50 year old ski lodge is due it will bring us in line with all other high end resorts in region. Will be great for families.

We think alot of good thinking has gone into the design

Too big, too expensive,

Please consider how the lodge can be useful year round. The dining area could be used for events/weddings, if we include whatever details will make it attractive enough to compete with other venues.

No comment

Potential others uses then just Ski Lodge after winter. Events, family activities etc

We would like to see a forecast of the net costs of the facility (costs - revenues) over the long term (e.g., 20 year period) as compared with the net costs of other Tahoe Donner amenities (Trout Creek, golf course, etc.)

Smaller and less expensive.

Our answer to an earlier question compared TD skiing with golf. (As homeowners who don't rent out our house, we ski at TD very rarely and don't golf, so we do not have a selfish interest in one or the other.) It would be useful to see past financial performances of those two, and perhaps others, compared, along with projections of revenue from both. For those who worry about the cost of the ski lodge, perhaps an alternative is closing money losing amenities, like golf.

None

Complete transparency and like what your doing so far. The increase assessment cost over time needs to be very clear and explained so we know what weâ€™re getting you show \$ approx 141 but graph shows different ? Thank you for your combined hard work on this big project

Consider the carbon foot print and the future of skiing or other snow activities at the elevation of the ski hill.

It was well thought out and developed over a long period of time by people who understand the needs of the association, both highly experienced staff and consultants. I thoroughly trust the board of directors to vote as they are charged in the bylaws and feel this is the choice they would select. They have done everything possible to provide information to the membership.

Everything! Particularly the fact that we will address our current ADA non-compliance, so that we will be compliant with the ADA and not vulnerable to a lawsuit. Plus adequate areas for ski rentals, ski school, kitchen and cafeteria, adequate seating in dining areas and adequate lockers and restrooms.

I don't like anything about the current proposal

Potential increase in our property value.
Year round use of the facility. Maintaining amenities. Upgrading a revenue producing amenity
Well analyzed proposal - meets needs but not over the top

Make the entire exterior front façade the same darker color as the sides and rear of the building, to better match the color of existing TD amenity buildings like The Lodge and the Adventure Center.

Most importantly I would like to see it scaled down, and secondly a different design. This building isn't consistent with the feel of Tahoe Donner.

I defer to the Board

This is a board of directors decision and I feel they are doing a competent job. I trust their vote on our behalf.

I think it very important that we progress in our plans to build this lodge as soon as possible.

I feel this project is overkill for this size ski resort. We do not need a building this large, especially at this cost. Also why can't this building be consistent with the Adventure Center,... More mountain resort type,... But mostly we are not in agreement with this expenditure, on this oversized building, for a two lift ski hill.

I wish the people arguing against amenities would leave TD. The amenities are the reason we purchased in TD

Thoughtful and well researched and desiring to create a nice modern impressive structure that will last for 50 additional years and have multiple uses beyond skiing.

I haven't reviewed it at the level of detail to have this kind of feedback. I trust the experts working on it.

Why is the current project controversial? Can a neutral body describe the objections from the other side so we can see if they have any validity. Otherwise, it is taking on the feeling of a political campaign.

Appreciate updating/rebuilding an old ass building. Looks great from the outside

No changes, just please limit the increase to our assessment and NO special assessment. Also please ensure there is adequate room for employee locker rooms etc. there is very limited employee space at the current ski resort.

Please limit assessment increases.

Please make sure you create an approach that allows me to drop my family off close to the building in a car - none of this make mom figure out getting on a shuttle with a 4 year old and a million pounds of gear alone crap. the current inability to do so makes it extremely unfriendly for a family with mixed age kids (ie babies/toddlers) when one parent is trying to drop the other parent and their younger kids off to ski.

please explore ways to activate the building more than just when there is snow. Potentially with revenue generation, would calfire ever rent it as a staging space? What about a respite location for the TD community? Can you do snow making on a broader part of the mountain so the adults can benefit too?

Needed facility expansion

Bigger ski and snowboarding school facilities

Backcountry is the fastest growing segment of The ski and snowboarding market. Have you made any plans to offer those types of programs through the ski school or with an independent contractor?

While we're not 100% sure the current proposal is the best, we are putting our faith in the board and expect them to answer concerns to the best of their ability of the group opposing this initiative.

I'd like to see indisputable financial accounting and projections on how this project impacts future projects.

None

Nothing, way too expensive and it will always be a local ski hill. It will not be a asset at that price.

Back to the up dated version of the lodge.

That is serious money that should go to up dating expanding other areas of Tahoe Donner

The current design meets most/all identified needs (the scaled down, \$18m, plan does not). Having said that, I am very concerned with potential cost over-runs. With the cost of materials increasing and the competition for contractors fierce, staff and the Board will need to be extra diligent with their project oversight.

I am excited for this space to be updated and less crowded. It doesn't fit with the high level of amenities we have throughout our community.

We use the ski facilities extensively and would like to see them updated and expanded. With the ski slopes bringing in net positive revenue from the public, it seems worth it to invest in the building to make it as nice as possible.

Continuing the upgrade of our facilities should be an important strategic investment and value creator for the owners. We like the increased capacity and better services that will be created with a larger facility.

I am concerned about the impact to the condos in the area, people are sneaky and there needs to be more done to keep everyone parked where they are supposed to be parked. It is frustrating. Maybe there could be some sort of gate installed that you punch a code to get into the parking lots at the expense of the lodge build?

I would have liked to see an even larger dining area and more restroom space on the top floor, but I realize there are trade-offs and a limited footprint.

None. I think that the process this far has been very transparent.

I do also have some concerns about this new amenity becoming a source of income as a venue in the summer. While we want it to be a revenue stream as it benefits the community, we as neighbors don't want to bare the brunt of nuisances so that the rest of the community gets this revenue stream. Another reason to really help the condo associations manage the parking. People are sneaky!

It's a shame that there are people that are trying to disrupt the design so late in the process. They have had plenty of time to discuss this at the years of meetings, elections, designers, and reviews and all this disruption is now just costing us even more.

None

nothing	vote by members before spending largest amount of any project in history, reduce size to same as current, cap cost, describe how this and all other projects funded	Why won't you put it to a vote? How will it and all other projects be funded? Why not cap cost, no project comes in as planned? Why increase size of lodge? Ski hill will never be large attraction compared to other skiing alternatives, why spend so much on this? Hill is so small, why do you need lodge at all, why not have people rent at X-country center and come over to downhill area?
I like the cap on the size, the expense of \$21.3M plus 10% construction contingency.	Clarification on year-round use of the Downhill Ski Lodge after the replacement project is completed	Part of what is happening is that this project is experiencing the impact of an actual, and perceived, history of some other TDA "replacement/upgrade" projects not being well planned, not being well managed, trying not to follow regulatory limits, and not being well represented by various combinations of board and staff. This project is being managed with a much higher degree of professionalism including addressing the many valid points raised by the membership. I am cautiously optimistic this c
The lodge needs to be replaced, however, I would like the scale of the replacement to be greatly reduced from the current plan,	Smaller footprint inside, more outdoor dining options.	We are concerned that the proposed lodge will be too much of a financial burden for the association to handle and we will not be able to complete other renovations, such as the Northwoods swim and tennis center.
I do feel improvements are needed but this is too much.	Max budget for improvements not to exceed 10 million.	

<p>Something has to happen, and this gets it off the to do list.</p>	<p>I don't understand how the new construction fits in with existing condos and the cost to be incurred to make that fit; it will be an eyesore to have such visual incongruity. I am also very dubious that this project will be cost contained. The majority of homeowners likely don't care about this project. They do care about XC, trails, pools, food, and marina improvements far more. You should approach this project with a willingness to chop, sacrifice, and yield to keep cost within 23 million</p>	<p>How does the Board anticipate mending fences with dissatisfied residents; please don't use the Biden Unify model; it doesn't work. You get one shot at this; don't screw it up!</p>
<p>We need to update our facilities periodically. Doing so helps attract future homeowners and provides worthwhile amenities to current members</p>	<p>Proposal is fine. There should be some discussion that assures that if use of the new facility increases that those revenues are used to offset future assessment increases.</p>	<p>We need to figure out how to defuse the current situation. I appreciate the boards efforts and please keep transparency first and foremost in all that you do on our behalf.</p>
<p>The success of the Trout Creek complex has shown that new and improved amenities increase the value and perception of Tahoe Donner as a high end community. A new lodge is needed, but not to the scale of current proposal It's best for families</p>	<p>I think a remodel is a better option for the existing lodge, that a majority of homeowners do not use. The proposed lodge is too large & expensive for such a small mountain & limited use.</p>	<p>Consider restricting lift ticket sales to prevent overcrowding on those few peak periods like Sugar Bowl does. I am totally opposed to further homeowner assessment increases as I've been a full time resident of T. D. & paying assessments for the past 30 years.</p>
<p>The success of the Trout Creek complex has shown that new and improved amenities increase the value and perception of Tahoe Donner as a high end community.</p>	<p>Cheaper of course because I'm cheap.</p>	<p>Will it provide facilities for concerts, weddings, parties, etc. Like a convention hall but smaller?</p>
<p>A new lodge is needed, but not to the scale of current proposal It's best for families</p>	<p>Scaled down Nothing</p>	<p>none Please proceed</p>

I would like to see a smaller less expensive replacement option. I do not use this amenity and there are many ski options in the area that are better terrain and location for snow. The hill is really only for small children at the beginner level and as such not somethin we will use.

I wonder if the transportation/busing service will be expanded to reduce traffic. I could see this amenity becoming very popular and without more additional parking and to minimize traffic or additional cars, it would be nice to see if bus-stop could be made available to areas outside or at the base of TD to reduce traffic buildup in this area. The XC parking has been particularly full this season on busy days which is good because that means people are enjoying the amenity but challenging whe

The aesthetic of the redesign not only looks amazing but fits extremely well within the neighborhood/setting, as well as being practical and clearly very family friendly. The modernized facility will create another desirable amenity within the Tahoe Donner community for both members and non-members. I look forward to enjoying the new lodge with my family and friends.

I think the plan looks fine, as is.

I want to see both proposals presented side by side and know the Board's responses to the critiques of the members voices group.

The proposal is great but premature.

The proposal to build a new ski lodge should be deferred until Tahoe Donner provides snow making for the rest of the ski area and improves the ski runs. Why? Given Climate Change and its effect on snow fall in the Tahoe Donner area, the first priorities should be snow making for the rest of the ski area along with improving the ski runs before committing approximately twenty three million dollars to build a new ski lodge.

Prudence dictates and fiduciary responsibilities require, as a result of Climate Change and questionable snow fall, that snowmaking coupled with improvement of ski runs take priority over building a new ski lodge at this time. The ski hill net operating revenue funds many of the existing Tahoe Donner amenities. Without that revenue, many of those amenities may have to be eliminated or funded by Tahoe Donner homeowners. Thus, again the need for prioritizing snow making for the entire ski area

Nothing

Do not proceed

Too expensive

<p>The proposed size and cost is too high given the usage.</p>	<p>I would like to see a proposal for smaller and less expensive lodge that better suits the demands of the community. There is no need to build a lodge that exceeds the demands of use.</p>	
<p>Like the design and the space.</p>	<p>Not much info to provide suggestions</p>	<p>Easy access from parking. Right now is quite a walk for either small children or seniors with skis</p>
<p>Nothing. I've been a season pass holder at TD for multiple years and I think the existing lodge is more than adequate</p>	<p>The current proposal is way too large. The typical crowd at the lodge even on weekend days is only excessive on holidays. I would prefer expanding the outdoor patio seating area outside if more seating space is needed</p>	<p>The board should be working to keep assessments for members as low as possible. I feel that members are looked upon as never-ending source financing. Not everyone who owns a home in Tahoe Donner is a 2-home millionaire with unlimited funds. I would like the board to be better stewards of our collective money</p>
<p>I do not like the current proposal as the size and cost is too much</p>	<p>The current proposal is too large and cost is too great and I believe the use of the building will be used less and less as the snow conditions change and get worse I think the money could be better spend on other items in TD</p>	<p>Listen to the people that you are supposed to be representing</p>
<p>We believe in scaling back this project.</p>	<p>Scaled down project; less expensive. More for members than the public.</p>	<p>The entire HOA needs to vote on this project before going forward.</p>
<p>I think the facility should be replaced but think that options should be examined and that the association should vote on funding. upgrades are fine but you are spending way too much money</p>	<p>I would like to see alternatives to proposed scope of project and what the budget implications would be or each alternative design.</p>	<p>Put this out to a vote of all association members.</p>
<p>too expensive</p>	<p>I would like you to come up with a plan for much less money</p>	<p>I suggest that you rethink this....the board should have a different set of priorities</p>
<p></p>	<p>I am requesting an \$18million option to be developed and presented.</p>	<p>see Q3</p>
<p>Proposed accessibility and building safety improvements. Increasing ski rental area and food choices</p>	<p>I would like to see the project scaled down. I feel the proposed 27,990 square foot project is way too large for Tahoe Donner and much too costly.</p>	

That it is being planned with the future in mind.

We need it. Period.

Needed upgrade to facilities which will be good for families in TD

Balances the need to update code/ADA requirements, create a useable space, and honor our HOA finances.

Keep investigating in our community

Increased space for dining, bar, warm-up, ski-school and rentals.

The lodge needs to be replaced and nobody has outlined a credible alternative to this plan.

We like the expanded food service and eating areas, more convenient restrooms, and the ability to use the facility for other uses outside the ski season. We also like the modern design, easy access to the lodge. We've seen comments that the facility is too large, but don't agree. We feel the larger size will accommodate needs for a long time to come.

The current lodge is way too small and out dated. This plan will provide for a more functional facility will make for a much better experience in the future

n/a

would like to make sure that everything is being done with an eye toward sustainability

Nothing. A huge thank you to the Board of Directors and TD Staff for the tremendous amount of work they have put into this proposal. Thank you for all of the input you have solicited from the members, as well as your thoughtfulness. This is a great proposal that meets many different needs. You should be proud of this work.

Nothing

I didn't notice solar electricity mentioned. If not in the current plan, it should be.

I do think everything feasible should be done to control costs. We don't need anything fancy, just something built to last a long time.

Can't think of anything significant.

Looking forward to execution if all this great work!

Appreciate the due diligence of the board and team to move this project forward in a very measured way, while ensuring many avenues of feedback from the community.

Its time to get on with the project...

Nothing at all.	Adjust to reduce the overall construction cost. As has been typical actual cost will inflate over what is shown. Over runs	Just another increase in homeowners cost. Every year the association fee goes up. t
TD needs an updated ski lodge and more parking It gives us a lodge that will be much more functional than the current lodge and comparable to other small ski areas in Tahoe	More parking No changes	None
		Please continue to monitor parking in the area and provide shuttles as necessary.
I like that the new lodge will incorporate the ski school.	I think the proposed lodge is too big and too expensive. I am concerned about additional traffic along Northwoods.	
I like the idea of an upgrade of aspects but it is too expensive and i think the old building is cute and kitschy.	less expensive. Not worth it given the clientele that use the space (young people learning to ski) and that snow is declining in tahoe.	Spruce it up; paint it; add some details; do some landscaping. Keep it simple and cheap. Let's keep the money on hand for other more member beneficial upgrades (we never use the ski lodge but use lots of other things; the marina beach is a mess and could use an upgrade for example). and let's keep member assessment fees stable/do not raise them.
to large a project for the current weather climate	want to see more input from the membership. Would like the members to vote on the issue.	let all members vote on the project
Well thought out and heavily debated. I am sure it is the right thing to do given all the work.	Nothing.	How is it that a vocal minority that I never voted for has caused so much disruption and work for our volunteers serving on TD committees? How is it that they are allowed to send emails that are incorrect with no consequence? We need to do something or nobody will volunteer to do such important work for our association.

None, proposal too expensive	Less Sq ft construction too big , too expensive for the little time used during each year	i will prefer to update current building and add 5000 sf of new construction to comply with ADA
Not much.	Scale this project way down. Too big, too much money. Our current board does not care what the homeowners want. They are trying to ram this project thru without listening to what we want.	The parking and the ski lifts are not expandable. Build a new ski lodge that is commensurate with the existing parking and skiing facilities. This lodge will only be used for 4 months of the year. It is ridiculous and irresponsible to spend so much \$\$ on this project.
I really love the expanded food and beverage offerings. We may not ski often there, but if thereâ€™s a cool place to hang, have a drink, have dinner, that would be really an incredible additional amenity ðŸ™¸	The exterior facade is WAY too modern. Itâ€™s kind of laughable really. Youâ€™d expect that aesthetic in an urban environment, but come on, in the mountains? I say absolutely not. At LEAST add some aesthetic features which give a nod to Tahoe, and not the Jetsons.	I know the Board must gets a LOT of flack for every dollar increase in fees, and every proposal for a capital expenditure. But let me tell you something. I think the Board is doing an absolutely phenomenal job. The kinds of improvements you make enhance my full-time familyâ€™s enjoyment of our TD community, and better assures that the resale value of my home (some day?) will be enhanced not only because there is no deferred maintenance, but (and almost more importantly) that the stewards of thi
Thorough	Clarity on what my future costs will be.	None
I trust the Board did its due diligence and decided on the best option	Please make sure with the new lodge that the projected increased capacity can also be supported on the slopes with faster and possibly more lifts	What are the plans to improve the on-slope experience so we aren't waiting in longer lift lines due to more people using the amenity?
This seems to be too big and expensive for our members. The number of the general public have been reduced and if they were reduced more then there would be less need for space and more enjoyment for members	I first heard that it would cost the same to upgrade for Ada requirements as a new lodge and that was \$10,000,000. Now the price is 23M and renovation lâ€™m sure has not gone up over 2 times. This should be a facility for members and it is little used outside of the 3 winter months	

I like that the board found a sweet spot that is functional but no frills. It maximizes for usability to make visiting TD Downhill a great experience without trying to attract a bigger audience. Having nice facilities (e.g. Alder Creek Adventure Center) is part of what drew me to buy a house in TD, so I'm happy to invest in replacing the old structure that would be too expensive to renovate.

I would like to see a more detailed breakdown of the impacts to the ski season. Is there anything that will need to be closed/limited and how can we reduce that impact?

I honestly don't understand why so many people are up in arms about this project. Excited for my (future) kids to learn how to ski from the new lodge!

It meets regulatory requirements.

Reduce the cost to the bare minimum to meet regulations

I love the idea of replacing the ski hill building. The building is outdated and needs to be replaced. I believe it is more important to spend the correct amount of money now than to underestimate the budget and the scope of the project to regret it later.

I would like to see the project be bigger than it currently is. I would like to see the ski area used four seasons. The greatest asset of the community is the amenities. When there is an opportunity to replace buildings, full advantage should be taken to make it as nice as possible.

No questions, I have complete faith in the Board of Directors. Hopefully the small minority that is against the project will understand that the vast majority of property owners understand replacing the ski hill building is important and should be done correctly.

Updated and ADA compliant space. More room in both front of house and back of house for operation. Aesthetics look much improved and accommodates future growth

Nothing. Please stick to the cost estimates and assessment impacts

I like that the the design focuses on the current lodge weaknesses, better children's ski school experience, no uphill walk to the lifts and enlarged concession area with better layout.

I think we should make the area a year-round attraction. Put in a mountain bike downhill course in the summer.

I dont understand how the little ski hill can ever be a big attraction or worth this level of investment.

The lodge is a profitable amenity and desperately in need of an update. My understanding is that trying to "fix" the existing structure is a poor choice relative to new construction. A larger bar and more seating are great decisions, and focusing on ski school and rentals where make money and have a terrible experience today will be a great improvement.

Don't like it at all. The board is not taking in all homeowners concerns. It is their way or no way. Let's face it. The ski hill is no aspen. It can NEVER be big enough to support the amount of money being proposed for this limited use facility. And the people who are on a fixed income can't pay as those who make the high salaries each year. With all the amenities that are suggested to be upgraded or added too, the yearly dues will be unaffordable to those who live in Tahoe Donner as

Very thoughtful and transparent communication

including a dedicated members locker area would be a nice feature for TD homeowners. The lack of a locker room/changing area at the golf course was an oversight in my mind - seasonal lockers or termed rentals with a dedicated area for homeowners would build better buy in and could increase member use of the amenity.

Less money spent. It won't mean anything if there is a big fire up here (as we know it happens) and all the people here can't get out to safety and TD burns down. We need another main Russian fir support all the people and traffic. Just look at the traffic trying to get out of here in a ski day.

great work! We owned a ski-bowl condo before our current home in TD and raised our 3 kids there in ski school, ski teams, etc. we hosted many families and enjoyed the ski hill for many years. Inevitably, we have outgrown the terrain at TD, but would likely eat and entertain guests there if it was a nicer space. We also still typically ski there a few days a year or with guests, so are invested in the facility. I believe it is a dead issue at this point, but adding another chair up on the other side

Spend way less. Millions are not necessary to make an updated ski lodge. It's a Fantasy of those who want to live the rich life not a fair and normal one for all.

It is adequate for the long-term and does not make the mistake that has happened over & over again at TD by skimping and then having to re-do or add-to several years later.

If there is any value remaining in the current snowflake structure, I'd like to see it renovated for temp employee housing which can be accomplished by moving the new structure forward toward the hill.

Get it done! Quit fighting with the opposition. \$300 per year per lot is way too small an amount to cause all this disagreement and discord. Since the Board is confident in its position that it has the right/obligation to make this decision without an owner vote, then it should act. Let the opposition sue if that is their decision, and make sure that the Board counters for all costs of defense.

Cost is too high and will increase membership dues.

The lodge is deserving of this investment. The proposed design is beautiful and efficient. It promises to accommodate our members and visitors at appropriate scale. As a full-time resident here, I am looking forward to enjoying the amenity with my family, our friends and visitors. I predict that upleveling this amenity will also increase my home value due to its proximity to the lodge. I see this as a critical investment for health and safety purposes, not only for visitors but also for TD emplo

No changes to propose.

I would like to know how much TD has had to invest in order to address the concerns and accusations being made by the group "Voices of Tahoe Donner". I understand that the HOA is obligated to do so within reason, but assume the associated expenditures to be high and encourage TD to find a way to share this with its membership.

See my responses from PIN 273039

Absolutely nothing! I'm convinced the usage for this proposed Lodge major expenditure is far less than the 30% of Tahoe-Donner owners & do not approve this project!

Scale down the upgrade to the little used "Lodge" to a far more basic structure. The ski hill is so small as to defy the logic in this!

STOP the insanity!

TD certainly needs and deserves a new lodge. I admire the board's tenacity to get it done -- and I respect members ensuring our future lots & fees are contained.

A clear cap on future assessments and fees. Clear guidelines and understanding how members will benefit over non-members. Clarification is more important than change.

none

Too concerned about increase in annual assessment plus it's more than our small amenity needs. We're not North Star, Alpine, Sugar Bowl, etc.

The current proposal is too expensive and the board is reckless to proceed such big expense without the majority home owners approval.

It's time to replace and make it large enough and modern enough to handle current crowds.

The lodge needs to be updated. It is 50 years old as does not meet ADA requirements.

large doors/walls that can be opened to allow for more fresh air and indoor outdoor use

The maximum amount I would approve is less than 10M replacement project. The tahoe donner is a small down hill ski site, 10M should be sufficient here.

Would like to see it more useful outside of winter season.

Homeowners need to be able to vote on what gets spent on this project since we fund them. IMO, almost doubling the size of the current lodge is excessive. We use the DH ski a lot (weekends included), and yes it does get busy and a bit crowded sometimes, but never anything unbearable. Walking up the hill to the lift is not a problem, so I don't see the lodge needing to extend out that far.

access to the ski slopes without going through the lodge, remove the fireplace and add more tables, outdoor fire pits actually give off heat unlike the ones at Alder Creek. Plan for year around usage.

The board is totally fiscally irresponsible to propose a 21M+ replacement project and waste money on it. Any such project, need to gain approval from majority owners even before to spend a penny on it.

Enough talk. Let's get going.

There will not be additional parking or chair lifts in the future, so the lodge should be scoped for parking/chair lift capacity limits. Then, only a percentage of people are in the lodge at once. This amenity is only used about 1/3 of the year and during that time is only "busy" on the weekends or holidays. We are sick and tired of the board supporting their own interests and not the interests of the people who actually live here (and use most amenities a decent amount).

This is a small child family ski hill, let's focus on that and figure out how to use year around,

	<p>I think the Board of Directors was elected to make decisions in the best interest of the Tahoe Donner Community. I am going to trust that the proposed ski lodge is a good decision. But, obviously, many members of the community are not happy with the proposal. They must have some valid arguments. I would like the Board to be open minded about addressing some of the concerns.</p>	<p>My family and I do not use the current Ski Lodge. We do, however, want to do the best for all of the Tahoe Donner community, so we support the Board in this proposal. Going forward, it would be good if the decisiveness in the Tahoe Donner community could be addressed. In such a beautiful and tranquil mountain setting, it's surprising and unpleasant that elections, as well as this proposal, create so much adversity and often unseemly behavior.</p>
<p>Well thought out and should handle future capacity</p>	<p>Nothing</p>	<p>We are good</p>
<p>It does seem like the ski lodge is due for refurbish/replacement.</p>	<p>As Board Member Wu recently stated, it's worth exploring other smaller options aside from the existing BSW analyses. The size scope and cost of the lodge seem out of step with the needs of the community.</p>	<p>It would be useful to get more information about the other capital improvement priorities and how they would be affected by reducing or suspending this project.</p>
<p>do not feel we need a structure of that size Have never used the facility</p>	<p>smaller and not as costly</p>	<p>spending too much money when other buildings need improvement</p>
		<p>We members of the HOA should be voting on this construction project. This is not within the scope of the Board to authorize an expenditure of this amount for a capital project. Yes, I agree that the lodge is outdated and inadequate for the current needs of the skiers who use the ski hill, but it should be kept in mind that only approx. 30% of the skiers are homeowners, so it's not fair to have homeowners foot the bill for an amenity most of us do not use and will never use. It is in fact a ski h</p>
<p>Updated facility that will be more useful.</p>	<p>I am satisfied with the current proposal.</p>	<p>I am eager to get things started. I think it will be a great addition to an already fantastic association. Thank you for pushing forward!</p>

<p>Replacing n older building and brining it up to code, better food options/eating areas</p>	<p>I think it has to be a year round lodge Would have like to have seen a larger building.</p>	<p>None</p>
<p>We are investing in the future both in terms of member use and employee working conditions.</p>	<p>We think that more than enough analysis, member input and professional advice has happened. Time to implement,</p>	<p>A big thank you to all the members and staff who have worked on this.</p>
<p>Long term thinking. the facility clearly needs to be replaced or seriously remodeled.</p>	<p>As much outdoor seating as possible/fire pits. Would be great if uses can be found for off-season as well.</p>	
	<p>The pending amenities projects should be re-prioritized to ensure that the Northwoods Clubhouse Complex project is given first priority, that the projected expense of these projects should be accounted for in projections through the full period of construction through completion of all of the projects, and that the full expected impact on future assessments should be published and available to the homeowner community before a decision on approval is made. The projects listed in the HOA Presiden</p>	<p>The high cost and low usage of the replacement ski lodge, as proposed, is not an equitable use of ownersâ€™ capital. Less expense is being committed to projects of greater utility to the largest number of owners and those projects should be prioritized. The ski hill, with its low skiable acreage, low elevation and short vertical drop has no prospect of significant improvement to justify a more expansive lodge.</p>
<p>This upgrade is desperately needed. TD is well-known as being a wonderful family ski area and the best place in the Tahoe area to learn to ski. The current structure is outdated, inefficient, and unequal to meeting demand of TD homeowners, guests, renters, and day users. Nearly all nearby ski resorts are upgrading or have recently done so. TD needs to do so as well in order to serve owners and others. It is important to build a facility large enough to sustain increased usage over time + the pot</p>	<p>Nothing.</p>	<p>Please, please please continue to upgrade TD facilities as feasible. It is always necessary to expand and incorporate new ways that people use facilities.</p>

Ski Hill and Lake amenities are the top two amenities enjoyed by most owners. I prefer they get the lion's share of \$\$

I'm concerned that fitness centers, pools and tennis courts are disproportionately funded relative to their use by the majority of members.

I think the lodge needs to be updated, not more than \$18M.

The kitchen/food part seems overdone for our small community and limited use, that should be smaller. The ski hill is not used enough by members to support expansion and this lodge will be dormant for at least 1/2 of the year, big waste of our money. Without extensive snow-making the future of skiing is not increasing so our lodge should not grow and cost should be lower.

I think the Board is providing information and charts to members in a deceiving way and you should be ashamed. Transparency is critical for trust and that has been, and continues to be broken. The chart in this survey "# of ski days over lodge capacity" is backward - if I didn't pay attention it would seem that the days are increasing, when you've listed the years in REVERSE and they are actually decreasing. And will continue to decrease, not many people use DSL.

Need to see more price options. This is a very expensive lodge to support a 2 run hill and it seems association fees going forward will be greatly impacted by this and other necessary future projects. Definitely needs to be significantly less expensive. Maybe half.

See previous

See previous

Reduce cost and size of project

Reduce size and cost

Get along

I'm sure we need improvements or replacement of the existing lodge, but we don't need a Northstar facility here in Tahoe Donner.

I would like to see something smaller that would only require an Assessment Fee increase no larger than 3% per year.

Will the costs for the public to use our ski area be substantially increased to help subsidize the cost of the improvements?

I like the plan to address access to the ski area instead of the current steep hill. I like the plan to address ADA compliance

I'd like to see a plan to use the facility year round. I'd like to see a way to use the yurt for some other appropriate purpose.

I'd like to see full transparency in the process of coming to agreement about the downhill ski facility. I'd like to see an honest effort in creating a respectful, unifying spirit in moving forward as an HOA community. More light/less heat.

NOT having to climb a hill to get to the ski lifts	Change usage to 65% owner/member - 35% guest. Or raise the price guests pay.	I hope it's really nice when it's done.
All of the information provided appears to be well researched and it seems to be the best alternative if we are to replace the current lodge. My family and I personally enjoy the downhill ski area and facilities as do our guests. We look forward to having an improved lodge with updated facilities.	I would like to see options for uses outside of ski season. I live near Alder Creek and love that it has year-round uses both for outdoor and dining options. I like that the Downhill Lodge has more of a "real" bar and could see this as a summer hangout after time on the trails as an alternative to Alder Creek.	If the decision is to put a cap on the construction spending and it turns out not to be feasible then what does that mean for the continued operation of the Downhill Ski facility?
I don't like the current proposal "because as that word is defined, it's not a proposal. It's a fait accompli and anybody that's been paying attention to the BOD meetings, budget meetings and special DHSL meetings knows that by now.	I would like the lodge to be down sized not only because TD doesn't need a 28,000 SF lodge, but also to take into consideration the need for funding future projects. My wife and I have been to the DHSL many times in prior years. But just to see what the current fuss is all about, we walked up there over this past New Year's weekend. Yes, at 12:00NOON it was crowded but not more so than Northstar or Pallisades/Alpine, even on a non-holiday weekend. Lots of people were eating outside. There	Sometimes, early in an investigation, law enforcement will stumble onto an unfortunate individual who can't provide an alibi. Detectives often will focus all their attention on that poor guy, to the exclusion of all others. It's called tunnel vision. Years later, The Innocence Project may come along and prove conclusively that the guy prosecutors put in prison didn't do it. In my view, this is how the BOD is proceeding on the DHSL, with tunnel vision. The advisory questionnaire states
The lodge does need to be updated and needs to meet current laws (e.g. ADA requirements).	I'd like to see a smaller design considered. Usage is limited to only a few months each year, conditions permitting. The lodge should be sized appropriately for a very small and limited ski hill. Trying to encourage more usage through a larger lodge will exacerbate an already inadequate parking situation.	None.
I believe that a well done ski lodge will add overall value to the community, based on a more desirable grouping of amenities.	more detailed break down of what each of the MAIN section cost - so that those that would NOT support the recommendation could pinpoint exactly what they had a problem with vs just the Total cost.	None at this time

it looks like the proposal could satisfy the design goals and that the design goals seem reasonable

given the current pandemic brought on by airborne infectious diseases has pushed much of our world to try do things like food service and simply eating outside OR in spaces where the air is replaced at a high rate (presumably outside with a breeze) seems like a good idea to have a space that could be served with high volumes of filtered air or otherwise with a high rate of exchange so that folks can be inside safely. It's pretty tough now to retrofit old buildings to have better air exchange

thank you for doing the job you signed up for

Nothing in particular. We have lived here 14 yrs, and have used the TD ski hill once, in 2010. Great learning environment for our grandkids, but sadly underwhelming for us as more advanced skiers. We don't know the ski levels or intent of the 30% of home owners who use (have used??) the facilities, but if they are anything like us, spending \$28M is insane and ill-conceived. Esp with increasing climate issues!

Return to the \$18M original plan, or better yet, revisit a plan for repairing and upgrading as opposed to rebuilding. Sinking \$28M into a new facility where the current geography can't be expanded, parking is limited, competition is overwhelming, and winters are becoming more and more unpredictable, is plain stupid, or worse, self-serving for a few.

Where is a choice between plan A and plan B?

everything when contrasting to the current lodge. The design is modern and efficient, it feels like the right footprint, the cost and time to complete seem obtainable and looks to have been thoroughly vetted and carefully thought through.

Expansion of the mountain acreage to look for more ski trails.

How we can be of assistance to help the process move forward expeditiously

I am really not as concerned about this project as all the future ones that need to be done. The design seems nice but not the price.	The amount of money it will cost. I think every household should vote on this project and then if approved you can move on. This is too big of a project for the board members to make the decision. If there is no cost to homeowners as far as raised HOA dues or assessments then I would support the project and let the board decide but if it involves extra cost to homeowners then they should decide.	I feel building a bigger pool at Northwoods would generate more money to the association and is in greater need than a new downhill ski area with two lifts. Trout Creek is overcrowded all summer except when you only let us go for 1 1/2 to 2 hour reservation. I don't see the point to going to a pool to spend the day and only being able to stay for two hours. It all comes down to cost. The majority of homeowners don't want raised HOA dues every year or assessments to cover these projects.
Accessibility to main structure and lifts.	Reduce the cost. Instead of constructing a new lodge we should focus on updating the existing one.	
the idea of renovating the lodge site	I doubt the usage will justify the cost particularly for residents. Scaling down the size and/or trying to use parts of the current lodge would seem to make more sense.	i feel the cost over runs are likely to be higher than projected
Updating it to meet accessibility and building safety requirements	The proposed design is too large and does not coincide with the volume of guests that would be using the facility.	Concered about cost over runs and increases to annual assessments for an ammenity that does not benefit a majority of the association members. Maybe we can auction off naming rights to offset the cost. Ie. Chase Stadium.
Well planned and attractive. Need to replace aging building. The \$18M proposal is arbitrary and unrealistic	Eliminate costly and frivolous surveys based on an outspoken and ill-informed minority.	The golf course on the other hand has required massive subsidies for years and years and a break even goal should be considered for that disaster of an amenity.
It's an old building and needs to be replaced.	Nothing	None

The renovation needs to happen but on a smaller scale

Climate change suggests the use will be limited to even fewer months out of the year. It is a bit often used faculty for most homeowners. It is too much of a financially irresponsible investment when it could be smaller and cheaper.

Why did this survey come from an organization which is purpose built to deliver bond measures to whatever organization hires it? Seems like a conflict of interest rather than just hiring a project management group? Hell, I'm a professional researcher and I write surveys for a living. Not sure this was worth \$40k. Seems like a days work and then provide the answers to the board. Anyone with a survey monkey or Qualtrics account!

If the current lodge is not fit for purpose, I would prefer that it is removed and the ski area is shut down. The Tahoe Donner ski area does not have great terrain. There are plenty of other ski areas nearby with better skiing. With the variability in winters in recent years and climate change affecting snowfall I question why Tahoe Donner is investing so much in infrastructure that may not be able to be used in coming years.

Has the board considered removing the ski area altogether?

We valued TD Downhill back when we were teaching our young kids how to ski. The lodge obviously needed to be improved and we are happy to see the plans for the new lodge. An enhanced experience will benefit all who participate. We hope to bring our grandchildren there someday.

Additional lodge use- summer utilization as mountain bike downhill or other uses Parking, walking to lodge with kids and equipment safely and/or drop off zones are important to us

Thank you for providing lots information

I like the ADA compliance. Also that a modern building has better structural integrity for withstanding the extreme weather we receive.

nothing

I would rather see this money spent elsewhere, like more defensible space programs, road upgrades, traffic upgrades, more safety for the community.

Reasonable cost management while significantly enhancing functionality (including reducing overcapacity days. Great job Board, staff, members and consultants!!!

I have had my house in TD since 2006. I have watched my HOA increase year after year in all those years. The proposed lodge replacement project will make my HOA go even higher. I am not interested in the lodge and neither my family nor guests use it. If the lodge can not function, then removing it should be an option. Thanks.

Nothing. I am a retired architect (have also won national design awards) and I think the design is awful.

I would like to see an \$18million cap on the project (of course with margin for overruns in expenses). If the new lodge violates current set back rules of TD HOA, in particular impacting the Ski Bowl condos, I believe this is unlawful. This would be effectively stealing land from TD homeowners and sets a very dangerous precedent that individual owners will feel enabled to violate setbacks on their own properties.

less money spent

I would rather see this money spent elsewhere, like more defensible space programs, road upgrades, traffic upgrades, more safety for the community.

Not a thing!

I have had my house in TD since 2006. I have watched my HOA increase year after year in all those years. The proposed lodge replacement project will make my HOA go even higher. I am not interested in the lodge and neither my family nor guests use it. If the lodge can not function, then removing it should be an option. Thanks.

Project to be reduced. More natural materials like the Alder Creek facility.

I would rather see this money spent elsewhere, like more defensible space programs, road upgrades, traffic upgrades, more safety for the community.

What contingencies are in place to address potential cost overruns or design challenges? Let's make this happen!

As TD member, I would like to have a say on which projects get approved.

I DO not want our dues to go up at all for this facility. We are retired and will never use the facility. I think the design is unattractive and the size can be smaller. Also, with global warming it's short sighted to design for skiing while winter and snowfalls may be declining. I do not want this facility!!!!

update the visual appeal of the ski resort. Enhance the value of our investment in Tahoe Donner and make using the ski resort more appealing.	Enhance year-round usage, restaurant and mountain-biking usage.	Better visibility regarding future impact to Dues.
Current indoor capacity is insufficient especially in inclement weather. Like the expansion of indoor area. Yurt looks ugly and school needs to come back to lodge area.	Find productive use for off season; for money spent it shouldn't sit dormant.	None
The downhill ski facility needs to be updated.	A less expensive option, in the 18 million range, should be researched and presented. We want a reasonable and fiscally responsible replacement ski lodge facility.	The building costs for the proposed lodge are too high especially given the other needs, like addressing wildfire prevention, preparedness and mitigation.
I am not sure about the whole thing. It is a small resort with a beginner level skiing. It is good but not for a long period, people graduate and go to bigger hills. Nice deck	I don't know, hopefully this questioner will be helpful..	lets see what this questioner brings
	Cost is too high and lodge is excessively large too much square footage!	Project needs to drastically be down sized!
I hope Board can spend money first at renovating or replacing the chairlifts (the current are too slow) and invest in snowmaking and staffing to ensure a prolonged ski season. The lodge is actually not that important. We skied in TD for two seasons and never use the lodge once. Most guests are from nearby and do not spend a lot of time in the lodge either.	n/a	n/a

<p>Yes, proceed but with an expansion design for future projects. Wedding venue, large family reunions , meeting rooms with decks for year round use and revenue.</p>	<p>Build for year round use and year round venue.</p>	<p>This is a unique opportunity to creat a lodge, community center, and year round use facility. Multiple meeting and celebration rooms with fireplaces, decks and views. Great for the community and revenue.</p>
<p>Modernizing our facilities seems smart and continues to increase the value of Tahoe Donner to our members.</p>	<p>Nothing specific.</p>	<p>Nothing more than just a thank you to those involved in putting together the proposal. The effort put into soliciting feedback from the membership is very much appreciated.</p>
<p>the current building is 50 years old, not longer services it purpose, is up to code leaving of with potential liability issues. To try and rebuild it never works. Tear it down and build a modern ski structure that will be a great addition to our community.</p>	<p>N/A</p>	<p>None. Let's get moving building costs will only go up higher in the future.</p>
<p>I believe that the BOD has reviewed all logical possibilities for the new lodge and the proposed size is the best solution for the new lodge.</p>	<p>I have no suggested changes.</p>	<p>None</p>
<p>Seems like a lot of thought has gone into it</p>	<p>Happy to go with what the board thinks is best Make ski lodge smaller and less expensive</p>	<p>None</p>
<p>Nothing. Few people use the ski facilities, so it does not warrant such a significant capital expense and expansion. I realize the building needs work or even replacement, but the proposed scale and expense are not justified</p>	<p>I'd like to see costs reduced. I don't feel like enough homeowners use the lodge to justify the expense.</p> <p>It should be Scaled down significantly or deferred commensurate with the lack of importance and lack of amenity use/profitability</p>	

<p>Possible improved drop-off and pickup access. Reducing the ticket window to lift chair slope. Maximizing the ski hill views and access to the back decks with walls of floor to ceiling glass. Otherwise, NOTHING</p>	<p>The exterior appearance, particularly from the front is extremely dated and looks like something built in 1960 that should be replaced. We are aghast at spending over 22 million for such an ugly, bland, unwelcoming design - more reminiscent of an old middle school than an alpine ski area. The newer Adventure center/XC ski lodge is a wonderful design that was well executed both inside and out. Trout Creek Recreation center is also a much more appealing design. This exterior and interior plan sho</p>	<p>We can't believe the amount of money being spent for such an embarrassingly bland, unappealing design. Feedback from Tahoe Donner residents - even at a schematic level should have been requested earlier. The Alpine Meadows ski lodge is just as old-if not older than our current lodge. We do not agree that the current lodge needs to be replaced - and certainly not with a 22 million dollar mistake that lowers the value of Tahoe Donner.</p>
<p>I provides an exceptional example of how Tahoe Donner Board Members go out of their way to find opportunities to spend our money without completing the more difficult work of finding cost-effective solutions to saving owners money.</p>	<p>Find solutions to maintain amenities without increasing annual dues. Decreases would be appreciated. Furthermore, spend time learning why homeowners not living full-time in TD feel like they are being treated like second-class citizens. Rules favor all full-time members but expect everyone to pay for far too many excessively expensive projects that disproportionately benefit full-time members.</p>	<p>Spend the effort to find an attractive complete solution for an \$18M total budget, including contingencies. Then impress us by spending less and dropping our annual dues.</p>
<p>With the 10% contingency, the costs will be closer to \$24million. I do not think this is worth it to our community.</p>	<p>More limited costs. Address only necessary improvements.</p>	
<p>The building is old and to stay up with current trends in the market this needs to be done. Thank you for pushing this through.</p>	<p>I would like to see a smaller and less costly option chosen instead of the \$21.3 million proposed project. No changes.</p>	<p>Why can't the project start faster?</p>

The lodge seems well researched and adequate to meet the current and future needs of the Downhill resort.

My concern is that the increase in assessment to build up the development fund is on a "fast track" timeline that will impact the ability for many to remain in the association. The replacement of the lodge has been talked about for many years and then in 2019 was formally on the agenda for replacement. A decrease of the increase in assessment spread out over a longer timeline, like 5 years, would make this more acceptable financially for many homeowners.

Comparing TD Association cost increases to other Homeowners Association costs is irrelevant. A \$500-\$700 increase by 2024 is extreme and suggesting "other" Associations pay more is ridiculous. I don't own a home in these "other" Associations.

Modernization of the Lodge

I'm concerned about the increases and high dollar amount of the annual assessment for the Development Fund

I'm concerned about the increases and high dollar amount of the annual assessment for the Development Fund

First, thanks for transparency and hard work. We like that the current proposal increases the size of the facility and will hopefully alleviate the overcrowding. We are second homeowners with kids in junior high and high school. Between school and after school activities, weekends and holidays are when we can use our second home. That is our reality. Unfortunately, this is also the time when the amenities are the most crowded.

I would like to see a room\lounge in the ski lodge dedicated to homeowners and guests when accompanied by a homeowner. Something similar to Tahoe Mountain Club amenities like Alpine Club and Shaffer's Camp at Northstar. It would give members a place to escape the crowds and the feeling of exclusivity. In addition, value for the money you pay through assessments.

none

Nothing. The Boards behavior has totally turned me off for this proposal	No larger than 21000 sq ft	This should be a project supported by the community. The Board's behavior has been arrogant and frankly atrocious. The Board has lost the community support. If the board moves forward we all know that the project will be tied up in court for years. Please start to work together with the community for the good of Tahoe Donner. Build something that has consensus.
Nothing!	Smaller, this isn't Vail!	None This must be submitted to a full membership vote. Otherwise next there will be an expensive lawsuit - which is crazy. I mean what did this online survey cost us all?! Bd needs to grow up, face reality and stop messing around says me - a lawyer.
Not much. Too expensive and ambitious and I believe a majority of owners, not just Bd must approve such a large expense. The procedure being followed is not appropriate.	Scaled down to minimum and preserving any of current facilities that are structurally and functionally sound.	I think we take in a lot of money in dues each year and we should stay within our budget and not keep increasing dues every year. Many of my neighbors And friends who live here are are retired and on fixed income. Why not just raise the dues for homes being purchased. I think the turnover in homes is great enough that It would eventually fill the need.
Too costly for something used for a few months and not necessarily by TD homeowners.	I would love to see all electrical poles put underground. This would increase our home value And save our homes from fire	

When I bought my home in 2004 it was my understanding that we would use reserve funds to replace and update existing infrastructure as it aged to maintain the value of existing amenities. The current plan is right sized and meets all of the needs of the replacement without being excessive. I'm disappointed that a small group of residents are resisting what is a well-considered and well thought out plan. The small additional expense to homeowners is much smaller than the benefits received in prop

It is a thoughtful, forward reaching design that will serve the members and the community well. nothing

The building is older and needs to be updated

They need to pay attention to the needs of the adjacent Ski Bowl Condos. Particularly with regard to traffic flow and parking.

Replace the DH ski lodge with one that will: 1) meet functional needs and member expectations, 2) provide us with useful service for 30-plus years, 3) follows "modern mountain" design, and 4) gives members pride of ownership. Do not base the final design solely on monetary considerations for if you do you will repeat our mistakes made in Trout Creek version 1, 2 and 3 and Lodge 1 & 2.

Thank you to the board and consultants for weathering the storm and improving our amenities.

Please note that people live by the ski lodge and safe parking and traffic flow needs to be considered as well as the impact of any evening and off season use

We acknowledge that modifications need to be made to the current lodge to meet accessibility and building safety requirements.

'-The cost for the project is high. Also, is this the best time to build when the cost of construction and supplies are at the highest point in years. -The size of the project is large for the members that use it - we skied there on a recent Wednesday and there were only about 50 people on the slopes while the next day the cross country course was filled and parking unavailable. Downhill is not used by the members compared to other amenities -COVID is changing our lives. Most people want to s

There is a limit on the size of the lodge and the budget. You need to be serious about staying within the budget and contingency.

I would like to see some effort to use the lodge for revenue generating activities outside the typical 120 days of the ski season. These need to be reasonable daytime activities that don't disrupt the neighborhood. For example, expansion of mountain biking to augment Alder Creek Adventure center, and opening the Lodge for lunch for post hike / bike activities in the summer time. Possibly, small daytime weddings and other group events. If we're going to have a new lodge it would be a waste to

Greater accessibility, more user friendly.
Space for ski school.

Sounds good!

As indicated in the previous comments - * How do you define capacity? Is it the capacity of the indoor lodge only or the capacity for the indoor lodge and deck sitting? This impacts how the size of the lodge project is viewed. More people sit outside at all lodges rather than inside. *What is the payback period for the lodge? When will expenses to build a new or modified lodge be recouped? *If you are looking at a new lodge, you should also be re-examining member ski prices and cost of food.

While we support the new lodge, we also support allowing the community to vote on the project given its size and scope. Also, the budget and size constraints need to be a mandate and not just a loose guideline. We cannot afford further runaway costs and don't want our annual assessment to continue to rise at the pace it has for the last 10 years.

None

<p>We don't like anything about it. It's a waste of money Why: we've lived here since 2005; we've never used the amenity; and our HOA fees keep escalating. This phrasing assumes we liked something about the proposal. That's called "stacking the deck".</p>	<p>We would like to see the proposal eliminated. The HOA keeps looking for imaginative ways to increase every fee we already pay.</p>	<p>We realize a handful of Board members can (and have) made this thing take on a life of its' own. But the yearly questionnaire we fill out about use of amenities didn't ask us what we would like to expand. Then we could have requested you spend the same money widening the tree set backs along Alder Creek Road, for when (not if) we have to use it as an alternative escape road when (not if) the next big fire comes, and Northwoods is jammed.</p>
<p>I don't like anything- way too expensive</p>	<p>Lower costs cap at 18 million. Do an ROI, including assigned overhead costs.</p>	<p>This is not a 12 month of the year money maker despite the erroneous projections It's too extravagant for our homeowners and smells as a positive only for the owners of STRs</p>
<p>It significantly addresses the overcrowding, access to the chairlifts & esthetics...yes, it is costly, but important to do it right</p>	<p>Smaller / less expensive/ perhaps a remodel</p>	<p>This facility needs replacement, no question. The Trout Creek has been built and remodeled, the Beach Club, Equestrian/Cross Country Center & tennis club as well. We have a great golf course and restaurant - The current ski facility needs to be replaced and done so in keeping with the high standards of the rest of Tahoe-Donner. Thank the board for working to that goal in spite of the harsh comments by some members who think contrary.</p>
<p>Modern efficient design to accommodate future usage</p>	<p>I am ok with the plan as currently drafted and will continue to be refined</p>	<p>In addition to the lodge replacement the current snow making system needs to expand up the Eagle Rock chair for future man-made snow coverage.</p>
	<p>None</p>	

<p>It does seem to meet the programming requirements for modern ski area facility.</p>	<p>The Achitecture is on the edge of being dated. Good architecture does not get tour down after 50 years of use. The building that is there now was considered to be modern at the time and now very dated. You heading down the same road with this design. Consider somthing that is more timeless like the adventure center and the TD beach building.</p>	<p>With current labor, material shortages and inflation rates, this project should be put on hold for a few years. There is no logic in s applying special assessment fees now or in the future on the home owners for a facility that largely use by the general public. The building should be replced, but not at risk of depleting the facilities fund. This project will not improve individual property values. It should be put on hold until the facilities fund grows to accomidate the realistic constuctio</p>
<p>Too expensive</p>	<p>Less cost</p>	<p>N/A</p>
<p>From what I see, it is a great lodge. Clearly an improvement!</p>	<p>Not sure as I was unable to view much. Could not open the scans. From what I read it sounds good.</p>	<p>Having the foresight to expand is an asset to TD homeowners, even if they are not skiers. We have owned this home since 1972 and now own a second home. The amenities are very important and must be kept current. Kudos to moving forward.</p>
<p>Good positioning on the cost/square footage spectrum. Stylish exterior design</p>	<p>I would like to see how the interior design fits not only with ski season usage but also with non-ski season proposed or potential uses., and for that to be a key part of the board's deliberations and communications.</p>	<p>How do we generate the best return on investment or the best return on member enjoyment during the non-ski season? You mention in information point #3 that all analyses assume similar snowfall and ski season lengths as in the past. How much to the downside do those assumptions have to move before they would cause you to reconsider - 5%, 10% 15%....?</p>

We like the modern look of the new building, but what about the ugly condos surrounded it? The overall footprint of the area is awful.

We agree that the current facility is dated and poorly planned. We have concerns about the poor footprint of the lodge, parking and condo complex. We also have concerns about the longterm viability of a ski hill in Tahoe Donner due to global warming. It's a lot of money. While we did use the facility 10+ years ago, it lost it's appeal after our kids learned to ski and graduated to Palisades. What percentage of homeowners use the ski facility? I see that the usage split is 60% owners 40% public,

A clear financial cap of \$16,000,000 for the total expenditure of the project. A vote by members on what the financial cap should be.

it's bigger, and i assume more modern and will have increased capacity like for restrooms and such. I like the support for the ski school since i may become an instructor there. I like that there are plenty of views of the ski slopes.

Of course i would like it to cost less since our assessments have almost tripled since our purchase in 2006, but i understand there are tradeoffs.

Curious what the size is of the Alder Creek Adventure center and the cost to build it? It's a great facility and we've enjoyed it great when mountain biking in the area during the off season even though we don't cross country ski.

Vote by membership on what the total financial expenditure should be.

Hopefully there is very little increase in traffic. This was not mentioned in the mailer questionnaire writeup. Also there was no mention of lift cost increases or food and drink cost increase, and how that could help with the cost over a long run. Is it normal for groups to contest things like this? I've been receiving lots of emails from you explaining issues that they've brought up.

<p>Refreshing and updating the ski lodge is a good idea</p>	<p>It is too expensive. I would like to see a less expensive alternative. We are particularly concerned with the increase in annual fees for a number of years. Plus increasing the size of the amenity will also require a higher annual replacement reserve setaside. The Tahoe Donner ski area is a small mountain with limited variation in runs. There is no sense in creating an expensive and large chalet for what is essentially a local hill for families with small children that we ALL have to pay for, no</p>	
<p>I like everything except the cost and the impacts on annual assessment escalation which have increased too much too fast in recent years. Our home values decrease (or increase less) proportionally to how fast assessments increase above moderate amounts. An upgraded ski lodge is an interesting idea but not if it results in accelerating assessment inflation. Amenities like this MUST be paid for more out of user fees than member assessments.</p>	<p>Either reduce size or level of finish, and/or wait for Price de-escalation in the future, and/or find ways for user fees to pick up more of the price tag. DO NOT make members bear even more financial burden for an oversized upgrade.</p>	<p>What other, creative ways to lower the financial burden on members have you considered?</p>
<p>I don't care for the proposal because it is putting the costs for a facility used by a minority of the members on the majority. This is financially irresponsible. Additionally, the ski facility does not generate enough revenue for such an expensive facility.</p>	<p>I want to see the facility budget limited to a maximum of \$18 million. I do not want our annual dues escalating to \$2800-\$3000 per anum. I expect the board to be more financially responsible and not burdening the membership with elevated dues to satisfy a minority of the membership. Do not try to build a mini Deer Valley at Tahoe Donner.</p>	<p>Limit the budget for the new lodge to a maximum of \$18 million and take responsibility to control the inflation of the member dues. As a retired person cost management is important and a new \$24 million ski lodge is not financially feasible.</p>
<p>Way way too expensive, please stop this insanity</p>	<p>Do not proceed</p>	<p>Do not proceed</p>

Not a thing.	Smaller size and less expensive. We do not have the money	Please stop spreading lies to push this project. And I thought the board hired a neutral consultant for this project? Instead what we get is a consultant known for pushing bone measures. Look at the answer choices and the information package full of lies. This is a Joel's. The GM should be ashamed for pushing this charade.
Updated facility	Provide detailed projected cost for HOA members	How much will dues increase lift ticket prices and Hoa dues
In general it is time for an update.	The drive up drop off circle appears to be way to small.	Bidding MUST include at three out of state contractors. We will/could get more for our \$\$ or even settle with a lower \$\$ Strongly prefer to discourage local CA contractors at this time.
nothing, i like the existing lodge nothing	leave the lodge as is - spend money on fixing/improving existing if you must Time to shutdown money losing ski lodge and lift. I'd like to request an \$18 million option be developed and presented.	why? stop turning our HOA into a revenue generator Put our funds to better use elsewhere Why is it okay for the membership to fund a lodge that is overwhelmingly skewed to public usage? Why is it reasonable to expect the membership to subsidize this public activity?
Not much. I am sure it would be very nice. I do not like spending that much money for a facility I never have even been to in ten years of ownership.	Reduction in scope and cost. Personally I would like to the HOA lease out the ski facility to an outside management/development company, so the HOA does not have such a large capital outlay for facility no one I know uses. Need a budget approved by members scale the size of the project to fit current budget WITHOUT raising home owners fees.	Why is the board so vested in this project and spending such large amount of money. Personally I don't feel need a ski hill for ledge that is primarily for young children. Perhaps there can be a ski hill without the lodge. Have you looked at being a self funded business outside of TD homeowners. Just like any other ski resort in the Tahoe area?

It needs to be upgraded as there are portions not up to code and there are safety hazards as well. But as a contractor it is unfortunate that the construction has to take place in this time period due to inflation and lack of materials.

As long as the previous survey answers are taken in to consideration in regards to usability in the summer, i.e another place for meals or for kids to play, adults to lounge, etc, then I like what I see.

How are costs going to be control in the current world if inflation, how is schedule going to be controlled with lack of goods? There needs to be accountability by the design/build team and or contractor.

I understand the need to renovate to be in ADA compliance but renovations make more sense than building a new lodge.

It is too costly and does not make sense when there are some unaddressed issues. These include: 1) there is currently not enough parking so why would a bigger lodge that can accommodate more people help with the parking issue. 2), There are only 2 chair lifts - again there is not capacity at the ski hill for more people. 3) And, due to the elevation of the ski hill and climate change, there may not be enough natural snow to operate in 20 years so why would we spend so much money now.

It would make more sense to me to invest in high speed quads that go lower down the hill rather than the lodge. Pulling two small children up the hill with all our ski gear just to get to the lift is a pain. The lifts should be redesigned to go closer to the lodge or magic carpets should be put in place to get up to the lifts.

A remodel is fine, but tearing down the entire structure and making it larger for a very small ski hill make ZERO sense. The lodge does not need to be torn down. The vision exceeds need. Our assessment fees are too high and projects like this are wasteful!

Renovation is fine. Complete tear down seems unnecessary, expensive, and wasteful.

There is no need to accommodate "peak" capacity. That is 4 days of tourists near the holidays. As a primary resident of TD I am tired of paying high assessment fees to accommodate tourists for "four days" of their holiday vacations. They flood the town and disrupt our lives, they can wait 10 minutes for a table, they can stand in line, they can be patient.

Nothing. Is this joke? How much did TD pay for this minimal "survey". It shows total disrespect for owners concerns. Now, I am loosing confidence in this current board. Even though we are skiers, we never use the TD ski hill and Lodge. However, we do use the pool or rather wish we could use the pool except it was overcrowded and difficult it reserve a spot. Would prefer focusing our funds and future assessments on expanding the Northwoods pool and parking at the Marina.

Decrease size and costs. Focus on serving the TD community and not the public. Eliminate and consolidate the bar area into the general dinning area. Do not expand the cafeteria and limit food to the basics, pizza, chicken tenders, fries, hot dogs and encourage packed lunches. Eliminate retail store and demo skis. (Demos can be picked up the night before at Dave's for the same price.) Decrease the number of lockers. Add a large, commercial grade elevator at the entrance.

We support the ADA upgrades.

We would like to see more acessible parking to the Base Lodge. The price tag on this is way too steep, especially at this time with the inflated cost of constructon and material, it is irresponsible to proceed at this time. We object to financially supporting an activity we do not even participate in. Your architectural firm is based in San Francisco...Why?? You need to support local businesses, not those located 200 miles away. They do not understand building design for snow loads and are ju

Cost. Too large. No plans for year round usage taken into consideration

Smaller and more economic. Expand downhill area to year round usage (bike park, concerts, etc)

Survey validity is questionable. Your first question has three response; two of which favor "yes" and one favors "no". It should have been either a yes or no response.

<p>Too large, too expensive for a bunny hill. Usage is primarily public. The ~40% of users are members is inaccurate. 30% if use is members. 40% of lots use the downhill facilities, this would include guest or STR.</p>	<p>Smaller, not to encroach on condos. Focus on outdoor space and little kids. Focus on cost saving solutions. A magic carpet to get to lift area? Large bathrooms. Own up to the fact that it's a bunny hill great for small kids, not really anything more.</p>	<p>Please leave money for other capital improvements- mainly northwoods clubhouse and pool. A cool gathering spot for members (only?) would be awesome. I would gladly pay for something that entertains my family, pool, bocce court, casual restaurant bar, mixed use. That would be cool. A new downhill lodge for STR not so much.</p>
<p>Too expensive</p>	<p>I have a problem increasing annual dues for a project that is not even used year round. If there was a way to increase usage and revenue year round then I would consider it.</p> <p>Smaller and cheaper replacement</p>	<p>I'm a skier....is it really important that the lodge be level with the ski lift?</p> <p>Why cheaper alternative was not considered?</p>
<p>It's ADA compliant</p>	<p>The cost is out of scale with other TD projects and should be cut back significantly. Funding should be sourced from lift tickets and taxes on rentals rather than assessments on members, most of whom don't use the facility. I resent the board's overreach to commercialize TD rather than preserve it's appeal as a quiet community. Member dues should be either prioritized for smaller projects that benefit a larger % of homeowners or held below broader inflation rates.</p>	<p>In 8 years of owning a home in TD, I have never seen a project this controversial and polarizing. That alone should inform the board they are on the wrong track. Thank you for at least soliciting feedback. I hope it is taken to heart.</p>
<p>Making it ADA accessible</p>	<p>It's way too big for our development, climate change is reducing the winters and we aren't trying to keep up with Northstar or Squaw. Plus design doesn't fit with Alder Creek. We need to spend less on downhill ski and more on Northwoods clubhouse area. We NEED A MEMBER VOTE On this project We NEED A MEMBER VOTE on this.</p>	<p>We NEED A MEMBER VOTE!!!!!!</p>

<p>The lodge needs to be upgraded for ADA compliance. The proposal would meet that need.</p>	<p>The size and the cost are excessive. Tahoe Donner is a small, local ski area that caters to beginners and local residents. It does not need a ski lodge comparable in size to those at big resorts. Tahoe Donner Downhill should not be prioritizing visitors in planning amenities. It should focus on what members and local residents of TD want. Keep the lodge small, inexpensive, and meet the requirements for ADA compliance as cheaply and efficiently as possible.</p>	<p>Why is this proposal so huge? Why is it being presented as a fait accompli? Why do the people who have to pay for it not have the final say in determining the scope?</p>
<p>I dislike the cost of it. For a beginner ski hill a 20 million dollar lodge. We are not Martis Camp or Lahontan.</p>	<p>Let's remodel what we have and make it work. It's not like the lodge is falling down. Be reasonable about what we have. No matter how fancy a lodge, we still have a beginner ski hill.</p>	<p>What cost to us homeowners? I'm tired of paying your fees. Save up your budget so we do not have to pay a special assessment. For those who do not use the ski hill, it's not fair for them to pay.</p>
<p>Don't like the project at all. Too expensive should remodel only.</p>	<p>Our dues are expensive already and continue to go up yearly. We should only update the Lodge \$21.3 Million will have over runs, cost of material and Labor. As a member since 1991 the ski hill is strictly for beginners and they move on the other ski resorts in the area NOY Worth the investment</p>	
<p>Replaces an aging facility with a new one. The ski lodge interior is unappealing and cramped.</p>	<p>Nothing</p> <p>Scale back entire proposal. Association fees are already too high and will continue to climb in the future if the current proposal is approved.</p>	<p>Keep going</p> <p>None</p>
<p>I believe the TD Board has done an excellent job in reviewing options, and getting professional review. I defer to the Board of Directors we elected them to make these critical decisions. Let them do their job.</p>		

Updated lodge	<p>Proposal square footage seems larger than necessary. Current parking seems inadequate. Cost seems excessive considering all the other necessary capital improvements needed within our community. Don't feel the new lodge or ski hill should be used for other events with homes so close.</p>	Are there plans available to review?
<p>We do use the bunny hill sometimes but have never been inside the lodge. None of my neighbors use the lodge. It sounds like the HOA dues will be covering the loss and it doesn't make sense to me why we would pay for something that is largely used by non TD members. I don't have enough money to subsidize services for the public. I'd really prefer another pool as we can't ever get into the pools at peak season,</p>	<p>Only do the bare minimum to make this ADA compliant. Let's add amenities for the members like pools or more shuttles to the beach. Most people that live there are good skiers and don't use the bunny hill enough to warrant such a massive project</p>	<p>This ski resort is too small to be the biggest draw for TD members. You could instead provide more shuttles to the big resorts or add more pools with waterslides for members. This is a family area year round and pools are hard to come by. The beach parking is a nightmare too. We all use the beach and after losing Peking spots it's become a major problem. Why are we focusing all resources on a ski lodge that most the public uses?</p>
<p>Ski lodge is old. Great to have new, modern amenities. This is an excellent place to take little kids skiing.</p>	<p>Defer to whatever the board thinks is best</p>	<p>Ignore all the noise and commentary. So long as most people want it, please move ahead with confidence in your plans.</p>
<p>I agree that a new larger modern facility is needed at the ski hill. I believe it will provide a more enjoyable experience for everyone and hopefully bring in new users to the hill. I believe this new facility should also be able to be used for summer camp activities and other summer events for the association.</p>	<p>I would like to ensure that the capacity at the new facility does not outsize the parking capacity allowed on the hill. I am concerned that there may be an overly optimistic projection of non member/public use of the ski hill resulting in an overly optimistic projection of this revenue source.</p>	
<p>Generally, infrastructure has a lifespan. It gets to a point where it needs a major retrofit or replacement. In this case, replacement is a better option.</p>	<p>Make the lower drop-off point fully paved so the entire area can be cleared and there is better visibility. Not a huge mound of snow in the center.</p>	<p>Please ensure design reviews and approval cycles at 30/60/90% completion with updated scope, schedule and budget at each phase.</p>

not much. It would be nice to have it upgraded however the cost is way to high and the proposed building is more than what we need.

Lower cost to rebuild and smaller in size

With the proposed cost and the probable increase in our annual assessment I firmly believe that the owners should have a right to vote yes or no on the replacement building and that the board needs to accept what the property owners say

The building does need replacement but the proposal us too ambitious and costly.

It should be more like 20,000sf. The ski hill is not that large or complex to drive a crowd for as large as the proposed building is designed. I understand why the butterfly roof is needed to avoid roof shed issues but many many redundant drainage systems must be put into place. The cedar shake siding is hard to maintain and will look horrible in 10 years. There isnt enough parking to support the size of the building. Just have more outdoor seating for high volume days.

What happens if revenue projections dont meet expectations? So many facilities at Tahoe Donner loose money. Why are we trying to make more of them? The operating costs of this building will be much higher than the current building.

The current proposal will best serve the long-term needs of Tahoe Donner's residents and visitors.

It's good as is.

How will downhill skiing ticketing and rentals be handled while the construction of a new facility? (I am assuming the existing building will be torn down to make way for the new one.)

Agree that lodge should be replaced and that ski school should be incorporated into building. Agree with improved ADA accessibility , restrooms, and access to ski hill.

We prefer a lower cost option. Voted for this as it is described as NOT TO EXCEED 21.3 million. We are concerned about yearly assessment rising to as high as \$3000. Although our assessment is less than other HOAs, we bought here knowing the assessment was not high.

We prefer a plan that caters to more Tahoe Donner members, while making it attractive to the general public. We think that the design should emphasize attracting new skiers to the ski school and to a smaller hill. We should not try to compete with resorts that have more challenging terrain. We are concerned about more traffic within Tahoe Donner from outside. Also would like to know what the proposed off season use will be.

<p>We need a new Lodge, we should be reaching just a little beyond our current means, as it will be much more expensive to add on later if undersized. I would ski more at TD if they had a current modern Lodge.</p>	<p>We need a new Lodge, we should be reaching just a little beyond our current means, as it will be much more expensive to add on later if undersized. Tahoe Donner should be moving forward for the next 50 years, not just living in the moment or the past. Please DO NOT UNDERSIZE this building.</p>	<p>Cannot emphasize this enough - Please DO NOT UNDERSIZE this building.</p>
<p>The cost differential between the smaller size replacement and this size supports this option. I also like leveling the access to the slopes.</p>	<p>Planning that incorporates use of the building outside of snow season that could offset some of the expense. This is a considerable expense for only a few months use.</p>	
<p>Nothing</p>	<p>I want it to be smaller and cheaper. I do not want to pay significantly more in HOA dues to build an amenity primarily used by the public and that will be obsolete in 20 years.</p>	
<p>Not much. The construction cost is too high for the facilities ability to cover it's annual operating costs.</p>	<p>The cost must be capped considerably lower than it's current potential price tag. The building should be replaced for the members FIRST. Planning on selling passes to the general public should not be included in the value to the members. Also, no year-round use should be used to calculated in it's operating costs.</p>	
<p>Lodge needs replacement just not at the proposed cost. Cost should be recovered by charging the public for our downhill ski area use.</p>	<p>Lodge needs replacement just not at the proposed cost. Cost should be recovered by charging the public for our downhill ski area use.</p>	<p>I don't believe that the membership should bear the cost of a new lodge it is not used extensively by the membership. Recover the cost of development by charging the public.</p>
	<p>The proposed lodge is inappropriately too large and way too expensive.</p>	

We like that the lodge will be replaced as it's too old. We like that it'll be brought up to meet accessibility and building requirements. We like that there was some funds collected for this project through the years, however the amount collected is not nearly enough. See the next answer.

expanding public use seating/viewing & indoor dining areas, raising lodge public exit closer to level to ski lift entrance, updating look and feel of Lodge...maintaining TD facilities to be current

Tahoe Donner Lodge is not a priority for us. We don't use it. We would much rather see money spent on recreation center and golf courses etc. Plus the mail and delivery situation in Tahoe Donner is a mess. Would be great if board focused on more pertinent issues.

For a building of this size and this expenditure, there needs to be an alternative use for it such as weddings or special events, so that it can generate income and not lose money. Another option is cutting back the size of the building and cut back on public use vs actual owner use. Limit ticket sales - buy them online like all of the other ski resorts. Revisit what is necessary for reducing the expense of this rebuild. Does the ski school need to be indoors vs the relatively new yurt th

Having toured the lodge facility during summer open house; yes, It is crowded and dated, but not falling apart justifying abandonment. Demolition of existing building and rebuilding new lodge on same spot seems wasteful/foolish to me, Why not expand public use space over existing deck area, build new outdoor deck area near lift, and repurpose existing 16k sf lodge for back of house functions. get to 27-30k sq ft by adding 20k, not subtracting 16k and adding 27k. sort like the trout creek wor

Spend no money. Its not a priority.

There should have been savings put aside for this a very long time ago. Being a nonprofit, we understand that the facilities are not supposed to make money, but they should support each other enough so that as owners, we are not continuing to have to make out of pocket expenses on a regular basis. Our yearly fees have almost doubled in the last 5 years. This is ridiculous.

Based on \$ expected to be spent on project being \$3-4K per parcel, it does seem like putting it to a formal vote of members would be helpful, and comforting if we are moving forward with something like this. I trust the Board and management, but its obvious from divisive noise some do not trust or don't want or think we need a new lodge, and a full vote of members can help take heat off the board and put membership at ease that the majority do or dont want it.

It's not needed and we should do nothing. Plus why are all residents paying for it. Perhaps members who use it pay a higher fees and fund the lodge.

Nothing	<p>There are many glaring deficiencies in the proposal as outlined. The following are some of our concerns: - Why did the Board determine it necessary to increase the ski lodge by +/- 14,000 square feet. We recognize that the existing lodge is 50 years old, fails to comply with the ADA and is not compliant with current building code requirements. However, as we understand, the Board is not proposing to add any additional ski lifts or greatly expand the size of the designated skiable perimeter. From</p>	<p>The Board's proposed ski lodge project as it has been explained to members appears rushed, and lacks necessary detail and explanation. It should not be this difficult for members to understand the process the Board has undertaken to arrive at the proposed project. There appears to be a lack of transparency and a failure to explain how the project ended up being twice the size of the current lodge, when the size of the skiable property is not increasing.</p>
The current lodge needs to be replaced	<p>A smaller building at lower cost with more outdoor space (more similar to the XC Center). I downhill ski and XC ski at Tahoe Donner and do not see the need for such a large downhill resort.</p>	
<p>I think the board has chosen the appropriate middle ground in terms of size and cost. ADA compliance isn't inexpensive. The increased size of the facility will be appreciated in a decade or two after construction ends. We need a new, bigger ski lodge that offers what is typically expected</p>	<p>not enough information for form an opinion on my part.</p> <p>Nothing, except if cost permits, a bigger building</p>	<p>what I read on Next Door</p>
	<p>We think this spends too much money on this one project when there are so many other projects that need funds as well. We would prefer to bring the cost of this project down, refurbish the existing facility and perhaps add a new ski school structure. Also, can we deter outsiders from coming by raising their fees to ski here?</p>	

We do NOT like the current proposal whatsoever. The proposal is skewed for public use while TD is a community, not a resort AND us members are being told we must pay for the "open-to-all-public" obnoxious costs and build. This is absolutely deplorable and shameful. I'd like to be proud of my TD community. This proposal shatters our respect.

Replaces the aging lodge with a purpose built facility that enables access and aligns to appropriate ski area operational needs.

Based on the success of the Alder Creek XC rebuild, I think TD can do a great job with this rebuild as well. And I like the concept of removing the up hill climb to the ski lifts. Please provide food/drink that is as good as it is at ACAC.

We would like the proposal to be completely changed (if not voided). All that is needed are upgrades at a quarter of the proposed estimated costs of this outlandish proposal.

No incremental increase in annual fees to members.

Please respect members and do what is in our best interest to maintain the TD mostly-private community we all bought into, desire, and expect - meaning do not move forward on this extreme proposal and propose a significantly downsized design that is 25% to 50% max of this proposal. This proposal does the extreme opposite of our request. In fact, please reconsider what is actually needed for us members in terms of maintaining a small ski area that accommodates a limited amount of users, which, in

While it is interesting to consider the many use options for the lodge beyond skiing, it is imperative to remember that this facility resides in the middle of the home neighborhood of a many Tahoe Donner residents. The impact of any additional usage must be seriously considered. Traffic, noise, pollution, crowds, etc impact the daily lives of nearby residents. Evening/nighttime events should not be considered. The financial justification for the project must be stand-alone and not include rev

Get a great construction/project manager to deal with cost management and inevitable unforeseen issues that will arise. Keep the atmosphere pretty low key (like it is at ACAC). This is not Deer Valley.

We do not like anything about the current proposal. It is too large and expensive. We feel it is not necessary for such a small ski area that gets so little traffic. We have lived in Tahoe Donner for 30 years and have NEVER skied there. In addition the low altitude of the TD ski area will probably make it unusable in the not too distant future. We support building a smaller much less expensive lodge.

Improved children's ski school and better access to the lifts.

NOTHING

This project is long overdue. The ski area is just one of the great amenities for our community. Keeping our amenities updated should be a priority as the community grows and changes overtime. While global warming is shortening our ski days, it is nice to have an AFFORDABLE place to ski in our area.

Thoughtful and thorough programming and design process with qualified consultants.

It needs to be smaller and less expensive. I do not want to have a big dues increase to finance this project. Plus there are other projects that will need to be done in the future and this would leave no resources other than further dues increases.

Nothing

BECOME FOR FISCALLY RESPONSIBLE. UPDATE FACILITIES THAT THE MAJORITY OF HOMEOWNERS USE.

We like the design the way it is designed. Don't be short sighted and change it. That is what happened to The Lodge when it was built. It was scaled back due to cost and then needed to be expanded at an even heftier cost than it would have cost to begin with.. The addition was not tastefully done.

For the members fighting the process to listen and try to learn. Thank you for making this effort to transparently communicate.

There is a sizable portion of the homeowners that oppose the scope of this project. It should be put up to a vote to see if the majority of the people who will be paying for it actually want to spend this much money.

How long it will take to complete it.

NONE

One way to sell the ski hill to those who are not for it, is to talk about all the different uses the building could be used for during the off season. I haven't heard those mentioned, yet they could be revenue generating uses, such as private parties, weddings, club functions, etc. Our summer camps used to be run out of there also. We have lived her 27 years now and will always support improvements. It helps our property values and attracts buyers with families because of the amenities. Wh

Hoping the plan is to hire a fully qualified general contractor, not necessarily lowest bid.

I agree that we need to replace the ski lodge

Cost reduction, cap on spending, business plan with economic sensitivity analysis. This investment is too risky and does not consider a scaled down option or assessment for potential successive years of little or no snow or access to water.

Too much money. The proposal sounds to me as if you are planning for the big holiday weekends, but you really should plan for normal weekends. Considering that we will have less and less snow it seems that going smaller is the way to go. In terms of using it in the summer as a venue - who wants to sit on a ski hill. Also we have the beautiful XC lodge for that, with a much nicer surrounding. I think attracting outside skiers, not just members is not the way to go for our beginner hill

Previously detailed, question is repetitive.

Build smaller. Much smaller.

A member vote on multiple plan options with ROI sensitivity as with any business plan.

After ski lodge is built, do not pass on to homeowners the cost in yearly association assessment! Raise the cost to ski, both downhill and cross country skiing. Also golf fees need to go up to subsidize the high cost in maintaining the course. The swim center needs to raise the entrance fees to guest € | reducing the crowds.

Thanks for soliciting my feedback.

The timing of this proposal stinks. Construction costs have gone through the roof over the last few years. Material and labor costs were recently at record levels. We cannot afford this project right now. Why can't we get this done with the current budget? I do not like the idea of increasing dues for a facility that I am not going to use. This building is 50yrs old, and I am confused why the HOA has not been able to adequately fund this inevitable project. How many other TD structures

TD has so many outdoor opportunities for development but this is not one of them. If we have to keep the downhill mountain to satisfy HOA bylaws, then its target audience must expand to include more of the homeowners. If it were up to me, I would close the lodge, knock the old structures down, and develop trails for winter/summer use.

Ski lodge appears outdated. Elevations of new lodge are attractive.

We object to the \$141 per year for 3 years increase in assessment for an amenity we do not use. We are concerned about lack of snow leading to decreased revenue and further assessment increases we can't control (see graph of usage under topic #1). We feel the reverse chronologic X axis on topic 1 is intentionally misleading, as is the text in topic 5 describing what will be a \$423 increase in perpetuity as "\$141 per year for three years." This statement does not allow for the over \$2 million in

The number of ski days over capacity per year is falling. Has the board considered increasing the cost of ski tickets to the general public to cover this renovation which is only 60% used by members and guests. If the rates to the public were raised, they could be the ones funding the renovation and higher costs might further lower the number of days when the lodge is above capacity without changing the current lodge. Pre-COVID the lodge was under capacity 82% of the days.

Reassessing the project; specifically the cost.

Lower the proposed scale and cost allotted to the project/proposal. We do not want our assessments to continually increase to fund this project.

Global warming is a reality. Water shortages are linked to global warming, hence snow making is not a viable option. A scaled down version of a ski lodge that can be used year round for other events/activities. Thank you

I don't see an alternative. The lodge needs to be replaced. This proposal seems to be a reasonable balance.

We do not need such a large ski lodge for such a small ski resort. Too much money. Not willing to pay higher HOA for it.

Costs should be controlled. Tahoe Donner doesn't need a big, expensive lodge. Just something functional for families that will last a long time.

Total cost	Reduce cost and keep within normal annual fees	
The idea to upgrade thing is a good one but unfortunately the investment is too costly	When the adventure center was built which replaced the old cross country center building it was designed for all year around use and when it turned out the original plan would be too costly it was scaled down. I think the down hill lodge replacement should be constructed that it can be used year rand not just for the short ski season. Also I strongly believe it should be down sized so that the cost remain reasonable	
No walking up hill to get to ski, better setup for food and drinks, better ski school setup. Hoping for nice restaurant/bar area to lounge even when not skiing. too costly I think itâ€™ll increase property values.	I donâ€™t know the current status of ideas but definitely of like to see year round usage options with adventure activities in summer. Plus making sure we have a new bar/restaurant option even when not skiing and for year round. scaled down capacity, lower cost for owners	Nothing further
Well, it appears that the replacement is needed. But covid threw the monkey wrench in and I'm of the opinion "wait and see" at this time.	The need for such an extravagant ski lodge is preposterous. Yes a new lodge is needed but to what cost? I would like it to be a little more transparent. The graph shows assessments to the owners for the next few years, which is very clear. Actual amounts are presented. But, what's not clear is after the three years, it appears that assessments will be collected ad infinitum. That makes me anxious.	Seems like a good idea, but during covid, things are not as they seem. I'm in favor of holding off and seeing if we can get out of this pandemic and back to normal.
The ski lodge definitely needs to be replaced. The designs we have seen are nice.	The cost and size are a concern for us. At 23 million dollars plus and 26k sf this seems extravagant.	

I like the idea of a new grassy venue for all season events and maybe a remodel of the exiting lodge.

The size, the cost and the design.

I have owned my home in TD since 1994. I have seen a huge explosion of new people. Our infrastructure is suffering because of the increase of the population. I think this money should be spent on securing another exit out of TD in case of wildfire.

It seems the Board has done its due diligence and kept membership well informed.

Weâ€™d like to see an estimate of the possible impact on homeownerâ€™s dues before we can support the proposal

Weâ€™d like to see an explanation as to why a smaller, less expensive lodge wouldnâ€™t be acceptable

I trust the BOD and appreciate the extensive investigation already done to this point.

I would like to see a serious investigation into an 18,000 sq foot building that can be added on to as needed in future years...namely the Greg Mcdougall/Charles Wu idea. It feels like 28,000 sq ft is too large at this time. I prefer to keep the lodge sized more for home owners and their guests, with the option to enlarge it as needed.

We love the design of the new Adventure Center. Hoping the DHL is as nice. I'd prefer to keep the DH ski area primarily focused on owner and guest use vs public. I'm concerned about overbuilding. Let's look more closely at an 18,000 sq ft lodge that can be expanded in the future...as needed. Maybe ski tickets need to be limited to during peak days so an 18K sq ft lodge is not too crowded. Thank you to the BOD for all your hard work!!! I trust you to do what's best.

I dont like the current proposal at all. It is too big and too expensive for the size of the ski hill and Tahoe Donner. I am skeptical of the statistics regarding the number of days over lodge capacity. My experience is most small ski areas exceed ideal capacity and that can not be used as a metric to determine design capacity. There are more important factors to consider.

Reduce the size of the replacement lodge to a more appropriate size. Has the board requested proposals from other architectural firms? Other contractors? It seems the cost reduction from a scaled down lodge size should be significant. TD should only build what it can afford, not increase annual assessments. The board should not have the authority to build without member approval.

Build a modest lodge within an \$18 MM budget. It is okay to have some days that are crowded. Put more money into developing and maintaining the trail system, not the golf course. The downhill ski area is a money loser, and is not used by enough of the membership to warrant spending \$21MM + 10%. I was appalled after reading an email letter written by the President of TD board, essentially saying the board does not answer to members. Get a new board, that is realistic and responsive to the members

Upgrade of old facility is overdue	Adequate consideration for outdoor seating and social distancing considering Covid and that it will be here for many years to come	
less expensive alternative need to be considered	less kitchen space	more detailed explanation of assessment cost
Inside of lodge would be updated	Don't like the cost of this project and that it will cause yearly dues to skyrocket. Seems like it's catering to public instead of the homeowners of Tahoe Donner.	
After much discussion, analysis and feedback, this seems to be a viable option.	N/A	None at this time.
The building is old and a liability in need of update &/or replacement. This is capital improvement asset as described in the materials provide by TD. In addition to being smart from a business perspective this is risk reduction. Please be mindful that this is a business decision and not an emotional one.	View the asset as a year round opportunity and provide the space/ability for non-ski session use. For example space that may be used as a small conference center. Maybe food service and outdoor opportunities during non-ski season holidays such as July 4th, Labor Day, Veterans day, etc..	Please continue down the path of a business decision and not an emotional one.
It's great. I also appreciate how much thought has been put into the proposal.	Nothing	None
	i would like to see less money spent on the ski lodge and more elsewhere in TD	i may have filled this out already and sent it via the usps but i don't know if you received it hanya barth 415 902 8522 13020 davos drive
Ski Lodge needs the increase in size Functionality will be much better Overall appeal will be much better Eliminates climb to the lift		We support the board in their plan. We appreciate all the hard work they have done.
It is a bit of a stretch today, but since it will need to last 30+ years its best to grow more aggressively now than make small steps that will not last.		

Efficient, timely, cost conscious, and necessary. The Board is acting in their Fiduciary manner as dictated by law

Nothing

If TDMV continues to inaccurately and blatantly misrepresent the Board's and individual members position, they should be sued for costs associated with refuting their false claims

The lodge absolutely needs to be rebuilt and upgraded. The Board of Directors has done the due diligence necessary to understand all needs and costs and has designed a new great facility. The project has our full support as planned.

No, it is great as envisioned.

Improved accessibility, appropriate space for employee function, skier friendly access and egress to lifts and overall design aesthetic. Ski school back in main building as it had been in the past is a plus for parents of little ones of which I am no longer but hope to bring grandchildren in the future.

But, I would agree with others that outdoor space for eating during great weather should be ample and prioritized over indoor eating space. In this era of COVID more people seem to enjoy the outdoors more for health considerations.

There are many new owners/members who are not aware of the history of the building and its original purpose. In all its iterations it has served us well but it never was meant to be a "ski lodge" in the truest sense. I for one look forward to the replacement lodge. The video tour behind the scenes made me realize how "gerry-rigged" some spaces were made to create office space, employee break space etc. A safe space for workers makes for happy and dedicated staff. I am not an employee but

I'm open to the idea, but: -I want to ensure that there won't be any incremental assessments for HOA members -I want to ensure that the new lodge won't cause an increase in traffic to the TD community, especially the surrounding areas.

It is a small mountain- this will impact the neighborhood in a very bad way.

Small neighborhood streets and neighborhood will be affected by the increase in usage in a bad way

	Change proposal for an upgrade to existing lodge as we don't need an expensive new one.	
Added Value to the Community.! Continue as planned.		
Safety; Raising building level with lifts; Focus on improving ski school experience		
Concerned about the size which effects the total cost. This in turn would greatly increase HOA fees.	Smaller size, scaled more toward member usage.	I understand the need to replace the lodge and would be amenable to somewhat larger size.
Too large and too expensive	No changes. Do not build a new ski lodge	
Low additional \$141/lot assessment for 3 yr.	Not exceed projected costs	None
Not much, too many people spending other people's money with no accounting for future costs due.	Scale the project down to fit the footprint of the current ski lodge. This is a two chairlift ski area that is used 4 months a year. Quite an expensive project for such a small ski area. The current plan expands much too far and ignores the set back for the ski bowl condos.	This goes way above and beyond what is needed for a ski area that is open 4 months a year. The typical opening day is around the 10th of December and usually closes in the first week of April. With such an expensive and large proposed building, what are the other uses of the building. Being a resident of the ski bowl condos we do not want weddings and other special events that were canned by the condo owners next to the lodge. Keep it simple instead of spending other peoples money for a pet
The old lodge needs to be replaced and this provides for the necessary improvements.		
Nothing	50% is too much of an increase. A large investment in the lodge is not warranted. We should simply renovate and maintain the size / have a modest size increase.	

The current lodge is not worth rehabbing. I like starting over from scratch with a new design for the 21st Century. I also like that the proposal is not based on pie-in-the-sky forecasts, but rather very conservative forecasts of future use. This new facility will ensure older and very young skiers have a place to go. It is also a very valuable asset for all homeowners in TD, whether they recognize it or not.

A transit plan providing residents to access the downhill and XC resorts by shuttle bus from throughout Tahoe Donner and downtown Truckee, rather than just from the parking lot. Partnerships should be pursued with the Town of Truckee, CalTrans, CCJPA, and area ski resorts to pursue an expanded shuttle system.

I urge the staff and Board members to stay firm in your resolve to build this facility unless the membership survey comes back with a clear majority against proceeding with the project. A vocal minority should not hold up this process.

I like the exterior architecture.

I wish they had added dormitories for the employees. I wish that the deck met the ski hill so that small children and older adults didn't have such a climb to the lift.

That's it. I look forward to using it with my family.

I like that the new space would unify all currently separate operations. Hopefully this would encourage usage and increase revenue.

With the increased use age, what are the impacts to parking?

X

I expect to be given options. Not just one option. There are so many reasons why I do not support the current proposal: very few days of over-crowding, other ways to deal with 10 days of over-crowding, climate change, low member usage, incomplete financial analysis and forecasting, very costly asset that will be empty the majority of the year. The one thing I do like is the Mountain Modern design.

I would like real options for different size replacements along with long-term financial impacts and pros/cons. I use ACAC and very few people are inside. We should maximize the use of outdoor vs indoor space. When it is overcrowded, those days tend to be beautiful sunny days and people want to be outside. Why not have bathrooms accessible from the outside? We should address employee housing before building larger amenities that will require same or more staff. We should address top-utilized ame

I live across from the ski hill and see all the empty lift chairs going up. It makes it hard to understand the singular focus of this board in replacing the current lodge with one almost twice the size. Why did we spend money on the glossy mailing (which BTW I never received despite being a full-timer in TD) when all could have used this online option??? Fiscal irresponsibility everywhere I look...

Plan for growth and future use.	No comment	1. I would like to see the facility be utilized all year round, which means a downhill mountain bike center. 2. Should Amex/buy the Ski Bowl HOA building and use it for Tahoe Donner. The HOA building is also out dated. 3. Have a good restaurant/bar that can be used all year round.
Modern updated new clean lodge would be nice.	I hope that natural gas lines, high speed internet, and any other infrastructure options will become available at the lodge and also as an option for Tahoe-Donner Ski Bowl Condos nearby.	Will natural gas, high speed internet, and any other infrastructure options become available at the lodge and also as an option for Tahoe-Donner Ski Bowl Condos nearby? We would really like to have those options available for our Ski Bowl Condo.
Pretty design	Lowered cost. It's unnecessary for an amenity not utilized enough days of the year by a relatively small number of woolen compared to other downhill ski facilities.	
We support replacing the lodge with a building of similar size with the expansion of outdoor seating with a hard cap on the cost. We do not support not appreciate the lack of transparency and the strategy that the current board has adopted to push this project through.	Scale the project down and recognize that this is just one building in our HOA. The priority of the board should be improving fire safety/forest health, insurance solutions, internet service, emergency exits, etc. Focus should be on increasing the profitability of our amenities and reducing the expenditures so the annual assessment can remain low. Additionally the board should acknowledge that there are many owners in TD that are concerned with the rapidly increasing annual assessment.	1. Where did the data for the number of ski days over lodge capacity graphic in this ballot come from? Based on my observations it seems to be skewed high. Our skis season is generally 4 months long (Dec-Mar) and maybe every once in awhile a few weeks longer so call it 20 weeks. In those 20 weeks are the Christmas/new year weeks, MLK weekend, and presidents/ski skate week. I cannot remember seeing a crowded lodge other than on weekend (outside of these holiday times). With all the weeken
To accommodate 70% non-owners is not a smart move. I would like a lodge with a 600 skier capacity which accounts for 85% of the daily ski days.	Limit the new lodge for 600 skiers.	To build a 27,000 sq ft lodge is fullish. To accommodate 900+ skiers for only a few holidays and 70% are non-owners is wasting our reserves. I feel the ski lodge is under used for such a large investment.

We feel it is too expensive and too large for a small 2 lift ski hill. It is excessive and will require annual support from all HOA members. We feel a scaled down version, both in size and cost, would be appropriate.

A much smaller, less costly, more appropriate sized lodge for a 2 lift ski hill.

There are a very large number of HOA members who have voiced their opposition to the too large and expensive lodge. The BOD has continually ignored them, and stream rolled their agenda of this excessive lodge despite public outcry. I find this questionnaire to be extremely disingenuous, as there are no options for choosing a smaller, less expensive lodge on this questionnaire at all. There were no alternatives presented to your current proposal- where were the choices? I don't know how you th

Design of facility and sizing for current and future needs.

Add in non-winter season functions to allow lodge to be used year round.

Nothing, other than that it would be new.

1) Smaller structure - the numbers used to calculate the new structure are way off. Members usage has not been a priority when calculating the required size. Also, having a huge building that needs to be heated during the whole season when only needed a few weekends out of the year seems excessive. 2) With the warmer climate we might instead have to consider the possibility of making snow instead of only spending the budget on a building that will be used briefly and my mostly non-members.

This needs to be seriously scaled back. Who's gonna pay for this? Members who are not the main users. Seems like a year around tennis tent and Northwoods clubhouse remodel would be better use of money.

that there is a spending cap, and the stated cost per member is not to exceed \$145 for 3 years... anything else is not acceptable.

The design appears to lessen the patio capacity from current facility, this is the best part of existing lodge.

Lots of controversy. If the proposed budget is adhered to, there are no subsequent charges to members including annual increasing dues, then it is fine. WE have to spend money thriftily, not as if members can keep subsidizing projects with "increased value" in homes... the only way to access that value is to sell and leave, and I have been here for 30 years, do not want to leave.

Upgrading for future generations is never easy as the weight feels like a lot early. But if you don't do it now it will only cost more later and delays the enjoyment. We like the expansion and improvements to the site to make it more user friendly and inviting.

Not sure how the exterior seating area size compares to existing, but we hope that it can be expanded.

Not sure if there is room for it, but members locker room where large lockers can be rented for the season would be great to have to keep equipment at the facility during the season

Increase in size, up to date features, improved look

Will there be any changes to the parking and the use of Shuttles to access the resort? Would like to see electrified vans, Can visitors drive up? Would like to see front elevation with snow covering. especially with the flat roof design. In the rear elevation can you show the outdoor seating plan. Also will there be exterior food access?

That it will replacing a too old and too small structure to meet current and future needs.

This seems long overdue.

It's been thoughtfully vetted and has minimal, short term additional costs to Tahoe Donner homeowners.

None. Move forward. The deliberations have seemed to be very extensive and considered many differing opinions. Continued delay and more surveys is only going to increase the costs.

Stand up to the nay-sayers. It's time to move on.

Scope should be sized down due to high cost and design for inside space should be adjusted to have more outside space (perhaps covered) and COVID will likely be a recurring problem. Need to use reserves to improve and repair member only facilities first and foremost!

Lower cost, more outside ventilated space. Design for average use, not extraordinary use.

Although I do not think we should proceed, I do think the board has developed this plan in good faith exercising its fiduciary duties appropriately. But even with the extensive data you have collected, it is still a judgment call and if I were on the board I would vote no based on the materials you have provided. It is very hard developing a proposal like this for membership based organization and I appreciate your efforts.

I would not proceed. Having used the facility to ski, this appears to be primarily a weekend problem. Weekdays are quite low in usage. Investing \$21.3 million seems disproportionate to the problem. Have you considered limiting weekend traffic to the resort capacity? Beyond the daily census issues, you identified other structural problems and while not ideal (climbing a steep slope), these are not compelling enough to me to justify the cost or the impact you identified on the assessments.

From a governance perspective, this issue has clearly created extraordinary divisiveness in the membership. Based on my experience on many boards, I don't think you have reached a balance point to proceed. I could easily see some of the discontented members raising the specter of litigation. I think you put the best effort possible into vetting this issue, but it's clearly not ready for moving forward.

I guess I like the general idea of improving the ski lodge, but I don't agree with the exorbitant cost associated with it. I also don't agree that property owners should be bearing the cost of expanding the facilities so as to accommodate public use. Instead, public users should bear a greater share of the cost.

Reduce the project to a more modest project that would be more economical. In the alternative, budget the project so that a greater portion of the cost is born by public use rather than property owners. A third alternative would be to increase the cost of using the facilities for property owners and the public, so that property owners who do not use the facilities don't bear the cost.

It would be helpful if you could disseminate statistics that show what percentage of Tahoe Donner property owners use the facilities, and a comparison of the use by property owners and the public.

<p>Very good layout. Substantial improvement over the current building, which was inadequate the day it was built. I consider the size of the current design to be a minimum and would support a larger building. The exterior design of the current proposal is not as good as some previous concepts, but can easily be improved</p>	<p>I would not change the current interior layout, but would want the exterior to be more mountain modern as opposed to matching some of the 50 year old residences around it.</p>	<p>A needed replacement of an old inadequate structure. Do not build too small again as is the legacy of Tahoe Donner. Listen to our consultants as to what is needed to meet our current needs</p>
<p>it seems like a reasonable \$ and I like construction starting in 2023. let's go Maximum build out. Not shortsighted</p>	<p>I hope there are plans for it's use in non ski season ie summer Proceed as is</p>	<p>None. Proceed with the plan</p>
<p>Upgrades will be relevant to the lodge and TD for years to come</p>	<p>A 10% construction contingency is excessive. Typical in the industry is a 3-7% depending on when a GC is brought on board and how well developed the plan set is</p>	<p>When will we know what the HOA assessment will be and what are the true year over year increase projections. - I'd also love to have the TDMV terrorist group finally be quiet on this issue.</p>
<p>A modern lodge, ideally we could use some of it year round!</p>	<p>Ensure a restaurant / bar that could be used year round. Would bring incremental revenue</p>	<p>None, please make it happen. Bring TD to modernity and provide more and better options for entertainment and dining within the HOA</p>
<p>I like the outside design and fact that there is a proposal to update the current lodge but that I all I like about it. There is no question that the current ski hill lodge needs to be either replaced or considerably upgraded to meet ADA and improved functionality. But this proposal is more like hitting a fly with a sledgehammer. Or maybe it's akin to the State of California building a not so "high speed" train to nowhere that has an ever increasing cost overrun and will never generate en</p>	<p>Perhaps some design consideration could be given to reducing the size of the proposed dining area and increasing the deck capacity. Except on heavy snowfall or windy days, the deck is where most skiers eat lunch, not inside. Big Springs has a proportionately larger deck that helps enable it to accommodate the large number of skiers.</p>	<p>Why is the cost per sqft higher for the 25,000 sqft building than the 28,000 sqft? Applying the same larger building sqft cost to the smaller building nets an approximate \$2million saving vs \$600,000 in your estimates. Adding in the contingency and escalation the difference would be larger? Also, why do we need to double the size of a ski lodge that in use only 3 1/2 months annually and has a minimal impact on the number of "over capacity" days? Why can't we just build a new lodge that mo</p>

Nothing

We don't need a new ski lodge. Remodeling the old one would suffice

How does the current annual seasonal ski lodge usage justify the building of a new building? Can costs be subsidized by levying usage fees on STRs?

The overall design looks good but looks a little too modern for my taste

The footprint of the new lodge is too large based on capacity and the size of our hill. Too many of our amenities are built or improved based on usage by non TD owners. Spending money to put out a questionnaire by a professional firm who brags about their acceptance rate does not pass the smell test.

While there appears to be a cap on spending, there does not appear to be a plan if construction bids exceed the cap. Are there plans for this most likely contingency based on our inflation rate?

Stay within the allocated space allotted for the ski hill, no variance. Par down the size and cost to what makes sense for our area. We are not Aspen or Vale and it will never be profitable being open only 140 days during the year. Bigger is not better, just means bigger assessments to prop up a huge albatross.

The community of Tahoe Donner is not made up of all Bay Area and San Francisco millionaires. Many of us bought in when it was Dart Resorts and we built modest vacation homes. It should stay that kind of community.

Love the design and size. We think it fits the surroundings and overall aesthetic of Tahoe Donner. We have owned our home in TD for over 40 years. All four of our children learned to ski there. I spent a great deal of my life in the old, crowded lodge! Looking forward to our grandchildren learning to ski there and having a beautiful, roomy lodge for lunches and après-ski! Our family still uses the hill often-perfect for the oldest to youngest!

NOTHING!!! Keep up the great work!!! I'm just SO TIRED OF THE NAYSAYERS.

Like last comment, please keep up the good work! Let's not let the grumblers divert us from keeping TD a beautiful place for all!

If the current lodge is not fit for purpose, I would prefer that it is removed and the ski area is shut down. The Tahoe Donner ski area does not have great terrain. There are plenty of other ski areas nearby with better skiing. With the variability in winters in recent years and climate change affecting snowfall I question why Tahoe Donner is investing so much in infrastructure that may not be able to be used in coming years.

Has the board considered removing the ski area altogether?

Larger capacity

Lower costs. Non snow use as snow days are reduced each winter

The current lodge is looking run down and old. The upgrade will keep TD relevant and complete.

I agree the building needs to be replaced, that it is too old to bring up to code and modernize. However, it seems to be excessively large and expensive. We are having shorter and shorter winters, with sporadic large storms, and very warm weather with little precipitation. It needs to be a year round facility, and rather than having Tahoe Donner administrative offices on Zurich maybe they could be at the new ski lodge building.

Scale down the size and cost. The winters aren't going to be long enough to justify it. Add snowmaking ability to the top of the hill. Have administrative offices there instead of on Zurich. Make sure it is a year round facility.

Looks adequate for what TD needs.

It is important for us that the facility be energy-efficient and sustainable.

I like the idea of maintaining snow on the roof, and not having ice falling from the edges. I like the larger facility and the way it's laid out for rentals and food service. I also like the separate kids area on the left as you look into building from the rear. The openness of the backside of the lodge is awesome too!

More trees, Aspens and Firs particularly in the front drop off area.

It wasn't clear how long the construction will take and will operations be shutdown? How long is this projected to take?

Up tp code, and enough room for members and non-members.

It's fine the way it is, but I'm not enamored by the design. The Alder Creek XC lodge is gorgeous, and I was hoping for a similar design.

Will there be an option to connect and expand to Castle Rock at a future date? That would make it a fabulous ski resort!

No changes to suggest.

None; let's get on with it!

It is unnecessary. It will invite more and more people into the area and I have no idea why Tahoe Donner wants that. The current facility was made for members and their families. Members come to Tahoe Donner to get away from the traffic and hubbub of the other ski areas. And it raises our dues about 30%. I do not want the new facility now or ever.

Increased size and capacity. Nicer design and features

Nothing

Need to keep in budget and avoid scope creep.

The updates need to be done

Down size the project. I don't ski and have no want for higher dues

I support improving the facility as our entire family has learned to ski there, including the grandkids.

I trust the directors to make the right decisions.

None. Enough talk and obfuscation. I take pride that TD is a top notice resort and investment. Let's get on with the project!

improved access to chairlift, more space, better layout.

1) It is too expensive. Spending approximately \$25-Million (not including inevitable cost overruns) on a facility that will only be used for skiing (3-4 months/year... and that's not considering climate change, which will further reduce our ski seasons) seems like an unwise use of OUR funds. 2) It is too big. Nearly doubling the facility size based on the few days the facility is over-capacity seems like overkill. I realize the hard-cost economics on economies of scale, but the upkeep (maintenan

1) It is too expensive. Spending approximately \$25-Million (not including inevitable cost overruns) on a facility that will only be used for skiing (3-4 months/year... and that's not considering climate change, which will further reduce our ski seasons) seems like an unwise use of OUR funds. 2) It is too big. Nearly doubling the facility size based on the few days the facility is over-capacity seems like overkill. I realize the hard-cost economics on economies of scale, but the upkeep (maintenan

I like the expansion that seems needed.

I would like to see more lifts and expand the use of the mountains. If all we do is expand the lodge 2 lifts are definitely not going to improve anything. I don't see that in the information you gave us.
N/A

I take my grand children here to ski and you do have excellent ski instructors. I would like to see you expand the ski are. I can ski all of Tahoe Donner in a couple of hours.
None, thank you.

It allows for future growth and income. Perhaps the back side of TD ski hill could be expanded to further accommodate the potential crowd of skiers. As long as the board has the foresight and is taking a proactive approach to the future I am supportive. Just don't compromise any requirements needed to keep our area safe from disasters due to fires or the like. Thank you.

Not sure you need to change anything. I am an avid skier and participate in the Masters program. My grandsons learned how to ski here and the family looks forward to generations of skiing at TD.

I am not sure if this is part of the project, but you definitely need to have a drive up location for dropping off a skier and/or just gear. WE are seniors and my husband is considered a high risk individual relative to Covid. That being said, we do not get on the crowded bus. Since we are denied access to drive up and drop off equipment, we must walk which is too much with the gear, so we only ski when there are absolutely no people. That is early on a weekday. Would be nice if that option exi

Anyone who has actually used the facility would agree 1000% that it needs to be replaced. Its really too bad our community has become infiltrated with residents that do not enjoy outdoor sports and would rather sit in their homes, binge watching Netflix than use the amazing amenities Tahoe Donner provides.

If anything, make it bigger and spend more money to make the facility world class. It would be great to have another facility like The Lodge to dine at on the hill. If we don't trust our board members to make the right decisions, why have a board? Why have an HOA? Just turn TD into an assisted living community, move in the slab-sided mobile homes, and walk away.

Rock on ladies and gents... Don't listen to the Karen's.

Honestly. not much.

Many things should be changed about the current proposal with size of lodge and cost being the most important things to adjust. We do not need a lodge as large as the current proposal. It's ridiculous to build any ski lodge, especially this one, to accommodate the highest use days. And annual assessments should not be increased for something that a small percentage of TD homeowners use. I don't believe for a minute the statement printed on the survey that annual assessments will only increase by

I certainly hope the board to reassess this plan and move in a different direction. A smaller lodge for a lot less money is a much smarter decision. Design it so it can be enlarged in the future if needed. I skied at this hill all through high school with our ski team so I have fond memories of it, appreciate it for what it is but think subsidizing an amenity that is used by the public more than our members is irresponsible. Please rethink this project. I know there is a much more realistic and

The increase in space especially in the dining area. The opening door between the dining and the patio. Walking at the level of the lift to avoid climbing the incline.

Looks like there isn't a lot of locker space for day use. With the parking so far away, the lockers are necessary. The outdoor deck does not appear much larger than the current space and the current space is far too small. The outdoor space should be twice the existing size to accommodate the current users.

We would like the building to accommodate users all year. It would be nice if the bar/dining area was open beyond the ski season. It would also be nice if there were more conveniences for Tahoe Donner members like seasonal lockers for rent - similar to what is done for boat storage at the marina. We don't think the project is worth doing unless it's done in a worthwhile way so building something that is just a replacement for what's there is not wise. The building is clearly deficient right no

see response for 13808 Pathway Ave.

see response for 13808 Pathway Ave.

see response for 13808 Pathway Ave., my other property.

I like the scope and vision of the current proposal, this is an opportunity to make it something to be proud of and add value to Tahoe Donner. As an owner with young children, of course this is something of value for our family, but I think it reflects the vision of Tahoe Donner in it's core values.

I like the idea that we are trying to build something that we can proud of -- even though our family has outgrown the hill and no longer has much direct use for it.

The larger size and modernization of the new lodge. The existing lodge is very small and dated.

It has sufficient space to accommodate current skier capacity.

I like the idea of better access through the lodge and onto the "beachfront"™ which will make the lodge feel more connected to the hill

Design ad function

I have no strong opinions on anything that needs to be changed. I trust the board and the hired consultants to be providing the best value and outcome for the new lodge.

None

See concerns and questions on Q4. We did not notice interior locker space addressed. Will the new design accommodate employees and guests?

More outdoor seating could help with the busiest days

Only that it pains me greatly for it to be such a divisive matter in our community. I feel that retired full timers are largely opposed to this project entirely since it has no value for them. But as members with a family of young children, we feel that the hill is a wonderful asset and deserves to be treated as such.

How will it affect the cost of skiing at Tahoe Donner?

1. What limits usage now is parking. We shouldn't build bigger than the number of skiers parking allows. Has parking been addressed? 2. Will the entrance to the slopes be close to the same level as the ski lift base? 3. Does the design account for heavy snowfall or light snowfall? 4. Will there be functional/toboggan access to ski patrol/first aid? Will there be ambulance egress from first aid?

<p>It is necessary to replace and expand this asset. We support moving forward.</p>	<p>We feel that the current proposal might not meet needs/demands for the long term. The Lodge was built and under spec'd due to concerns for hosting large events. We are now bursting at the seams at the The Lodge and it is at times a challenge for residents to get in for dinners. We have concerns this will be the same for this new downhill ski facility.</p>	<p>NA</p>
<p>dont want to pay</p>	<p>I don't understand why the lodge needs a 4000 square foot kitchen. I agree the lodge needs to be replaced but the cost seems over the moon.</p>	<p>Seems like there should be some lower cost options.</p>
<p>That it is based on numerous studies and several iterations by experts!</p>		<p>I do not want a member vote on this project. The Board of Directors has the task of making the best decision for the membership. I trust they will based on expert reviews and iteration of the design. BOD, thank you for your service to our community!</p>
<p>I appreciate the idea of updating the ski lodge with the opportunity for year-round uses like weddings or other gatherings. I am disappointed that there has not been more attention paid to the overall site design and parking alternatives. The current parking lot is a long walk in ski boots. If it is not being designed for year-round use, then the current design seems too large.</p>	<p>Just seems like a lot of sitting/dining space. The cross country center is cavernous and this seems to be headed in the same direction.</p>	<p>I am disappointed that you did not use a local architecture firm and that BSA is used to designing and selling a full-size lodge as you would find at Palisades or Snowbird. The TD ski hill is not that type of venue.</p>
<p>Nothing</p>	<p>Stop the project. No need for a major development. Limit to minor improvements</p>	<p>Way too expensive, will increase crowds and traffic, and will raise prices.</p>

Making ADA compliant which would prevent unnecessary lawsuits. Making it more updated and having it more desirable to use. Also interested in having an event space.

Tahoe Donner has always done a beautiful job with improvements.

Upgrading and replacing an aged structure to allow for better amenities for the members and public use of the downhill ski area.

It would be nice to have a more up to date lodge that's useful year-round.

Deferred to number 3

It seems impossible to guarantee that there will be no future assessments to homeowners and I think that is what homeowners are concerned about, but I would feel more comfortable with some assurances of no future assessments.

I'd like members to be the priority and non member cost for usage to be priced higher so it's not over crowded and to attract a crowd compatible with homeowners.

No opinion, but attention to refreshment and apres ski areas would enhance the Tahoe Donner ski area as a place for members and guests of Tahoe Donner to gather as a community.

Given our changing climate and the location of the hill, I do not anticipate it will be reliable for skiing for more than a few more years. Therefore, a scaled back version of the lodge, suitable for camp and perhaps other uses, seems appropriate. The \$18M option seems reasonable to explore and present to the members.

I believe we should vote on 2 proposals. 18 Million plus inflation adjustment versus 23 million plus inflation adjustment. My preference would be to do the slightly smaller 18M budget.

I trust that the Board will be transparent regarding the issues that have been raised by the homeowners but we need to trust that this plan is in the best interests of the HOA and the Board will have that as part of their mission.

None. Spend the money and make it awesome!

We appreciated the detailed discussion from the attorney to clarify the concerns brought up by TD members.

I do not like the manner in which the Tahoe Voices group has interacted with the board. However I do think that the current proposed project is bigger and far more expensive than needed for purpose, and hope the board will explore a more affordable option that does not require raising dues.

I am disappointed that the BOD and GM have not truly allowed a range of viewpoints. And that the BOD has so far declined to allow a one vote per property vote on such an extremely expensive project.

As an aging facility, the project needs to go forward. The ski hill is the one amenity that consistently makes money for the association. In addition, as in other upgrades (ex:trout creek), these projects add to the value of the properties in TD. I do not think the scope of the project or the cost is unreasonable. Thank you for your generous effort and stewardship for the owners.

Nothing

I think it is needed and trust that the design and process has been well thought out. Alternatives considered and assessment impacts.

Looks to be fine.

Nope.

X

It's time for a new lodge.

Assessment fund needs to stay flat after 3 years. It's a lot so it needs to stay that way.

A decision needs to be made. Tired of all the back and forth/delays, chatter, etc. Just do it. :)

looks to the future. Addresses the current needs for safety and accommodates growth.

Proposal looks good, thorough and comprehensive.

Will site stay open during construction? Are timelines and cost estimates realistic given material and labor shortages? When Tahoe Donner has reached building capacity (i.e. all lots have a dwelling), will this project still meet usage needs?

I like the fact that you looked at a number of options and seemed to land on an optimum balance between cost and value. Thank you.

Nothing should be changed.

I appreciate the fact that you are addressing the concerns of those that remain opposed to the ski lodge, but I assume the actions of those opposed are causing delays and increased costs to the project. I hope that in the near future you are able to ensure that the project moves forward with no further delay. Thank you.

I don't like it

No need to update the ski lodge

Is there a way you do not increase the annual dues if you proceed??

The goal should be that the increased size and improvements will keep the DownHill Ski Resort a profitable venture.

Make sure that any Lodge expansion does not increase the number of public users.

If you want to improve the experience of member skiers you should look to investments in the ski lifts. The skiers in our family do not want or need a larger lodge. This is an amenity that is only used a maximum of 4 months of the year and probably less in the future.

This project, regardless of size, but particularly with the proposed expansion, should include plans for alternative off-season uses. How can this amenity benefit more members for more days per year? This should have been a critical first step in the planning process.

It is well thought out. If the building is held to estimate it should be lovely

N/a

I am concerned about other areas of the annual assessment when one area is taking a 25% increase. I am particularly concerned about the forestry budget suffering because of this increase.

I like that the proposal adds needed space to operate the facility given modern, current day requirements and plans for the future.

I think we should maintain a "modest" approach to the build and would rather see reductions or compromises in square footage/features than see significant cost overruns that eat into the contingency funds.

I have been a home owner in TD for 10+ years, and what I am most concerned about is what seems to be a constant increase in HOA Assessment fees with no end in sight! With this proposal, our assessment fees will have increase 100%+ in 10 years and this proposal effectively creates a "new baseline" for those fees. There is no guarantee that future boards will not simply use this new baseline and keep raising fees... where does it stop?

Too expensive - huge money loser

Find a less expensive way to improve the lodge

Need new lodge as big as possible

Like it

None. Let's move ahead. Stop listening to cheap vocal minority group.

Nothing. We need to spend as little as possible on ADA compliance. We feel the hill will not be a viable amenity due to climate change. We do not feel our HOA dues should support this public amenity.

Scale down for private HOA use only. If public use, then the public revenue should cover expenses. As a resident and HOA member, if I'm paying for the amenity, give me a handful of day passes each year to give me value for my investment. The member discount is a joke.

Project is Overkill for the size on Mt, 2 chairs lifts and elevation. It won't compete with area ski options. If it's a public amenity, Give us day passes to cover our dues investment and scale to make the public revenues cover operational expenses.

Less cost if possible

I like that the ski lodge is being updated.

We don't like the current proposal because we don't feel members should cover such an expensive project knowing that other facilities in TD will also need major renovation in the near future. And as the TD members (as stated by the TD president of 40% of TD property owners that use it-we have never used it in 15+ years) we as members should not bare the cost.

I would rather see ticket prices for non-TD members increased and money generated and saved for this project before undertaking it. Also we would consider supporting an 18 million dollar option.

none -thanks for the chance to voice our opinions in this matter

The current resort is cramped and dark. I'm looking forward to a modern new resort as myself and my family use it quite a bit.

The cost is way too high in relationship to what the members get out of it and am very worried our dues are going to go sky high.

much lower costs

do we even need it as snow conditions change

Too expensive

Lower cost and cap. Will the board members contribute to the cost??

Do the board members pay for fees, i.e. annual dues, entrance fees? TDHOA is not a charity. Who on the board is driving this non-transparent process? It appears to be 100% vanity driven for selfish reasons. The terms collusion and malfeasance come to mind.

I do not like anything about the proposal. It shows a lack of concern for the overall fiscal responsibility of our HOA community. The proposal is excessively expensive.

A smaller building and less expensive. I would like to see my annual dues go to other amenities.

The current proposal of a 28,000 sqft lodge is too expensive and its size is not necessary. I do not agree with the financial projections (a 10% contingency will never be sufficient in the current economic environment) for the construction cost and even if met the annual member assesment fees will have to increase more than \$141 over 3 years.

I support a replacement lodge with a maximum cost of \$20M incl. contingencies. A smaller lodge is fully sufficient for most ski days and a modern design will be more space efficient. We don't need a large lodge for the few holidays with bluebird weather. A temporary deck expansion and outside grill can be used on those few days (see other ski areas).

A projection of lodge use by skier numbers (based on ticket sales, pass checking) is incorrect. By my observations (35-4 ski days per season) many skiers come for 2-3 hours and never or seldom use the lodge facilities with exception of the bathrooms. In addition, the statistics show a declining number of skier days in line with other ski areas and global warming. I am completely against summer use of lodge facilities which would be against the Tahoe Donner character.

Improved quality of building, better outdoor seating areas for kids. Removal of the fight for tables with kids.

I would like to see some improvements made to the speed of eagle rock chair, and an improvement made to the grading of the last fire road back to the lodge to avoid the flat section. Regarding the building, it appears to work, possibly find a way to have the drop off bus location not be where the tickets are.

Please ensure contractors are local.

Seems to be a reasonable budget and size.

X

What can the lodge be used for during summer?
Weddings or other events ?

I object to the proposal.

I would like to see a member vote. I would also like to see the building scaled down in size. The small ski hill and limited parking do not justify the size of the building.

There should be a member vote on how to proceed. The size of the building should be scaled down. Parking, traffic and the ski hill size should be considered in the sizing of the building. We do not support such a large building and ongoing expense.

<p>It satisfies the ADA requirements and keeps us out of a lawsuit.</p>	<p>Tell us the EXACT AMOUNT of a one-time assessment per household required for only this project. Bullet point #5 tells me nothing about this specific project since the increase remains after year 3.</p>	<p>In reading over your glossy mailer and the most recent email from the board President, I am confused by the following: 1. The graph in #1 of the mailer at first glance suggests that the under capacity of the lodge is an increasing problem when, if inspected carefully, it is a decreasing problem. Not a compelling argument to almost double the size. 2. In the recent email the president explains our 501(c)4 status. However, that does not mean that any one amenity cannot operate at a profit and in d</p>
<p>That it provides adequate facilities for the ski school. Given the limited nature of the hill, that is probably the highest and best use for the facility.</p>	<p>We would like to see consideration and advance planning for how the facility can be used during non-ski season.</p>	<p>Given climate change, weâ€™d like the board to consider how the project will be able to fund itself if the number of skiable days is significantly reduced. We are concerned about the long-term viability of this investment. This is a major expense, and trust the board will duly consider other funding priorities when making its decision.</p>
<p>It will add to the overall appeal of Tahoe Donner</p>	<p>Nothing. Keep up the good work and don't let the detractors get you down.</p>	<p>None</p>
<p>Expanded space, better rest rooms, probably better restaurant facility. Easier access to ski lifts and better rental area and better ski school.</p>	<p>There will be more room in the facility but what about the slopes. Could you not expand the ski runs. More people in facility will mean more people on the ski lifts and slopes. Can these as they exist now continue with more crowds?</p>	<p>Keeping the costs down is necessary why do the assessment fees go up every year. People donâ€™t like paying higher fees every year.</p>
<p>I like the idea of an updated, modernized ski lodge</p>	<p>I do not think it should be that big or cost that much money. I donâ€™t think we need to accommodate/attract people outside of Tahoe Donner owners & residents.</p>	<p>When are we voting on this?</p>

Reduce overall cost of project. Even though we haven't used the lodge in several years, our kids and grandkids have used it to learn to ski. It is a great place to begin skiing but should not be considered a "destination". Most homeowners will not use a dining facility so a minimal snack bar type of environment would seem more reasonable in size and scope. With climate change, no telling how much snow will be available, so building for current capacity is the largest size that should be cons

Nothing, it's too large and too expensive. Smaller size and less cost.

Nothing. Before building a large new ski lodge you need the following: Increase the ski area to more than 3 lifts so that advance skiers can utilize Tahoe Donner Build a multi tier parking lot to accommodate parking so skiers are not parking in front houses near by The existing ski lodge can be remodeled and reconfigured in the following ways 1. Increase the size of the learning center 2. Move ski rental to learning center (most of the people renting skis are taking and are kids) 3. Put the

See answer to question 2

Nothing. It is too expensive.

Scaled down and resubmitted

What is this going to do to our assessments?

The ski lodge should be reconfigured to accommodate more tables. Right now we have one person (grandmother) guarding a table for six with packsacks and coats all around table so no one can sit for hours at a time. Answer: build a backpack structure along the wall to accommodate backbacks and clothing (not lockers). Put a 30 or 40 minute time table on each of your tables and reserve just for your bar and restaurant users (right now everyone's bringing their own food and drink and we are not ma

It appears that TD business manager is bias towards the current boards opinion. He should back off and let the membership settle the matter. Or he should resign. I know he does not represent my opinion.

<p>Larger, more thoughtfully design space for current usage (ski school, public areas, outside sitting, safety, better accommodations for ski instructors and ski patrol areas)</p>	<p>I would like to see design flexibility to enable year round usage as becomes necessary or prudent.</p>	<p>I FULLY support the Board and management in the whole process.</p>
<p>I don't. There are a lot of competition bf resorts with much better avidities. If this lodge is to be cash flow positive why is HOA now taking a bond to build it? I don't want to pay for a huge amenity I have no plans on using ever.</p>	<p>Shut it down. Invest in year round amenities.</p>	<p>None</p>
<p>We would prefer a lower cost option that does not increase the HOA fees by \$450/year permanently.</p>	<p>We would prefer a lower cost option that does not increase the HOA fees by \$450/year permanently.</p>	
<p>Carefully considered, modestly scaled, will improve access and safety, especially for children and disabled users. Time to make improvements</p>	<p>Hope final aesthetics continue to strive to blend with environment while being attractive, forward design.</p>	<p>We almost never have used the downhill lodge, but it was very dated 20 years ago, and we fully support its thoughtful replacement.</p>
<p>Updates to ADA accessibility -- a good thing to do</p>	<p>It is just awfully expensive (more comments in Q4).</p>	<p>Cost estimates for various size facilities, as provided in the mailing soliciting member input, suggest ~\$320/sq ft, with an additional fixed cost (demolition, site prep, design, etc) of approximately \$12.5M -- a truly astonishing number, considering that there is no need to acquire land. The numbers just don't seem to add up, or to be remotely in line with other assessed valuations in Tahoe Donner.</p>
<p>I'm new to the Tahoe-Donner community. I just think an upgrade to the existing lodge is a good investment.</p>	<p>No changes. My interest is in having a facility that supports a snow play area for children, a ski and snowboard instruction capability for kids along with a lodge that accommodates the typical number of guests.</p>	<p>none</p>

The existing lodge is hopelessly inadequate. As a TD homeowner, I have been an occasional user of the facility for 21 years, and a ski school instructor since December 2020. I disagree with those who say the lodge is underused except on holidays. In my experience it is always overcrowded. I think the present proposal would serve us well, for many years to come.

I like the design. If this was a question of should we replace it then I would vote no but that is not the question.
An updated, more spacious lodge will be great. The price is reasonable.

I think the current proposal addresses the overall needs and amenities well. Overall I concur with the need and approach.

Our HOA has demonstrated due diligence in seeking member input and expert advice regarding the Ski Lodge Replacement Project. The Board of Directors has demonstrated good judgement in bringing the project to fruition.

My one concern is whether climate change is going to render the new lodge obsolete in the coming years. I think the proposal should address this issue.

Honestly I am not sure we should be in the ski business. Can we ask that question? Do we want to be in the ski business?

no suggestions for change

I feel that the aesthetics of the lodge has a very modern appearance. I would encourage you to give the lodge a more traditional appearance. Tahoe Donner is dominated by A Frames and Modified A Frame homes. The current plan has very horizontal elements and low sloped roofs. Some vertical A Frame elements would give the building a more nostalgic mountain lodge look. I'm not suggesting to totally do away with the modern look but rather incorporate some high A Frame window walls that would m

No changes recommended. Based on my review of project documentation, I believe the Board of Directors is pursuing a well-founded rational approach to replacing the Ski Lodge.

None.

Honestly if we are going to replace it the proposal is fine but I would prefer to turn into a dog park.

none

Roomy and ample restrooms that are easy to access from the slope without having to tramp through the lodge or up or down stairs.

Maintenance of high quality amenities has been a key factor in the long-term enjoyment of our family home in Tahoe Donner. Replacement of the Ski Lodge, as proposed, will ensure our community needs are well-served for years to come.

<p>Appreciate the well-meaning efforts of the volunteer board of director members - thank you. Proactively recognizing need to refurbish (replace) worn ski lodge, accommodate ADA, etc.</p>	<p>Homeowners should not be required to subsidize 100% of an amenity [replacement] for an amenity that is open to the public. We would be OK to subsidize up to the % utilized by our member owners, with the remainder financed by public operations revenue. Part of the funds should be saved up in advance; some can be projected to be earned after project completion. We must be fiscally responsible. Perhaps 50-50 saved reserves / projected revenue? Or 35-65? Our HOA dues/assessments should not be increa</p>	<p>HOA reserves should be used wisely, including upgrades to/expansions of members-only impacted amenities, ahead of public amenities that have limited value to members (golf course, ski hill which with global warming is likely to become less useful within the next 20 years)</p>
<p>I appreciate the thoughtfulness and thoroughness of your extensive review. Anything 50 years old and originally a real-estate office needs to be torn down and rebuilt as a ski lodge. Tahoe Donner ski area is a gem and was the perfect beginner place for our 3 year old twin girls to take ski lessons and learn how to ski for two years. Thank you.</p>	<p>Nothing â€¦ I think you covered everything.</p>	<p>None</p>
<p>Agree to a new facility but let's not break the members financial pocketbook.</p>	<p>Reduce the size and costs -</p>	<p>From my property I see the ski hill - it is definitely NOT used to capacity only a few weekends of the season.</p>
<p>Drop off roundabout concept and larger facility because that would be efficient</p>	<p>Proposal is too ambitious and costly. But if it does get approved, you will need MANY more restrooms for ski school section.</p>	<p>Can we stick to a budget of no more than \$5 million?</p>

Nothing specific - trusting in the process.

Concerned about the number of bathrooms on level 3 - seems inadequate. Concerned about the drop off area. Is it large enough? Has there been thought put into the circulation of traffic in the area? Is the drop off area only for the buses or can families drop their kids off or kids drop their parents off to ski for the day??? Not that concerned about needing to walk up a hill with snow to ski. Pretty common in the ski world.

Lawsuits if the folks in disagreement with this don't like the outcome. What contingency plans are in place if this happens?

If this were a lodge for Sugar Bowl or Alpine Meadows, it would be very nice. For Tahoe Donner it is too large and too expensive for a small, low elevation ski hill.

Our TDA staff determined that a 26,262 sq. ft. building would meet our needs, at an estimated cost of \$19,570,300. I recommend that option, which is close to the 24,908 sq. ft. option mentioned in the information document. We need to face the reality that ski seasons are getting shorter, and will continue to do so, across the U.S. and in California, as documented by scientists. And our ski hill is at a low elevation. As a result, the usefulness of the ski lodge will likely diminish more rapid

It's unlikely that ski terrain can be significantly expanded, or that lift capacity will be increased. So there's no reason to expand the parking lot. This is a ski hill for learning and training. Most of the better skiers who use it do so to be with family members.

I like that the association has gone through a systematic planning process and also considered the economy of scale.

I would like the board to consider if there is any viable way possible to significantly reduce the cost of this project. Perhaps it is not a problem to use an auxiliary building such as a very nice yurt or tent for some of the functions. Other operations, such as North Star do this. I still wonder if streamlining work processes and building a less expensive structure with nice auxiliary structures would not be a better way to achieve the goals, and serve us better in the future as, potential

We agree that it is ultimately up to the board to make the decisions for this project, and, unfortunately, the current building is inadequate. However, we are concerned about the large cost and the future of downhill skiing here. Even if we have the funds for it, there are so many expenses that we will incur in the future, including perhaps, some that are not expected now. We would like the board to explore every possible avenue to creatively explore ways to bring the cost down.

<p>Options for use outside of winter (e.g., weddings, summer, etc.)</p>	<p>Reduce the scope and cost. We don't ski, and when my adult children visit they are experienced skiers and go to other venues. Plus, I don't support a large assessment or the annual dues going up.</p> <p>Unclear what the sustainable design elements are, but should invest in making it net zero or low-impact building (if not already considered).</p>	<p>None. We need a new building but the scope and cost will not benefit me as a away owner that doesn't rent to outsiders</p>
<p>Defer to board</p>	<p>Defer to board</p>	<p>Go for it</p>
<p>Everything except the cost</p>		<p>I see no benefit to me or my family. We, like almost everyone I know in TD, ski well and ski at other resorts in the area. From a personal perspective I would like to see all of the amenities at TD continually improved and modernized. We don't use the equestrian center, the tennis facility or the ski mountain, but they all add to the value of TD property. The Board is in a better position to make these decisions than I.</p>
<p>Updating facilities benefits the community.</p> <p>While the current building should be replaced, the burden of cost should not fall largely on owners whose dues will continue to escalate with no cap in sight. It does not appear that the Board has addressed the longer term implications of the large project and additional amenity upgrades into the next decade. Too much of the cost is falling on owners when there is a significant number of the public using the amenities who could bear more of the cost. Our family rarely uses the amenities because</p>	<p>N/a</p> <p>Downsize the project.</p>	<p>None</p>

We do need a new building and I like the idea that we can be dropped further up the hill.

Without polling the members I think you have assumed that we all want a first class lodge attracting non-property owners to our beautiful location. We could save a LOT of money if we replaced the lodge with a much smaller unit for PO families and friends. Restaurant, bar, deck, etc, could be much smaller than planned. Parking would not be overwhelmed and ski lessons could be reservation only negating the necessity to hire teachers every day. The hills would still need groomed, the lifts operated

I have heard that you had lots of input from members but I only know 2 people who were involved (besides the board) and we have been here since 1989. I attended the presentations and the tour but seemed like you were all drinking the same cool-aid and seemed invested in this grand building, that is designed like something from somewhere else, not TD like our other amenity buildings. We do not need any more Mountain Modern buildings in TD. We have also heard that you believe only a few folks are

The lodge may be in need of renovations, but the proposal seems excessive, especially given that the winters and ski seasons are getting shorter.

Can we explore less expensive options?

Allows for multi use and meets ADA requirement, thoroughly vetted, beautiful and will be an asset to our community

Looks good

Please don't let the vocal minority negative rhetoric paint the picture for all of us who value all you do and value TD and our community. Look at all the struggles put forth by naysayers re ACAC and what an amazing asset it has become. Keep working the way you do representing us all, not the negative few!! Thank you!!!

Nice, modern looking, big and should remain a draw for families with kids. The 18M design just wouldn't cut it. I also trust the board with having done due diligence for this effort

Can't think of anything off hand

Would sure like to know what the impact will be on future assessments considering the increase of the Development Fund portion, but I understand the difficulty. I do think it is important to make sure that the TD assessment remains well below that of NorthStar

Would like a year-round lodge option, skiing in winter and outdoor activities, weddings, etc in the summer. Too much money just for a ski lodge that is not used all year round.

No dues increase

The Board needs to listen to member concerns about excessive dues increases in future years, excessive size relative to actual member usage, fact that this is only a two lift hill, concerns about future pandemics and need for more outdoor spaces, and encroachment on neighboring properties. Board has done a very poor job of being inclusive of all members and addressing the concerns of those who oppose the project. It appears Board was attached to a certain vision of this project before soliciting

Make it smaller with less expensive outdoor spaces. Deal with "crowding" by setting up incentives for those who have flexibility to visit at off peak dates and times.

It's really frustrating to see how the Board has communicated about this project. It feels very disrespectful to the members.

I worry about committing all funds to the Ski lodge renovation when there are other upgrades needed with in other recreational areas of TD

Tahoe Donner has such a family friendly atmosphere and is an excellent place to learn to ski for many beginning and intermediate skiers

ADA improvements and updates to bathrooms.

Don't build so large because it's not necessary to spend so much money. Only necessary to update/bring to code.

Project renovations should be based on needs of TD property owners, not to accommodate the public.

Not transparent with the facts

Vote on the 3 different designs, and the increase to our homeowner dues for each

This could have been handled so much better - what a waste of people's time and money

Great plan to modernize the lodge and downhill ski operation.

Nothing

None

<p>Seems to be an appropriate expansion that matches its typical usage.</p>	<p>I would have liked to see a multi season facility for summer programs such as mountain biking, zip lines and a concert venue. I believe we are going cheap and therefore will not see year round benefit.</p>	<p>\$141 for 3 years to promote outdoors activities is easy to manage. We need to confirm that we are an outdoor activity outdoors community. That's why I moved there 10 years ago.</p>
<p>Nothing! Way to big and too expensive. This is not a destination resort. We need to keep the amenities up, ski lodge is too old and too small. I see value in replacing it with something we can grow into, not something that is "good enough" for now.</p>	<p>Refurbish to code only. TD only NEEDS a warming hut.</p>	<p>Given our changing climate nothing in the ski area should be expanded.</p>
<p>Nice to update the facility but the proposed replacement is beyond what is needed and beyond what can be funded with existing replacement funds.</p>	<p>Either rehab and refresh the current building or design a building that fits within funding limitations. We do not need to build for expanded public usage.</p>	
<p>It replaces and outdated undersized current facility with a new, moderately sized functional ski lodge that will also add value to our community. It seems to be a very well thought out comprehensive solution to the our current ski lodge that needs updating.</p>	<p>Nothing to add here. The proposal looks good.</p>	<p>What will we do for a ski lodge when the new facility is being built during the 2023-24 ski season?</p>
<p>I do not like any aspect of the current proposal. I feel the process to get to this point is fundamentally flawed.</p>	<p>The size, scale and cost of the proposed lodge is way too much in my opinion. This is a two lift bunny ski hill, with extremely limited parking. I enjoy using the ski hill a day or two a year, but the focus should be on skiing and being outdoors, not building a massive and costly lodge. If covid has taught us anything, it is that people can and will eat outside. Build (or refurbish) to meet the needs and requirements. There just is no need for this massive white elephant, particularly when</p>	<p>The Board should endeavor to cease its name calling and misinformation. Their antagonistic view towards fellow members is ugly and unproductive. Work to listen to constituents, take into account valid opinions and concerns, and quit lying to the membership. Sit down with those with differing viewpoints and actually listen for a change.</p>

It appears that the entire project has been well thought out. This proposal would better accommodate the skiers and ski school. The 3-year increase to the Development Fund of \$141 per year seems to be a very reasonable cost.

I have no changes to recommend at this time.

Will this larger ski lodge negatively impact the parking situation for the skiers?

Nothing.

The Downhill Ski Lodge needs to be replaced, as it is old, tired and ill-configured. However, it should be replaced with an attractive facility of a smaller and less costly size and design, not the design currently proposed. The downhill ski area is a beginner mountain with limited terrain and parking. On most days, there are only 200 to 300 skiers and many do not even use the lodge. A larger lodge will not change these basics, and the very large lodge size proposed makes no sense. A bett

See Q3, in which the concerns and comments are set out. A commitment should be made by the Board that a commercial event center will not be created at the site.

Everything! It will be a great welcome change. It will also make it easier to get your gear up the hill to the lift, especially for us seniors. It will also be a more inviting place to hang out and eat and drink with friends. Some folks say, folks go home for lunch. There is a reason for that.... seating and the menu. This building could help fix that.

Nothing. It is tastefully done and will serve the community for a long time.

We own our home and lot and realize it is an added expense. We would rather have an assessment for this project, just like we had with the Lodge. One payment and done.

It's time to go back to the drawing board. Start over and design a small lodge to suit our small bunny hill.

It's unfortunate that so much time and money have been wasted on the current proposal. However it will be best for Tahoe Donner if we start over with an architect who understands the needs of our small association amenity and does not confuse it with a large resort/business.

<p>We should keep amenities top-rate to ensure our property values. Since we never use that amenity, we hope it will have a use during the warm season also.</p>	<p>Add an ice skating rink!! Non-skiers would get some benefit.</p>	<p>None</p>
<p>The current proposal would provide an updated lodge up to code and with significant enhancements</p>	<p>The cost seems high and the timing of this coincides with record construction costs. I don't think the lodge needs to double in size. The best thing about the Tahoe Donner Ski resort is that it never feels overcrowded on the slopes. Doubling the size of the facility appears too expensive and too excessive for the community.</p>	<p>What other options were considered? What are the most important reasons such an upgrade is needed? What would be the cost to make the important upgrades to the facility without making a complete replacement? It does not seem that enhancing the ski school yurt, providing more room for rentals and storage should cost up to \$23 million.</p>
<p>Raised elevation for easier access. Hated climbing stairs outside to to get to lifts. More room.</p>	<p>Easy access to Food and drinks from OUTDOOR back patio deck. Easier access to RESTROOMS. Better kitchen for better food selection. More seating on outside deck.</p>	<p>When do we get to see and review interior layout? All I have seen is outside layout. More specifics on access from Lodge to lifts.</p>
<p>Cannot say without seeing alternative proposal.</p>	<p>I think there needs to be a cap on the current proposal. I think \$18 million is more than enough to build a facility that could handle the current traffic at the downhill facility. This will never be a destination location and at best will be used as an instructional facility for beginner skiers. I was never in favor of the \$23 million that was allocated to this project.</p>	<p>none</p>
<p>Nothing. It's a waste of money</p>	<p>Scrap it. Make upkeep improvements to current lodge and your fiduciary responsibility seriously.</p>	

We do not favor the current proposal. Replacing the current ski lodge building may be helpful, but only at its current size which can be much more optimal arranged with a fresh design without raising the square footage. It is too large based on information provided to-date, and does not take into account the rapidly changing climate and its impact on the ski hill's viability without adding expensive snow making equipment in the future.

The design looks mountain modern and is in keeping with the more recent amenity development.

There is nothing I like about this proposal; It is too large and far too expensive.

I do think it's time to modernize the ski lodge from the ground up.

1. Provide transparency and costs, including operating long term, for replacing current building at current size. 2. Reduce the animosity among the association members by providing a full vote with advocacy and dissenting opinions in writing - much as does the state in elections. Although the board may have the authority to make this decision, it also has an implied responsibility to manage the association in a manner perceived to be fair and transparent. At the moment it is failing in this regard.

The cost and related ongoing member assessment increases seem too high. I get that the building is past life and any upgrades require bringing it all up to code, but I still struggle with the idea that this amenity being past life is too impactful on members and guests using it annually. The ski school being in a yurt or hut doesn't seem like a compelling reason to spend \$20m to upgrade.

Downsize the proposed lodge and rebuild in exactly the same location for no more than \$18 Million dollars or less.

I would like to see the proposal prioritize the needs of residence and community and ensure they are not increasing building and construction costs to appease rental and public use - the resort simply doesn't scale like the larger resorts in the area.

Too expensive

Rebuild the lodge appropriate to the setting and the degree of alpine skiing that it offers - two lifts and 600 vertical feet - we are not an Aspen Mountain, Vail, Northstar or Palisades (formerly Squaw).

Need to make sure there is a cap on construction creep charges.

Would like to build with no increase in HOA fees

I do not like or support the proposal. The impact on the community ie parking is not being addressed. To spend funds that are not supported by the vast majority of TD owners when other issues have not been addressed is not acceptable.

Only one thing.....increased elevation to access the lifts

Proposal is fine, but should be delayed a year or two to keep cost from raising significantly.

Current accessibility and building safety requirements. Also improving ski school.

I don't see why you can't update the present lodge.

The cost. Address parking and provide proof of how the space will be used off season

A cost of no greater than \$18 million with a considerably smaller size as was originally considered. This lodge should be upgraded for homeowners and not the general public. It should be built as appropriate for a small beginner ski hill.

Construction cost + future maintenance + operational costs to be constrained by current HOA dues. A single amenity should not give rise to regular annual increases in dues exceeding target inflation rates.

Keep development fund assessment the same as 2022 for the next 5 years and delay the ski lodge one or two years.

I would like to remain under 18 million if possible, and not increase the lodge to 27,000 sq feet. I do not want so much of our capital funds used for this project when we will have other needs in the next few years.

It's too expensive. The dues already keep going up and for seniors on limited income it's getting too expensive for us. We may have to move. You are talking an increase to almost 3,000\$ a year right? Not that many people ski. We live nearby and hardly see anyone up there.

This very expensive plan should not be the sole decision of the Board. This should go to a vote also providing information from those with an opposing point of view.

I have attempted to express concerns in the past but I was met by one sided dialogue that is almost as big a waste of time as attending a timeshare marketing session.

Add much more outdoor seating (picnic tables) and satellite places to setup BBQ sales / outdoor bar on busy/warm days.

I would like the membership to have more of a voice in this project.

Too expensive!!

1. bring it up to code 2. create a location for the ski school

Do not invest in building a whole new lodge. The justification that it will increase needed capacity is not correct. There is never a situation where you will need peak capacity of 678 daily skiers. It is never that busy in the lodge. We are all skiing, not sitting in the lodge at the same time. Focus on making it easier for people to quickly get in/out. More outdoor food options and outdoor seating (expand deck around the building). Add stairs to climb to chairlift. Make the SKIIN

There are better ways to use the money that can improve the ski mountain experience without having to tear down the existing lodge and replace. make small improvements every year (which should have been done all along), and improve the skiing experience, not the lodge experience. If I want a fancy lodge, i go skiing elsewhere. The use of this mountain is purely around families getting their kids to ski. and then they spend time elsewhere. Know your target audience. And understand your

I think making the experience better for children is wise. With the possibility of lean snow years ahead it is smart to make a facility that is usable for beginners as experts may seek higher elevation skiing.

I think a viable aprÃs-ski experience with a robust shuttle system would encourage td residents to forgo the drive and danger of travel to other resorts. This should be part of the plan.

I am concerned that our facility is limited by the mountain itself. However, we have positioned ourselves as a learners paradise and need to built to that. I think overall the idea is well thought out and will be a wise long term investment.

Nothing. Too costly for what it's worth.

Size and scope and cost

Scrap the project as it's been presented and update the building only as much as needed. We don't want our associate fees to increase exponentially to support a lodge that is hardly used. Tahoe Donner is not a world class resort and that's ok. We are full time residents, used the ski lodge when our kids were first learning to ski and it was great! It still is great for the purpose it serves.

level the top of lodge with the lifts
Expensive you can do better!
Tahoe Donner deserves a more modern and functional lodge

Too expensive!

The existing facility is outdated and non compliant with current building codes

Because of the short season and under utilization in general, a smaller facility that may be crowded on peak days is far superior to a large underutilized one

Too big, scale back in size

I think it will be an asset to the homeowners to have an updated place where we can bring our kids and grandkids to ski

It's larger than the current building, better designed, will provide better food/bar/gathering space, ADA compliant

Please make sure there's plenty of outside seating and that the space is usable for other purposes during the off-season. We know there are lots of upcoming projects and we are concerned about how much the annual assessment may rise; however, we'd rather see short postponements in those projects rather than under sizing and cost cutting on this one.

Replacing and outdated ski lodge is a nice idea

Spending 21 million on a lodge for a ski hill that has 2 chairs is ridiculous.

Spend less

The current proposal is only good that it will update but it is not the right proposal.

The update needs to be scaled back as the facility will never get the return. Updates and adding more area outside would be good but the current plan is as if the facility will bring in lots of people the mountain is not big enough to be able to accommodate large amount of people. Also there is concern on how much it will cost as a homeowner the HOA fees are already too much. This will only take away from the current amenities as it will be overcrowded as the marina has gotten which then we just

It is concerning that this seems to be forced onto the Homeowner no matter what. I want to know how you plan to get more \$\$ from the facility if the reason people go is the mountain and the mountain is so small. If you increase the prices then people will go elsewhere. How does the HOA plan to make this project in the black other than pushing this onto the home owners.

Matching project to needs not expansion. Doing so without additional cost to membership. The facility was in long need of replacement.

Tough balancing act with what we want vs what is fiscally feasible. Continue to try to get biggest bang for the buck and seems like sustainable design is an important consideration and would like it to remain an important consideration

Addresses ADA concerns and as a result protects the Association from potential ADA lawsuits. Addresses overcrowding. More likely to be user-friendly outside of the winter season. This will improve the overall property values.

Assure that it is available for multi-season use. If anything, the facility proposal may be too small since Tahoe Donner is continuing to be built out.

I am impressed how open the Board has been during this process. There have been plenty of open forums, site visits and opportunities for input. Thank you for this and thank you for persevering in the face of the misinformation thrown out by opponents of the proposal.

It's designed for the future needs as well as the obvious present needs with a cost difference that is negligible in the long run.

I'd like to see summer use options, but I realize this is not necessarily in favor of the condo owners nearby.

Continue doing the great job you have been doing in renovating and updating our amenities - it's what we voted you in for, not to question your every move.

Seems unnecessary to expand the size We currently lose money on this operation (when you considered all allocated costs). Additionally this facility is mostly used by non-members 60-70%). We need to significantly increase price to non members / public. I just am completing a remodel in TD and coming construction costs are crazy high right now. It is crazy optimism to think it will be completed at the budget even with a 10% contingency. We should put this project to the vote of homeowner

See last comments above A binding vote by members prior to proceeding

What about a more modest expansion or just Ada update proposal

The size can be smaller, less expensive, everyone happy & less time to have the HOA dues high

More time is needed to see if the project should be remodeled

That you are going to update the facilities.	The budget, should NOT exceed 18 million. Work with what you planned with not this slider ruler of "we need more money", especially with the economy and everything else going on, such as lack of supply. Bottom line, STICK to the budget!!!!	Engineers, Architects, Builders, workers----- please work with local people who REALLY know our community, snow load, and challenges that it brings. This will also strengthen our own economy here in Truckee/ Tahoe.
Need upgrades to old building.	Spend less and upgrade existing building.	We are not a big ski resort and do not need to act like we are. This is a small ski hill so a smaller, less expensive lodge is sufficient. I would be okay with a smaller proposal as well
I like very little about the current proposal. It seems excessive in cost and size. There does not seem to be any discussion or research by the BOD of alternative (smaller) lodges, impact on owners of the Snow Bowl Condos, lack of parking, and depletion of member contributed dues/reserves for an amenity used least by the Tahoe Donner membership. Further the BOD has been dismissive of member concerns, questions about the BOD figures presented in meetings, and future impacts on member assessment	There needs to be an all and only member vote on selecting an appropriate ski lodge size and cost. There needs to be full transparency on how any lodge constructed impacts future member assessments and increases to assessments as well as the future of TD "Member" amenity improvements.	Why was so much money spent on a poorly designed non-binding survey created by one of the campaign managers of a current BOD member? Why did the many of the current board members spend so much on their campaigns for a volunteer position? Why does the BOD feel they are entitled to act as if they own TD and not on peer with every other member? How much longer will the BOD persist in maintaining to be transparent and honest in the proposed project when even to a casual observer of the process there
I like the principle of renovating and improving the Lodge	I would like to have much less capacity, the Lodge should be a modest feature of the ski slope, not a major attraction and should not be over-built as currently proposed by the HOA Board. Capacity and cost need to be reduced substantially	We have the impression that the Board of Director has not been responsive to the evolution of the concerns and preferences of the residents of TD and question whether the Board is upholding its fiduciary duties.

Smaller updates are acceptable but building a large ski resort in this time of inflation when everything around us is increasing is a huge burden for us, as homeowners, to bear. WE CANNOT AFFORD for our HOA to increase dramatically at this time. You are putting us in a precarious financial position.

Decrease the amount of upgrading!

Everything is being said. I see the same letters and requests going out to the board with the board refusing to compromise and arguing their point.

Replaces too small lodge with one more appropriate for current use while continuing to maintain/improve current assets and allow for continued future TD income

Don't know

How is TD planning to control construction cost considering current supply chain and material cost increase?

The size is very important to meet current and future needs, a 27,990 sf lodge is the most cost effective and best value. The three level design makes skier access easier, increased dining capacity, more deck space and more restrooms on main level are important features.

The exterior design is a little to modern but that's ok, from an engineering standpoint I understand the advantages of the flat roof design. If it is possible to use more rock, logs, rough timber or other design features to create a more rustic look without increasing cost that might be worth exploring.

I think the Board, staff and design team have done an excellent job in meeting current and future needs. Please do not be swayed by a vocal dissident group that is trying lobby for a smaller lodge which will not resolve the problems with the current lodge.

Ski Lodge needed replacement

accept current proposal as it is

none

It's a ridiculous waste of HOA money, plain and simple. Yes, the lodge may need some updating and a facelift, but a whole new, monstrous structure is ridiculous for a resort with 2 lifts. Tahoe Donner is a small, family resort and will never and should never be resourced as a "designation resort", which the lodge proposal seems to indicate if you read between the lines. Please don't waste our money on the folly.

The entire proposal should be scrapped. The lodge is fine and merely needs some updating and modernization. That's all. This proposal is a non-starter.

Address the issues without rebuilding a monstrosity that will be a money pit for the HOA.

Reduce the size of the replacement Lodge

I think that the current lodge is outdated and needs to be replaced. I like that there is a proposed cap on both the size and cost of the new lodge. I especially like that there is a cap on the size. We need something appropriate for the usage of the ski hill and what the ski hill has to offer.

We understand the need to replace the existing facility and believe it contributes to our property values. It is easy, convenient, and very member friendly.

The proposed replacement lodge has been appropriately researched and planned by professionals for the specific Tahoe Donner application.

Everything. Especially the year round bar and grill. We also love the idea of the mountain biking during the summer months.

It seems to provide an adequately sized long term replacement that will provide the opportunity to generate enough income to justify the investment

I would like for the board to have more wiggle room - both as to size of the space and as to cost of construction. I imagine that current anticipated costs, even with the 10% contingency, may not be what the actual cost will be once ground is broken.

The facility build out cost should be funded by operating revenue and not increase the annual membership costs for members. Essentially, members are subsidizing the ski operations vs it being a standalone viable business operation. For members who don't ski, that is a big ask. A majority of the costs should be charged to members who are skiers and a larger portion to non-member skiers, not all members.

None I believe that a diverse board will make an appropriate decision for our use and needs. Especially after taking into consideration input from the Tahoe Donner community. I hope that they keep in mind building something that will last for as long as is possible (in terms of needs being met - I don't see the Tahoe Donner Ski Hill as having a ton of room for growth). I also like that this project will be accomplished without raising our assessment. (Or at least I hope it will.) That the

I didn't think the member presentations were done very well. The messaging and critical key points were buried, and perhaps that was by design. The stand alone financial viability was unclear as was the costs to members. I would be happy to discuss further and share my experience as someone who runs a large NYSE listed company.

the.

none

a new lodge allow skiers to access the lift without climbing a slope

Current proposal is too large and unnecessary improvement. This remodel will increase the appeal to outside non-owner users. TD amenities should be for the use of owners/guests and not redone to increase outside usage. Our HOA fees are already too high. Ski lodge needs only a minimum of updating now. Overcrowding of ski lodge on peak weekends is already unacceptable.

Let's only make improvements that will not increase the number of non-owner, outside users. Crowding is already out of hand, and our HOA fees do not need to support any non-owner.

I like the amount of thought and study that has gone in to building the right building for the needs of the community in a cost conscious manner. I like seeing a building that has the potential to also be used during non ski months.

Nothing. Move forward.

Good job BOD!

As presented the proposal does a good job of justifying the project at a reasonably nominal cost. I don't believe the cost numbers/contingency because they were built on historical assumptions, not those pertaining in the pandemic world re labor and building material costs. And, the attorney's argument was one of the worst "in your face" set of arguments I have ever witnessed.

I would like to see the fallback position if- as I believe- the costs are wildly under estimated. I would also like arguments concerning the revenue stream of the facility and the ROI that corresponds to. I aisles strongly concur with others that any major construction project should have the approval of the members.

A broader discussion of the array of future projects at TD done with both an ROI and level of member usage would help in evaluating the benefits of major projects such as this.

The facility does need to be replaced, but the assumptions the continued snowfall, season length and those about the future needs of the capital fund and three year assessment projection are not reasonable.

A smaller building and lower cost. This should be designed for peak usage by members only on peak days, rather than the public. The profitability models should be adjusted to account for climate change (we don't need a scaled up lodge with a significantly shorter ski season). They should also look at other future capital needs of the association and the impact on member assessments.

Revised estimate of the member assessments based on all medium capital project needs.

I don't, hence why I said no

Proposal needs to be changed to not a rebuild of lodge but to modernize without extension. Also, our dues should not pay for this. The public uses the lodge more than the HOA members, the public needs to subsidize it.

The board has not been transparent nor honest and even with an honest and transparent board, this would be a no for me.

Nothing

Too much cost and too little value for members. Time to go back to a more appropriately sized and priced new or rebuilt facility

the cost is too high, this type of work should be put on vote

lower the cost, we don't have sufficient money in the reserve.

the cost is too high

The focus should be on a lodge that supports all the membership rather than a small ski group. It should be designed for year round use rather than 90 days. Grills and tables for family nights, live entertainment and dancing, dining with large bar area, and food take out. Tahoe Donner ski hill while nice to offer for some members is not a great place to ski and hang out except for the very old and young

The board is focused entirely on a ski hill that works ok as it is. The entire proposal needs to be changed and focused on a much better alternative for the entire membership. Then the money being spent will have value for the entire membership.

The board is always talking about sizing the project to get the most value. However, the most value is obtained when the project supports many year round uses for the entire membership which also can support the few members limited ski use for 90 days.

<p>It's based on data, expertise and a lot of socialization with membership.</p>	<p>From my understanding (which is far less than the board - who should be charged with this decision), there is little inclusion in the studies of non-seasonal uses. I don't know if/how it would affect the design, but I would hope the lodge would not sit empty and unused for 8 months of the year.</p>	<p>I would have picked "Defer to Board of Directors" but of course I do have an opinion (as do most people). But I believe that your role is to assess the needs of the membership and make the best decision possible. So far it happens to align with my own view, but even if it didn't, I would be thankful that someone is taking the time to make the best decision possible with the information they have (and all the consultant's they've hired).. I'm just sorry that we are spending these \$ on surveys lik</p>
<p>Nothing. This is over the top for a two lift neighborhood ski hill.</p>	<p>Scratch it. Start over. Raise the funds with lift tickets, make the people that use the lodge pay for it.</p>	<p>I'd rather see my HOA funds continue go to towards fire safety, maybe we can help homeowners with tree and brush removal on personal property.</p>
<p>Upgrades are needed to increase capacity and make the lodge safer and more accessible.</p>	<p>The proposed lodge is too big and I am concerned about cost and increase in our assessments. I support the proposal to look at a smaller 18,000 sf facility with additional buildings added later as needed and with future funding.</p>	
<p>This appears to be a very well planned rehabilitation and development of a 50 year old facility. It will enhance the value of homes, increase use of our facility by both our property owners and the public. It is well worth our support.</p>	<p>We want to make sure that parking for MEMBERS will be adequate, especially for those who come for a cocktail or meal, and free of charge. Additionally, we want to see the facility used in summers for various activities including summer slides (similar to those weâ€™ve enjoyed in the German Black Forestâ€™;</p>	<p>What provisions have been made to make sure that construction does not impede our access and egress to surrounding areas, as well as making sure that no local residents are displaced or have their enjoyment of TD infringed during construction.</p>

A new lodge improves the overall Tahoe Donner Association. It makes sense to include the ski school and dining facilities within the main building.

I would like to see a side-by-side comparison of the 27,990 and 24,908 sq.ft. options that includes the costs to operate and maintain each option. While the cost to build may be close, the maintenance costs over the years concerns me.

I would like a clear and honest answer about how much this facility is used by the public vs owners. Can the public rates be increased to offset some of the increased operating costs? Will improved energy efficiency reduce some of the operating costs? With the possibility of less snow in the future due to climate change, perhaps a less expanded facility would be sufficient.

I do not like current plan

I think the lodge should take absolutely the minimum footprint and come at minimal expense to the homeowner. Instead of the lodge I would like outdoor space usage to be improved and maximized. Skiing is an outside sport and we can do more outdoor: grilling, tail-gating, fire-pits... Covid years showed that we happily enjoy time outside and limited indoor time did not reduce fun-times we have skiing. If anything, more people are showing up and enjoying this great sport.

I am really against lodge been an expense to homeowners. The lodge should be payed by ski area revenue. Just like any privately owned ski area.

Cost for a facility that loses money and is way more than is needed. I don't think the board has been transparent either regarding this process. Your current facilities have a huge amount of needs and costs associated with those needs.

I would like to see you bring to the table a proposal to rehabilitate the current lodge and make it ADA compliant. I would also remind the board that this is Tahoe Donner and not Northstar and not Palisades. No one needs a 28 million dollar lodge at Tahoe Donner.

28 million? where did you come up with that number? Who has bid the project? and if you don't have a legitimate set of plans with solid thought and design behind them then this could be even more money.

An updated building with current features

It feels as if the current proposal is being forced down the throats of the largely absent owners. I am very concerned with the size of the new building. If both TD and the Town of Truckee are going to continue to take action to reduce the number of STR, then clearly a larger building is not needed. I cannot support such a large building until it is decided if TD/Truckee support or reject STR.

It appears the "7 information points" are largely silent on how this facility compares to others in the area. I do not see plan on what the building can be used for the other 240 days of the year.

The lodge clearly needs to be replaced. If we are going to replace it we might as well do it right the first time and this proposal seems to balance doing it right with fiscal responsibility.

I do think everything should be done to control costs. We don't need a "high-end" lodge. Just something functional that will last another 50 years.

I think the size is good for the amount of people who use the ski slope. I would not want to see fewer bathrooms and less space for eating. The design is architecturally pleasing.

I think it overall is great. I would like to see a skating rink. Are you making sure that the building is as green as possible?

We feel strongly that the proposed size should not be decreased. Our kids loved learning how to ski at Tahoe Donner. My husband learned to snowboard there. Are you thinking to use the area during the off season for mountain biking? The more uses, the better. We do like the new cross country ski lodge. I like the fire pits outside on the patio. It is a beautiful area to sit and observe wildlife and or be with family and friends. We would like to see the downhill ski lodge be an asset to the commu

It is way too costly for a property that will not have the return on investment that other activities at Tahoe Donner would. How many TD residents actually use it? Why not figure a way to scale back? Get a food truck to be the kitchen! (Just a thought).

Less money, don't increase HOA dues

We paid big bucks to get a survey to benchmark our facility with that of the ski hills around us. That is ludicrous! We are not a "for profit" the way we run TD. I am completely against making the facility larger unless there will be a significant return on investment (weddings throughout the year, etc)

Don't increase HOA dues

Dues, dues and dues! A lot of the people are on fixed incomes!

Good cost/benefit analysis. Strikes the right balance between size and marginal cost to build something bigger or smaller while meeting current and future needs.

Is the drop-off area only for shuttles? The Lodge needs an area where we can drive-up to drop-off skiers - people currently use the street to do that - it's unsafe and a long distance to reach the lodge. I'd also like to see an area dedicated to member ski storage.

I'd like to see more long-term planning to facilitate skier drop offs via cars - this requires planning beyond just the lodge - we need to figure out a way to facilitate this while preventing people from unauthorized parking in the condo spaces. The money spent on having someone sit there at the entrance on ski weekends could be put towards more permanent solutions like a gate access system.

Upgrading ski lodge

Low price option. With global warming there will be less ski days not more. Also be more concerned about the size of facility based on owner useage only, not worry about the public

Why move kid school inside when it was only build a few years ago.

Please keep the cost down to homeowners as much as possible. Additional \$141 for three years is barely acceptable, no more that that.

I like the idea of updating the interior of the current Ski Lodge in hopes of modernizing certain spaces and making the most of the current square footage.

I am not convinced of the need to invest this much in a Lodge that currently is only used 1/3 of the year, and there is no validation that visitors will use it as a summer lodge. Have you seen Northstar Village in the summer? They invested lots and have little to show in terms of meaningful visitors and revenue during non-winter months. Tahoe Donner has bigger and more impactful opportunities to invest and improve. How about using the funds to bury our electrical cables in Tahoe Donner which is

Included on answer to Q3, despite all the information shared, there is no convincing support for turning a small winter operation into a 12 month lodge when there are other areas that provide greater investment and ROI for the majority of full time and part time residents. This is a niche need, championed by a vocal minority, and relatively unopposed by the silent majority, until now.

It is OK but needs modification and/or resolution to questions	My unit will backup to the pickup and dropoff road. So I do not take brunt of all the pick up and drop-off traffic, noise and dust can you rotate the building 90 degrees and/or set the pick up and drop off areas to be under the building facing the Skibowl condo maintenance facility and vehicles continue down the other side of Ski bowl condo's essentially making a loop? Can Tahoe Donner board describe the environmental impacts of noise, light, dust etc... affecting the associations bordering t	I look forward to a response from the questions above. Thank you Eric Bayer
Expanding the space should make it more comfortable.	Traffic flow. I prefer the existing flow for the shuttle.	
We need a new, updated and larger facility	I would like to see a larger lodge, however, I know that will not happen with the current issues.	Please move forward and get this done
I suppose a facelift and bringing the structure up to current regulation codes is a good idea.	I'd like to see a more transparent addressing of legitimate concerns regarding budget and ROI, with accurate accounting of overhead costs and revenue projections that take into consideration relevant concerns that have arisen due to changes in our community and the larger region due to COVID, cost of living, and population shifts. There seems to be significant disagreement across several reasonable-sounding interested parties within our admittedly diverse population of constituents. How can we	If we don't pause and reconsider our option set, and just proceed as originally planned, what is the decision-making approach and timeline from here to completion ? That has not been easy to determine in scanning the materials made available.

<p>I don't like anything about the current proposal. If I have to be positive, I would say that the present ski lodge may be in need of some repair.</p>	<p>The current proposal includes spending an obscene amount of money. I understand that a much less expensive version was made but quickly discarded; I might have supported that one. I am not able to use the amenities that I prefer because they are too crowded with nonproperty owners. Why don't you fix the Northwoods Clubhouse to address this? It is a very popular place; I don't think the ski lodge is nearly as popular.</p>	<p>An expenditure this large cannot be made without a vote of the all the members. There is simply no way property dues will not be increased and the board's honesty in this matter would be appreciated. Stop this madness. You are going to spend even more of my money on a lawsuit only to find out you are wrong in assuming a small group of people can spend so much money. It is unheard of.</p>
<p>This question assumes I like the current proposal but I don't</p>	<p>Size of the building and cost need to be reduced</p>	<p>If only 30% of Tahoe Donner property owners use the ski hill and lodge (as stated in an email against the new development) the current projected cost is too high. TD property owners should not have to bear the cost of an amenity that few owners use.</p>
<p>The board and the staff have studied the issues and I believe that is why they were elected. We should NOT compromise their ability to manage our resources.</p>	<p>defer to the board as the project proceeds and they have more information as time goes on.</p>	<p>None</p>
<p>Really, nothing. The process to a rational decision has been corrupted by the TD Board majority and their political cronies who continue to try to commercialize TD.</p>	<p>Downsize to a something much more rational for a modest ski hill with climate change impacts staring us in the face. Find REAL four seasons use that don't impact the community--not just wish lists or non-actionable spins.</p>	<p>The majority of the Board favoring this should resign. So should the GM, who has failed to exercise independent judgment. The Board should consider whether fiduciary duties have been violated, and retain truly independent counsel. To be clear, not the pretend one it hired to pretty up a supposed legal opinion.</p>
<p>It is designed for use now and in the future.</p>	<p>Nothing as long as there is confidence in the cost estimates and there will be no cost overruns</p>	<p>Just get it done before the malcontents tear the community apart completely. They are following the national political climate with unfounded theories that border on conspiracies.</p>

The current proposal, as I understand it, is to continue to proceed with evaluation and more detailed planning for construction of the new lodge, and is still subject to further consideration and modification as the project proceeds. The current design has sufficient space in the envelope to account for other uses, such as downhill mountain biking, or a ropes course. It appears to be well planned for the future of the HOA.

The overall size of the lodge seems to be very large for the current and future needs of the facility, particularly with respect to food preparation space. I would like to retain some of the space as flexible for recreational planning - i.e. other uses in the summer, rather than overcommit on food preparation, which seems excessive at present.

It looks nice. Allows access to ski area without that hill climb. Adds ADA access.

I am concerned that we are building a much larger facility when climate change will likely reduce snow load and Ski days moving forward. This is already occurring. I think another chairlift that would spread people out on the mountain would be beneficial and I don't see that mentioned. I fear this will end up costing homeowners way more than proposed. Our annual dues have more than doubled in the 10 years since I purchased my home. Fees have increased a lot as well. It now feels like homeow

It likely needs to be replaced to be brought up to code, but Tahoe Donner will never be Palisades or Northstar. We do not have the altitude geographically. I am happy with it remaining a neighborhood hill mostly for the benefit of homeowners and their guests

I do believe a new ski lodge will enhance the amenities at TD and thus keep home values on the rise.

I know all of you have put many hours into this proposal and I appreciate your efforts. I do not like the look of the main entrance design. I have showed it to many of my friends and we all agree it looks more like an office building than a ski lodge. The new design at Alder Creek is beautiful and fits in the mountains. I would like to see a more appropriate "mountain" look.

The mountain simply is not good enough for a large lodge. The proposed new lodge is too big for what the members need. We think that a renovation with an addition would give much more benefit for the money. It takes more design creativity, but using as much of the existing facility as possible will save money. By the way, walking up the hill to the lifts is not a big burden and should not be an important design criteria....just a nice to have item.

The increase in assessment fees is too high for a facility used by so few of the members. I am a user of the facility and have a season pass, but even I don't think the increased cost will be worth the benefits. I am supportive of the upgrade to make it disability compliant, but don't make it bigger than really needed.

We are planning a building for the next 25+ years. You have made excellent decisions with respect to the Trout Creek Recreation Center and the Alder Creek Adventure Center so I trust your judgment in this matter. Quality facilities are best for community use and enhance the value of all our properties.

no suggestions.

Stay the course and get it built. Unless the number of opponents is greater than half of the members who could have voted, the opposition should be ignored. There is a vocal opposition but I am certain that group is not 50% of the total households. Only the angry will vote.

I like 1. that the three-story design so that you can leave the lodge level to the lifts. 2. that it will reasonably accommodate the current peak capacity. 3. that it is built with the future and alternate uses in mind 4. that food service will be more profitable 5. that ski school will be inside 6. that it is large enough to accommodate nice staff quarters 7. that there are positive things about the lodge that I haven't mentioned

Nothing, full speed ahead!

A lot of misinformation has been spread by "Tahoe Donner Member Voices." Nextdoor has become an echo chamber for misinformation, character assassination, and downright lies. I don't know why these folks are so against something that has needed to be done for a long time, but my hope is that sanity will prevail and all the hard work that has preceded this survey will allow us to move forward with a lodge that we all can be proud of. I guarantee you that if the lodge is built as proposed, in a

Would like to see an \$18 million option presented with specifics as to how the money will be allocated.

Since the ski area is ranked as beginner/intermediate, the excessive cost is not justifiable. We support updating the lodge, ski school, ski rental, casual dining and upgraded restrooms.

I like that we are moving into the 21st century. TD needs more upgrades to its facilities. This is not the old sleepy suburb of Truckee, it is a vibrant place to enjoy so much of what this area has to offer.

Seems to fit the current and potential future needs of the membership including non-ski season uses.

Much needed and providing a space that all can access (ADA compliant) is critical. Looks like the space could provide for more than just a winter ski lodge too.

It makes the ski lodge more usable for more members and guests in an environmentally-conscious fashion. It should last many years and serve as a great amenity in both the winter and year-round.

Given the drought situation it is an irresponsible. Tahoe Donner is a beginners ski hill and will not grow to anything beyond its current capabilities. The lodge should reflect that and an update should be minimal and not expand the current footprint

I think our ELECTED board has gone to extensive lengths to be fair and get this right. Change what?

Further identification of potential non-ski season uses.

Nothing.

Keep the update to the current footprint.

We are comfortable with current and projected HOA membership assessments. This decision is role of the HOA Board of Directors.

We hope that the noise caused by a few uninformed homeowners will not detract from the careful and thoughtful planning that has been put into this project to date.

The current Tahoe Donner ski lodge is unsafe, inefficient, and undersized. Tahoe Donner staff, committees, and consultants have done a great job assessing how much space should be in a new lodge and what services should be provided. Although a smaller lodge could be pursued, the additional cost of a somewhat larger lodge is small in comparison to the additional seating, bathrooms, lockers, and operational spaces provided by the proposed lodge. Also, the additional revenues from a larger lodge

I would like to see design options that include more of a rustic mountain feel, similar to what we see at ACAC, the Lodge restaurant, and the Northwoods Clubhouse. I'd also like to see faster ski lifts and more intermediate or even advanced terrain (perhaps through grooming of magic moguls, terrain parks, etc.) so that the hill is more appealing to a wider variety of users. I'd also like to see if activities or terrain could be added for users who are not skiers (such as a small sledding area

Tahoe Donner could do a better job explaining why the ski lodge needs to be replaced, how the proposed size and design was developed, and the benefits to come from the proposed lodge size compared to smaller options. For example, the larger lodge is expected to have greater net operating revenues (and hence lower annual assessments in the future!), more bathrooms, more indoor and outdoor seating, better and faster food options, more lockers and benches, more outdoor firepits, etc. Many members

Be a nice upgrade for Tahoe Donner

Have skiers who use the facility pay for it.

Propose a payment plan that would show those using the facility would pay for it in a reasonable amount of time.

Modern facility, ski school for children, better accessibility

Don't know enough to comment intelligently

Try to stay on budget!

it improves the existing, non-functional building. it potentially generates additional income for the owners/association.

ensure that nothing else can be done to lower costs and achieve same goal.

why is there so much disconnect and misinformation being circulated? the board is elected by the members and should not have to continually spend additional association money to defend what is their responsibility and right to be doing. folks that are spreading misinformation should be stopped and prohibited from doing so just like on any other social media platform.

pretty architecture

We do not need a large ski lodge for such a small hill. We do not need shops selling ski apparel except the small items that skiers loose on the hill. We do not need a bar since this really is a kids resort. We need more bathrooms and a larger deck Food service should be minimal.

Most of the projects that have been built in TD in the last 20 years have been under built. This is just the opposite.

It solves a lot of the problems the current lodge has.

There doesn't appear to be any storage space allocated for race equipment that is currently stored in the race shack. It's not clear if the race shack is being removed or not.

I have spent a lot of time at the Downhill Ski Area in the past 10 years since my children were born, they're now 10 and 12. As this is my second home, we are generally only visiting on the weekends and holidays. These are the problems that I see with the current lodge: Insufficient bathrooms upstairs, there are often lines. When they were little I had to carry my children downstairs, which is not easy to do in ski boots. Sometimes we didn't make it in time, so we had to go home which ruined

It will suit the needs of all skiers who use Tahoe Donner downhill. Since the downhill operation generates the most money and supports other amenities it needs to be upgraded and the plan proposed does the best job

Nothing. It's far too big and expensive. Its size and capacity will not match the parking or lift capacity. It is a total waste of HOA member funds.

-The TD HOA BOD should listen to its members and be transparent about facts. One example, the amenities lose approximately \$6mm per year. It is not accurate to state that the downhill ski area makes money when no overhead is allocated. The BOD should start telling the truth. -The BOD is not fairly representing the best interests of its members by steadfastly preventing a member vote on the project. Allow the TD HOA members to vote on the project. Most everyone is in favor of upgrading and

It's reasonable and replaces a building that needs replacement.

Nothing

None

We bought our house over 30 years ago as a potential retirement home. Now, as we are on a fixed income, it's not fair to increase our payment dramatically after we have been paying dues for over 30 years and, at our ages, participate in very few of the amenities. Perhaps a reduced rate for Senior Citizens or long time owners? Perhaps also choosing one of the less expensive proposals or not trying to do so much so quickly? Thank you.

Our support for this proposal is based less on specifics of the project and more on the process. We have elected a board, who in turn has hired a staff. As TD homeowners of nearly 25 years, we have been fortunate to have board leadership and management that understood their responsibilities of maintaining our common area assets as evidenced by expansions of Trout Creek, the Lodge, and the Alder Creek facility. I applaud you for doing that now. I've read the materials and believe you are asking

No changes to recommend

Nothing

I have rented or owned at TD for 15 years and none of my family or guests have ever used the facility because it is not competitive with the other ski areas (too small and too low for consistently good snow). Repair the facility as needed but don't waste our money building a new facility. I live in a 136 year old house which I maintain and would not consider tearing down because it is not up to current codes.

There are other larger ski areas in the Truckee area that are ADA compliant to serve those needs. If you don't tear the buildings down you don't have to upgrade everything to the current codes. No matter what you build it will not be competitive with the other options in the Tahoe area. Spending \$4000-5000 per parcel makes no sense for a noncompetitive ski area during global warming and future droughts with declining snowfall.

I think facilities need to be updated periodically. Board's job is to determine how and when n/a

Not much. Forget it and start over!

The existing lodge can be packed with young skiers during a handful of winter weekend peak periods each season, yet the ski area has never made a profit and has always been subsidized by homeowners dues. The structure and great deck remain sound, and with a bit of creative engineering and design can be enlarged to improve the main pain points for much less cost than you are proposing. We are an association of homeowners, not a conference center wantabe like GRANLIBAKKEN.

If the existing Board is looking for a larger and nicer bar area at the ski lodge, build it with your own funds or 'Go Fund Me' or drive back to the golf course.

I want to understand the impact on ski access during construction. Will lodge construction span a ski season? Will the ski mountain be closed?

decreased cost, smaller design. perhaps multi-use so it can be used year-round. Doesnt make sense to spend so much money on larger facility that is used only 3-4 months in a year and does not even come close to breaking even (as far as revenue vs expenses).

Did you solicit other designs? If so, why was this one selected over others? Should members have a choice/voice on which design should be in the running?Shouldn't we consider future uses of this area/space in the design. Not just for downhill skiing for beginners

Nothing

1) Decrease size of building to fit within the set-back rules and to accommodate the type of skier, primarily beginners) using the downhill. 2) This ski area is a beginners slope and the proposed design is for a Resort area. TD is a residential area, NOT a resort!

This is not what I would call a questionnaire, but a tool to promote a particular viewpoint. It was designed by an organization whose forte is selling financial instruments.

It is a practical proposal for an important amenity.

Design with ability to expand in the future . Remember The Lodge.

None.

The renderings look OK but too fancy/modern for TD

Personally I think a remodel to accommodate ADA rules is more appropriate. If a rebuild is undertaken it should be no larger than the current lodge and the cost should be capped under \$15 million. Also, I think all projects over \$5 million should be voted on by the membership. We recently spent millions on the golf course (an amenity I use) which did not fundamentally improve the course.

It replaces the old facility with one designed to improve utility and efficiency. Two examples are: 1. Designating a ski lodge area for the Children's Ski School. 2. Eliminating the steep climb from the lodge to the lifts.

An \$18 million option developed and presented.

None

New building will meet current safety and accessibility requirements

NOTHING! We do not need a building of this magnitude for a bunny hill. We need to update or replace it, but with something affordable so we can continue updating other amenities and keep our costs down. 18,000sqft max!

Size and cost

I do support a new lodge non the less.

The processes used to generate the proposal have been extensive and intensive. The Board has fulfilled its Capital Project analysis and due diligence responsibilities including obtaining membership input. It's time to adopt and start implementing their proposal.

Proceeding with safety and minimization of environmental impacts at the top of the list is important. Also, hoping for plenty of outdoor seating and dining areas and finding ways to make good use of the new building during off-season.

There is no reason to build something of this magnitude primarily used by the public and only used 4 months of the year. This is a bunny hill that is only crowded on holiday peak periods. Build a bigger deck!

	<p>Do not design to increase the skier capacity; merely design an ADA /code compliant lodge for the current skier capacity (~450). Change to a much smaller and lower construction cost which also means, less expensive annually to staff and maintain. Parking is the major limitation to using the ski area; we don't need a lodge capable of doubling the skier capacity.</p>	<p>The downhill ski area is not a destination resort. It is a feeder hill to help us teach our new to ski/snowboarding TD family members. With global warming, we are likely to see fewer potential ski days at this lower elevation resort making an expansion pointless. There is no need to double the lodge capacity. Let's reprioritize our expenditures and amenities on TD members and our families and less on attracting the general public.</p>
<p>We need a new lodge. It should have a quality snack bar, outdoor tables etc. Like Alder Creek. The existing lodge is tired at best.</p>	<p>If there is no good snack bar/dining areas add them. Again Alder should be our model</p>	<p>None. Let's move forward</p>
<p>Modern lodge that fits needs of future generations. Separate ski rentals, food and beverages.</p>	<p>Adequate parking to support such a large lodge, cost cap that does not negatively impact HOA fees for years to come, funds left over for other amenities in Tahoe Donner. Dual purpose for summer and winter.</p>	<p>Would like to see a lodge with similar facilities to Martis camp.</p>
<p>The current ski lodge needs to be expanded and improved. The current proposal more than satisfies those needs.</p>	<p>I would like to see a much less expensive proposal. The Board needs to decide whether we are providing an amenity for Association members or expanding into the ski resort business. If the Board's intent is to provide an improved amenity for members I would suggest the following: Do an extensive remodel and refurbish of the existing facility. I'm sure this could be done for half the price proposed for the all-new lodge. I know this was considered in 2019, though I've never seen an analysis</p>	<p>See Q3.</p>
<p>Need access to lifts without climbing a slope. This is difficult for beginners and little kids</p>	<p>Nothing</p>	<p>None</p>

The current lodge is old and needs replacing. But, we need to remember that our ski resort is primarily a family destination (smaller hill, better for beginners). Let's not try to make it something we're not.

I like that the ski lifts and lodge will be more accessible and that I will not have to hike up that hill or up stairs anymore! I think the ski school will be much better for parents and students to use. I can't wait!

Can't think of anything! You have done your homework. Thank you!

I would like to see a Lodge replacement proposal that is capped at \$18 million. Most TD owners do not visit or use the ski hill and or the lodge. Yes we should modify/replace the lodge however the scope of the requirements need to be reduced to meet a lower budget.

We're keeping updated by replacing a 50 year old building

no need to change anything. I trust that the board and the staff have made good decisions

none

Increased annual dues and I don't ski

A plan that doesn't increase my annual dues substantially

Plenty of research. Past showing of spending money well so bodes well for this project.. important to have all season usage. After all climate change could make skiing not regular to depend on.

A bit more 4season thinking on traffic flow and usage ideas.

Na

provides a new/updated multi-use facility

it does seem like a bit of an over investment in an amenity that only serves a smallish portion of homeowners, and one that may be less useful if climate trends continue.

cost and schedule overruns.

the downhill ski lodge is old , unattractive and not in ADA compliace. we need a new lovely lodge!

it is fine as is

proceed with project

It needs to be replaced and I like the design!	nothing	I am sorry that this issue is so decisive. I wish it was less adversarial and more collaborative.
I like nothing about the current proposal, and oppose it.	The budget should be half of what it is, including the construction cost contingency. The Annual Development Fund Assessment increases must be minimal, and kept at bay. Stop splurging!	
Shows that we are thinking about the future of the association and are keeping the facilities up to date for the next generation, Should help increase property values.	A slightly smaller footprint if anything.	na
We need more space in the lodge from the ticket area, ski classes & equipment rentals, crowded toilets, crowded eating & relaxing area plus all the space needed by the employees. It's just too small. A new lodge would solve the crowding issue.	It's going to cost too much! We're afraid it will go far over budget! Then we change our vote to NO! But then it's too late!	
I like that we are investing in the property and connecting the ski school.	Please be sure to address family drop off zones. TD's ability to cater to families is critical in our Association's long term success. Please also address snow making on parts of the mountain that would benefit those older than 5.	Please consider ways to make this space a safe haven in times of emergencies as well as ways for us to create additional revenue for the association at the site in the off season or in winters where there is not adequate snow to drive traditional visitors.
Seems like too much money for not much economic benefit. Would like to see lower clubhouse redone with decent restaurants, more current building. Better window for the Association than a new ski lodge		
The proposal seems entirely reasonable and will be a welcome upgrade. The board has done an excellent job managing complex projects in the past including the Alder Creek Adventure Center and I am convinced this is a well considered proposal.	Nothing. Let's get it built.	

<p>Size, scope, quality No opinion</p>	<p>We are in favor of replacing the current lodge but with a smaller, less expensive building. We don't want to see our association funds go towards a building that attracts the general public vs. TD residents.</p> <p>Nothing</p>	<p>Thank you</p>
<p>Please do not build a new lodge unless the annual assessment will not increase to fund the project.</p>	<p>Rather than building a new lodge, Tahoe Donner should expand the number of chairs to surrounding peaks (hawks or sunrise bowl) and make the downhill ski resort attract more skiers and create more terrain first. If more skiers are attracted, then consider a new lodge.</p>	<p>This is a cart before the horse project. Again I would say that spending the money on the terrain and new chairs would be more worthwhile than a 20+ million dollar new lodge for a one chair hill.</p>
<p>It's bringing the building up to current ADA standards and easier use for the members. The size and cost are a concern especially with the major redo of the Northwoods complex.</p>	<p>I would like to see a smaller building with costs in the \$20million range. I have heard there needs to be more outside seating and food service area. My sons and their families use the ski slope. I think the board needs to address both the ski lodge and the Northwoods project, provide realistic cost estimates and lay out the annual dues increases to complete both. Serve members first before the general public. Also, communicate what an assessment would be to pay for both in the next 2 or 3 year</p>	<p>I think the recent dialogues with member groups and the board are positive. Keep vetting the information and present both sides of the debate. I think a member vote is a good way to get support for the board. If a vote is counter to the board's desires, then it is a good time to slow down and listen while continue the process. It seems a year or two delay in the building process is not as detrimental as building bad will among the association. There will never be complete agreement, but a full v</p>
<p>Allows for growth and provides sufficient space for an otherwise completely cramped space</p>		
<p>I like the modernization. However, I have been trying to understand the impact to the nearby homeowners and am unable to determine that based on the website and listening to as much of the meetings as I can.</p>	<p>I really want to understand how the new lodge design will impact my view from the tahoe lodge condo building.</p>	<p>I really want to understand how the new lodge design will impact my view from the tahoe lodge condo building. The design drawings make it hard to determine perspective and exact height and width angles.</p>

This project should be built with TD members in mind, not the general public. The cost and size of this project does not reflect what the members want s.

My concern is about increased traffic in to the residential areas and increased demand on parking for both the downhill & cross country area. Also concern about increased ticket prices since TD Downhill is one of the few remaining areas that offers a rate that allows for folks with average income to learn to ski or have a day at the mountain.

I understand that something must be done regarding the lodge. However, I am wondering if there are any other lower-cost options that have been explored. Tahoe Donner is a nice place to live, and I understand that my assessment fee makes it a nice place to live. However, if the assessment fees continue to go up, I will no longer be able to afford to live in Tahoe Donner. I work in Truckee, and do not have the type of salary that someone working in either the Bay Area, or Sacramento would have.

It appears that a lot of thought and research was done to determine the best square footage for the price. We don't need something too large or too small. We should try to be as fiscally responsible as possible but it does need to be redone.

Size. We don't need a ski lodge of the proposed size.

What does the proposed lodge include? Really, it should only have areas for rentals, the ski school, food, and restrooms. We do not need a lodge that is on par with places such as Northstar or Palisades. That is not why people choose to ski a Tahoe Donner. Tahoe Donner is a great place to learn to ski, and for locals to ski at when they do not want to deal with resort traffic/ attitudes.

not sure

Don't build it!

Please take into consideration how raising the assessment would affect the local workforce in Truckee. As stated before, every year I have to dig deeper to be able to afford the assessment. I work in town. My salary is moderate, and not comparable to those who work elsewhere. Raising the assessment fee by more would mean that you would be kicking out those of us who work in town.

The lodge is definitely ready to be replaced.	A larger patio/deck area facing the ski hill. It looks small like only several tables could fit. It should be large enough to seat 100 people. Also, there should be large bathrooms that are easy to access without having to pass through the lodge. Possibly on the the SouthWest corner off the patio.	None
Size and versatility of facility.	Make sure the new building is world class and the design doesn't look cheap. No vinyl floors or cheap tile in the bathrooms.	How many people are part of the opposition group? Are our annual dues going up to fund this project? Shouldn't the increased foot traffic pay for this facility?
Nothing. Waste of money and time	No need to demolish the yurt that is in good condition and no need for a new 28,000 square foot new lodge when you can't improve parking or the hill and this facility will never make money, just raise our homeowners' dues more than they need to be.	Why won't you open to a vote of the homeowners since this has become so contentious?
Nothing. Waste of money and time	Prioritize year-round ammenities instead of ever-shrinking winter only 2 lift joke of a ski hill. Stop this project. Limo along for another decade and the. Shut it down when we lack of snowfall makes it no longer viable.	Why does the board insist on pretending that the DSL is a) profitable and b) essential? Neither is true. All of our amenities are cost centers. Stop pretending otherwise. How can we turn any facilitates investment into something that generates year-round use and benefit?

The current ski lodge is obsolete and needs to be redone or replaced. We prefer to trust our elected representatives in deciding how best to proceed. However, the decision to replace needs to be mindful of whether a replacement would have multiple uses, particularly during the off-season. This is an expensive recommendation and needs to have alternative, revenue generating options in addition to the planned ski area use.

There are no skiers in my family. However, I see the value to the HOA in having a modern ski facility. I am not against the project but in light of the fact that we are in the midst of inflation climbing at a dangerous rate and the current administration has 3 more years to continue to inflict financial ruin on the economy, I question whether this is the best time to start this project. It seems that projected costs will most-likely vastly increase before, during & after completion.

The Lodge needs a major upgrade. Alternative possibilities of a new building that has a smaller capacity or an intermediate option that is not a significant savings and still leaves us in need of further remodeling in the long run, is not the solution.

To reiterate our concerns, a replacement ski lodge, like the replacement lodge at the golf course site, needs to be planned with multiple ways in which the replacement lodge could generate income for Tahoe Donner outside the obvious use during ski season. This could potentially be done by considering how the replacement lodge could be used/leased for all types of gatherings by Tahoe Donner owners as well as Guests, particularly when the lodge is not being used during ski season.

Refer to my remarks in Q2.

It appears that you are considering future major upgrades to other amenities with greater member utilization such as the Northwoods Clubhouse and its surrounding area, marina upgrades, etc. You propose that these can be done without further increases in HOA dues or special assessments. Accordingly, the ski lodge replacement is not expected to impact other projects and priorities identified by the Board of Directors in the recently adopted Capital Improvement Plan (CIP). Without knowledge

Replacing the existing ski lodge needs to be done. While the replacement needs to be the province of our Tahoe Donner representatives and administrative staff, consideration must be given to developing revenue generating methods, particularly during off season times. We encourage you to consider this suggestion as you move forward with this proposal. Thank you for requesting our comments. We are long term Tahoe Donner owners and part-time users of the ski facility.

The conceptual design does not indicate steeply sloped roof lines. I understand that it blends into the environment, however, I would think a flatter roof means significant increased costs in structural fortification required to carry huge amounts of snow loads. Wouldn't steeper roofs for better snow shed be less costly?

Please establish a lower budget cap of \$18 million to ensure we are fiscally responsible and to keep the lodge in scale with the reality that it is a small family ski area. We do not want it to grow any further.

The TD board and the TD Member Voices Group should meet together and reach a mutual agreement on the facts concerning this project.

Amenities need to be more self sustaining to justify any increase in assessments. Many of us do not use amenities because of overcrowding and personal reasons. This project does not need to be grandiose - it needs to fit the intent and size of our ski hill. Once kids gain skill they want to ski more challenging areas. Consideration needs to be given to the assessment increases especially given the fire insurance issues, need for undergrounding power, etc.

Improvements are needed to the ski lodge but not at this cost

The current proposal is too expensive and will result in significant increases in assessment. The ski hill has lost money most of the years of our ownership in TD due to lack of snow and use. It is an amenity used only a few months of the year by a small percentage of owners.

Nothing. It appears that the BoD is trying to change the nature and purpose of the TD community by: 1. trying to create a lodge aimed more for public use all year long (such as an events center without adequate parking) 2. over-stating the actual usage of the lodge by both members and the public in order to justify the size and cost 3. depleting the funds for other needed updates to other amenities 4. driving up the annual assessment in order to pay for the lodge and other future updates 5. expe

Pretty much everything associated with the current proposed size and cost. And a simple 10% cost contingency seems to be pretty naive. Perhaps I've missed it, but I don't think I've seen anything stating any cost to build will have a hard cap. Build a new lodge but be reasonable with the size and cost...and the current BoD proposal is anything but reasonable. TD should put the members first and not the public's usage of the amenities.

Nowhere have I seen or heard that this questionnaire is binding. What if the majority of those who respond are against the proposed size and cost? Will the BoD simply ignore this or will they go back and reassess the size and cost to be more in line with what the members are asking for? Does the \$23M proposed cost noted in Q1 include costs already incurred? If not, what has been spent to date?

There seems to be a lot of controversy regarding the increase in annual fees. As an owner of 3 lots, I'd like to know how much exactly the increases would be which seem also to be very conflicting depending on whose writing the emails.

I'm not sure it needs to be as large as proposed. If in fact outside persons/beginners use the lodge, what's the benefit of current residents.

Who are we marketing this new lodge to and what are the specific benefits to the members of TD?

I have a condo in the lodge and I think it will be great.

I think it's great but how long will it take and what month would you start?

I am excited- the current one is old and seems kind of dirty especially the only bathrooms. It will be a much needed project I am all for it-the people opposed are so annoying.

Upgraded facility with an appealing design
An improved downhill lodge could allow summer events to be moved from the Lodge restaurant and decrease impact on members

None at this time.

I have concerns about the increase in my annual assessment

None

Nothing. The expansion is meant to accommodate peak usage which only occurs a few weeks per year. Most users are not Tahoe Donner members.

A less expensive renovation would be more appropriate. Other facilities such as the Clubhouse, which is used by members daily, also require renovation due to their age. To spend more than \$20 million on the Ski Lodge renovation would be a misallocation of resources. I say this as a member who taught my kids to ski at Tahoe Donner. I never expected anything more than a community ski area experience.

With global warming so evident, why should we expect growth in skiing/boarding? Would it be better to devote more resources to the Marina and the trails?

It is time to replace the dh ski lodge. The new lodge will be more comfortable, less crowded, and accommodating for the guests using it. It is in a beautiful area and needs to be updated or replaced. I like that there will not be an increase in our dues to build it. I also like that it can be used year around for other member activities tbd.

I would like it to look less modern, more like a rustic mountain lodge.

Why not charge the public a higher rate to help offset the cost?

This project needs to happen. Our lodge is simply inadequate to service the membership of TD and an improved lodge experience will benefit future generations of TD members for years to come

More outside seating as much as possible would be my recommendation. Just expand/extend the patio as much as we can so there is more room for overflow seating on really busy days

We would like to see an 18 million dollar option developed and presented. This should be more than enough to meet the needs of our members and more.

We think the current proposed project will put an undue burden on us with higher association dues year after year.

The proposal is generating needed discussion. The DHSL upgrade needs to have a lot of member support to be successful.

Scale the proposal down to an affordable \$5 million. The proposal should be member centric to the limited number of members that use the DHSL, and public interests should be secondary.

The project is way over priced for the needs of TD's members, now and in the future. Don't spend my dues to subsidize a public playground!

The need to upgrade the facility

Delay until 2024-25 due to inflation, heightened construction costs and delays and supply chain issues. Also, fees for use should be increased to cover more of the costs vs a development fund.

None

Adds value to the entire area

The additional use options during the off ski season would be great. Then everyone, including non skiers, could use facility!

Love the constant upgrading of the amenities. Adds value for me and my home's property.

I like the fact that the new proposal will provide a larger space for families to gather to enjoy themselves with a higher quality of experience. I like the fact that the main deck will be at the same elevation as the lift. This ease of access should improve user experience and also increase revenue for the lodge.

I would like the board to consider an even larger lodge that can accommodate more amenities such as private lockers.

I would also like the board to consider summer use cases for the lodge. Personally I would love to see a lift access mountain bike park in the summer

I agree that the lodge needs to be updated and expanded to meet current usage patterns and expectations. The proposal seems to me like a good balance between cost consciousness and meeting the operating needs of the ski hill as it is.

I am in favor of the current proposal

Nothing

Please downsize and plan for a less expensive lodge upgrade. Yes the lodge needs to be updated but not at the grandiose proposal the board is planning. Tahoe Donner downhill ski area is small and should stay that way. Ski areas such as Alpine Meadows and Sugar Bowl still have old structures for the lodge. But upgraded with the existing building. Please don't spend so much money on a lodge we don't need. All this will do is cost all of the members a substantial increase in HOA dues. The newbi

Why such a big expensive upgrade

I like the IDEA of a modernized downhill ski lodge, to service the needs of the ski hill and the Tahoe Donner Community. I greatly dislike the currently approved plan.

The lodge and deck do not need to be expanded. I'm a senior skier who skis at the hill about a dozen times a year. The current facility is perfect for beginners and those unable to navigate the more challenging mountain resorts in the area. Those that can soon move on from Tahoe Donner do so. I was at the hill during the noon hour on both Saturday (1/22) and Sunday (1/23) both bluebird weekend ski days. At no time was there a wait for deck seating (>80%) and indoor seating was never greater

I don't think that a new lodge is needed. A limited remodel with a significant lower budget might be OK i.e. less than \$1 million.

See my response in Q2

None

The current proposal shows the lodge built into the side of a hill which looks appealing astetically.

I don't think we need to build a new building - just give the old building a face lift. I don't use this ski hill and so would not benefit from it at all.

I think it's not necessary to update the ski lodge by spending at this time projected \$21.3 million. The existing lodge although old serves the purposes well enough for a small neighborhood ski area. We're not Northstar and for having just a couple lifts people do not expect a huge brand new lodge. I'd do upgrades instead to have new bathrooms or new flooring and keep the existing structure instead.

Design, accessibility, room to move, and should last well over 50 years

Nothing - except any potential to expand either parking or shuttles during peak periods, but probably out of scope for this.

Thank you TDA management and board members for doing an amazing job with this project despite all the armchair quarterbacking that's happened. Thanks for your thoughtful actions and positive interactions with all members. We fear the opposition to this project is damaging to reputation of the association as a desirable place to own/vacation/live with ongoing negative campaigns and threats of legal action. Given the opposition, we also believe an opportunity exists to approach the Northwoods

The proposed ski lodge looks nice and appears to be well designed and thought out. (Our concerns are the cost and the fact that the TD ski hill only has beginner and some intermediate runs and thus has a limited "market".)

The cost of the project is concerning. It went from an estimated \$17.6M in BSA's proposal dated 9/3/21. It is now \$21M plus 10%. It seems like we are over-building at the expense of TD members. Another option would be to build a smaller lodge and increase the public rates, especially for holidays and peak usage times.

Why was a smaller, more affordable option not considered early on in the process?

Too expensive given light use by members. Would like to see less expensive option.

less expensive option

Can replacement be deferred until construction costs are a bit more stable? Current lodge is operational.

<p>ADA compliant, environmental considerations</p>	<p>Rethink the requirements. Is a bar area necessary? What level of food service is proper? Maybe food trucks or prepared foods instead? More important is space for the summer camps.</p>	<p>No one has explained adequately by how much our assessment will increase over the next five years. Should not go up more than 2-3% annually and honestly it would be nice to not pay more EVERY year.</p>
<p>Excessive cost for use. The proposed lodge does not fit the ski hill it located on. The requirement of increased dues will force long time residents/homeowners to sell.</p>	<p>We understand the need to construct a new lodge but feel a scaled down size and cost is imperative.</p>	<p>Not happy with the cavalier method the Board of Directors has undertaken as we feel the consideration of the homeowners has not been included in their decision. Instead of representing us they seem to be acting on their own agenda.</p>
<p>Upgrade building where code requires</p>	<p>Project is too big and too expensive. The replacement building should be of comparable size to the present building. Absolutely no extra activities or events other than what is currently offered on our hill.</p>	<p>The footprint of the building should not extend over what we have. Living in the ski bowl condos. I am not interested in year round traffic in our hill. It is beautifully peaceful here during non ski times. I know that is why my neighbors and I bought here.</p>
<p>Meets the current needs of downhill skiers and visitors which the current lodge does not.</p>	<p>None</p>	<p>More clarity on the additional annual cost to each owner relative to the building and maintenance of the new lodge</p>
<p>Concern that it will cost a lot more than anticipated and increase HOA fees beyond what it is discussed. Big concern that it will be underutilized, particularly in off-season. Concern that the location has insufficient parking. There is too much controversy / lack of surety about true cost to proceed and the project should be discussed and further studied. Board shouldn't move forward without support of HOA members.</p>	<p>Size and cost should be reduced dramatically and clear plan for use during off-season.</p>	

The current large is way too small. It is always filthy. The bathrooms are filthy, there's kids urine all over the floor. There's no room to sit and relax. The bar is way too small. And it should be opened year round so people can enjoy a nice cold beer while hiking

Open you around to enjoy since we are paying a fortune for it! It would be a beautiful place to sit and relax after a long hike. Personally we think it should bigger to take in account all the new housing growth

Started sooner than later so we can enjoy it by next snowfall

Love the design! Lodge is sorely in need of upgrade and replacement. Will be great improvement for TD

I do not like the current proposal. It is spending way too much HOA money on beginner ski lodge that is mostly used by the public. That shouldn't be subsidized by members.

A less expensive option and more cost covered by the public.

How will this major project affect the long term sustainability of our fund balance? Is the plan to just continue to increase HOA dues?

Would like to see a clear breakdown of all costs associated with this project and where the funds will come from. Will owners be charged any additional assessment fees?

I would like to see a very clear and transparent breakdown of costs and where the funds would come from.

n/a

It is a major upgrade to what we have and is definitely needed. It should have been done long before now.

Nothing

We need to proceed with this project immediately as construction costs are rising rapidly.

The ability to increase capacity on crowded days and replacing a 50 year old eyesore. I appreciate the kids school being able to locate to the main building.

Nothing

As a Ski Bowl Condo owner, I am concerned about what problems my association will incur with the construction . Hopefully, there will be a "œtown hall" meeting to resolve any issues

Everything

Nothing

None

While it is expensive and will cost much more than it would in almost any other state than CA, it meets the growing needs and safety concerns of the Downhill Ski Resort and our ski community.

I would like to have seen a commitment by the Board to make an in depth review of the annual assessments with a goal to reduce them after 2024. Seems there are a growing number of TD homeowners who think the annual assessments are too expensive.

none

<p>Only that the proposal would bring the facility up to code.</p>	<p>I would like to have the proposal only work on fixing the existing facility. It is incorrect to assume that capacity will be 678 most of the time. It is based on the number of daily lift tickets/annual passes, and this does not equate to the number of people that use lodge. I am there to ski not sit in the lodge, or even eat in the lodge. The lodge is not used that much at the moment, as most people eat outside now. Focus on making it work with what we have. Use the funds to address</p>	<p>focus on making improvements to bring it up to code, add more outdoor food options, repurpose space in lodge for ski school. Again, the lodge really doesn't improve the skiing experience. People really don't spend a lot of time in the lodge. If you need extra capacity, do what they did at Sierra at Tahoe and add a tent structure. If I wanted a fancy lodge, I will go to Palisades Tahoe. I just want to ski....</p>
<p>We really like the updated floor plan and aesthetics of the new design. Having easily accessible restrooms on every level is huge. In addition, we appreciate that the structure is being moved closer to the chairlift thus eliminating the need to walk up a steep slope to access the lift. We are also excited about the drop off area. This allows for the opportunity to drop family/guests directly at the lodge versus the current process of dropping off in the parking lot and then being forced to walk,</p>	<p>A dedicated member locker area for gear and skis would be great.</p>	<p>Is there an opportunity to incorporate renewable power generation such as solar in the project?</p>
<p>I am excited to see a more modern space that can be hopefully cross utilized, especially during the summer and fall. We need more places where families/friends can congregate when other amenities are full. We have had our home since 1996 and cherish the many multi-generational memories we have created.</p>	<p>We are concerned that the expense is contained so that we do not see additional assessments to the membership outside of the budget, nor do we want to see annual assessments jump significantly for one project.</p>	<p>I have been deeply saddened by the number of contentious emails from both the Board and Tahoe Donner voices. TD is a fabulous community, and we hope effort will be made to bring our community together, whatever the final vote is. We need to see more professionalism and kindness, and we hope the board will do all that it can to lead by example.</p>

<p>Spending cap is an essential component, but ARE YOU SURE the cap is high enough?</p>	<p>Amortize the cost over a longer period to reduce the increase in our fees that has been proposed. Increase ticket prices will also help pay. Multi-season usesge:downhill mountain bike, ropes course, conference rooms</p>	<p>Link the downhill and Nordic areas for MTB that routes riders from the lift down to the Nordic Ctr. Contingency plan for the inevitable global Al warming that is to shorten seasons</p>
<p>Bringing it up to code is the most important thing to me.</p>	<p>Make it look more like the Alder Creek XC lodge!</p>	<p>I hope that there will be summer use for the new lodge. Mountain Biking? Zip lines? Swimming pool?</p>
<p>Needed improvement</p>	<p>Proposal should be value engineered to control costs</p>	<p>None</p>
<p>We are disappointed in the current proposal for many reasons and we write this as a homeowner that does not use this or any other amenity as my husband is very ill but we want to keep our home value up and keep our amenities in good shape for our Homeowners, not necessarily the public at large. Our first reason to vote No on this proposal is that we feel that the Board failed to listen to the Homeowners, the people that voted you to be on the Board to represent all of us. We are concerned a</p>	<p>See my prior thoughts under the last question.</p>	<p>See my prior thoughts.</p>
<p>I have been skiing at the current facility and it is very difficult to bring my 84 year old Father, since there is no drop off area. I like the improved access to the slopes. Also the current facility is old and out dated. It isn't very accessible. I think the new design is functional and attractive</p>	<p>Nothing. I trust the board to do a good job. I feel that good amenities are what sets Tahoe Donner apart and why I bought property here. Also why our property values have gone up over the years. We need to upgrade them and maintain them when needed. The X country ski lodge turned out great. Maybe you could have downhill mountain biking in the summer?</p>	<p>Hopefully most people in Tahoe Donner understand that the amenities are important to the fun of living here and contribute a lot to property values</p>

I do not know all the details of the lodge, but am very supportive of the updated lodge and making this a first-class amenity!	Do not know	We do not use the downhill facility, but strongly support the Board moving forward with an updated lodge. The Board did an amazing job with Alder Creek and Trout Creek and will hopefully make the downhill lodge as nice and functional as these facilities!
It is a replacement. The proposed is too large and too expensive.	Replace with smaller. This is too large and too expensive. There are other TD facilities that need to be considered in an overall Replacement Reserve.	Put the downhill project to a member vote. Include long term capital replacement needs of other TD facilities. This survey is very slick. ... graphs reading RIGHT TO LEFT (capacity)? Depleting the development fund reserve while similar large projects are in in the near future is similar to writing checks because there are still checks in the checkbook vs money in the bank. Thank you. Cristie Sheffield 12991 Skiview Loop None.
Some upgrading fine because it does need it. Building is attractive and appears to be "right-sized" from a square footage standpoint. \$600,000 cost increase above smallest square footage option seems reasonable.	Cost...over kill. No further comment	
The proposal maintains the "curb appeal" of the TD community by effecting a replacement and upgrade to this key amenity.	Nothing	TD provides a convenient and easily accessible downhill skiing experience for all ages and abilities. The Proposal is keeping with continuing to meet this objective.
It is a necessary proposal as the building is at the end of life cycle	Reduced cost, possibly size as this facility is just for hoa and their guest. Most skiers/boarders will go to resorts in area.	None

Our only concern is the long term forecast of declining snowfall (and increased rain) for the Sierras. At such a low elevation, does this make sense? If the facility can be used year round for other activities the, it makes sense. We're all for maintaining and improving TD facilities not only for enjoyment but, also maintaining property values

It looks great. It makes the lodge more inviting Easier access for people walking to the lodge

I agree that the Lodge does need replacing/remodeling.

Improved layout/ flow, capacity, and accessibility over existing. Current lodge is crowded and bathrooms difficult to move around in - especially with small children and gear - not enough seating. We like updated look, the potential for more efficient utilities and use of space and hope for more inclusive designs. Cost seem reasonable.

Maximize outdoor seating. Make bathrooms gender neutral (on both public floors) and have bigger stalls, even if that means fewer stalls. Drop off area looks too small.

Catches up to modern needs and accessibility and can accommodate enhanced services, entertain

The current lodge does not need to be replaced

The current lodge does not need to be replaced. It is a tiny beginner's hill and the small lodge is adequate. Remodel what is necessary inside the current footprint.
less expensive

I was just at the resort this past weekend and there definitely needs an overhaul. I like the redesign proposal.

Honestly I have not looked at the architectural design but I'm curious how the overall layout/functionality is going to be like.

How do we stop the misinformation going out

What plans are there for using green building materials, recycling, alternative energy sources and equipment? Please consider these in next phase. General comment: If we're going to do this, do it right. Don't penny-pinch on the structural integrity or capacity or modern updates. Thank you for all the effort so far. The relatively small, vocal, misinformed or misrepresenting group of "concerned" members is annoying and frustrating. I hope survey results bear out overall support for the project

How would this serve summer activities? Is there a plan to allow for future biking flow trails for instance?

why is this needed?

I'd like to review the details do the architectural design.

The entire process is so flawed that there is nothing we "LIKE".

1. size, cost, Finance plans do not add up, design, schedule. The TD HOA board is plowing forward with no regard for TD residents thoughts

Honestly the entire process is so flawed that it would be insincere if I were to say I "liked" something. Please see my constructive comments on the next two questions.

Size, cost, Finance plans do not add up, design, schedule. The TD HOA board is plowing forward with no regard for TD homeowner concerns and has put forth misleading figures such as it will only raise dues by \$141 per year for 3 years. Let's see, $\$141 \times 3 \text{ yrs.} \times 6500 \text{ members} = \$2,749,500$. far short of the \$23.43 million of the projected cost of this 28000 sq ft building. Design issues. No real site plans. Appears shuttle traffic will enter a tiny turnaround instead of utilizing the current larg

I like the fact that the current proposal to go from 24908 sq ft (approx 25000 sq ft) to an approx (28000 sq ft) lodge would only cost \$600K more. 3.4% more cost for approximately 12% more sq ft is an excellent value.

If the delta cost from is only 3.4% from 25000 to 28000 sq ft, why is the planned increase in assessments jumping by \$141 or approximately 25%? Are the current competitive bids too high (well over the \$18M budget), based upon the current temporary spike in building material costs and delays due to Covid and the supply chain backlog which are likely to subside by next year?

It's needed.

Nothing.

Larger size will provide more seating in the lodge/restaurant areas. Less crowded so I can find a seat.

Nothing-costs too much

Who pays for it? As a TD resident it's too expensive for something I will never use.

In summary, what I am trying to convey is that much of this has been done during a very unusual time, pandemic and all, that has been difficult to keep up with developments for the process. Zoom Board meetings just don't cut it. It is critical to recognize we, the Tahoe Donner community can do better. Tahoe Donner has never had a project that even comes close to the scope and price tag of this Ski Lodge replacement. This needs to be done in a fashion that is going to be received well by a large

None

The email controversies have been a bit ugly IMHO. I'd like the lodge to be built, I'll use it, and I'll pay my share of it.

Why can't remodel existing lodge?

Nothing because it is unreasonable & unconscionable to spend that outrageous amount of money on more lodge than we need or will ever use and will certainly never be able to support.

Downsize it by at least 1/3 or more. Get the price WAY down, leave the current Yurt. If you don't and spend money that we do not have our dues will have to go way up and that will have a negative effect on the salability and value on our homes. Not to mention our personal annual budgets.

Listen to the owners, the board of directors has no right to spend the owners money in a way that is unnecessary.

I like that you are starting with a new building vs remodeling or expanding on the existing building.

You need to scale this project way down. The Tahoe Donner hill is tiny. If we could expand the ski area up above Ski Slope, then maybe it would constitute a larger building. But currently, it's a small ski area, perfect for beginners, the planned project is too expensive, elaborate and large. \$20+million for 600 skiers/day is excessive and negligent. I do not believe that members or the public would rent the building off-season for events. A downhill ski area during off-season is not a beauti

Thank you for asking the members opinion.

Too big, too expensive. Dues increases and so many other costs are driving long term owner/senior citizens out of Tahoe Donner.

Scale it down. It's a small ski hill, great for kids and those just starting, but it's never going to draw the Northstar and Palisades skiers, ever with a big fancy new lodge.

Just the general comment that it seems like the board is trying to gentrify the community and drive out those of us who hoped to spend some quality retirement time there.

Nothing. We have been owners since 1990 and the entire development has been used for the benefit and growth of the Truckee economy and the employees and board and businesses of Tahoe Donner, not the home owners. Taxes and fees consume all property valuation increases so the investment return on our property is zero. Meanwhile usage has increased over the years by the public so much that all the requirements for a new facility have been created. We don't need bigger ski schools, shops and food ven

Do not like the current proposal. Prefer to have the lodge as is.

The round about for dropping off the children for summer campers, need more rooms for the campers to make it a multiuser building not just partitions.

Current facility is very sub par. If you are going to make a change, don't do it halfway, make it something the community can enjoy and that will enhance the attractiveness of the entire community.

All the due diligence has been done and presented in a clear, concise manner.

The lodge needs updating. I would hope the funds will be subsidized by the public using the resort.

Address the ADA requirements and just maintain the existing facility. If we really want to expand the facility to meet new home development in the area, then burden new home development with the required expansion needs of a new facility

Unreasonable expense for the limited use of the lodge.

The price

You are the experts. I trust you. Would be nice if there was some way to get more year round use.

I'd like to see a smaller budget alternative to be developed and presented

Nothing.

Your backgrounder talks about the existing facility being not large enough for existing usage. Yet you never give its square footage. Then you state it's over used, yet for years it was fine. Where did all this growth come from and why don't you look at the source of the growth to pay for expansion through usage fees on the businesses and 40% public. Finally, there is a risk assumption you are not considering: Climate change. We don't get near the amount and consistent snow we use to and the need

Recommend just meeting the accessibility and building safety requirements. We ski and use the lodge, and like the feel of the lodge the way it is now.

How are you going to accommodate the summer campers?

How can we avoid the drama and delays that we've faced with this project in the future?

Ski facilities are both inadequate and uncomfortable, degrading the appeal of a good resource for residents and funding sources for the association. Incomprehensible mismatch with Lodge, golf and Alder Creek.

ALL I see is my HOA dues going up with this project! I believe the lodge does need an upgrade but I can't stand behind or agree with the price 20+million in upgrades with a 10% contingency.

first, why not ask "what do you think about the proposal" instead of slanting it. I think modernizing to the extent absolutely and complying with ADA is what I like. Expansion beyond a minimal amount is unnecessary and won't add anything to the value of Tahoe Donner.

Minimize, downsize, spend way less money.

Whether it's an \$18M option or another option, the current plan is too big and expensive for the needs of members and the future of TD. What I'd like to see changed is that the Board not be so invested in their plan that they resist input, suggestions and make those who oppose this huge project into shit disturbers instead of concerned homeowners who are part of the community.

Why isn't the Board more open to member input, questions and opposition to the project? With so many opposed, I would think a responsive Board would try to understand and accommodate instead of resist and vilify the opposition. Had those opposed to this large investment not been so vocal, the project would have gone under the radar of most of the homeowners. Expansion in the face of climate change and the small size of the mountain is not in our future interest; I don't see where that's been c

Very little. This is a misdirected priority. The ski lodge represents the major amenity least used by the proportion of homeowners. Any major renovations to the ski lodge beyond the use demands of the association membership would only benefit the public at the cost of subsidized funding from the membership assessment. The membership assessment dollars would be better first prioritized to amenities most utilized by the membership [e.g. Northwoods clubhouse, or hiking trails] or services/facil

Focus on spending member monies in a way that would benefit the members. This oversized lodge seems like more of a tax on membership than a benefit. You have had 50 years to figure out how to fund this. Raising our assessment to benefit the public seems misdirected. Change the proposal to benefit a wider selection of members or make it smaller and less expensive. We will never have a world class downhill ski mountain at TD, so don't try to build a lodge for one. The Alder Creek Adventu

Why does the board seem so absolutely opposed to considering other options?

lodge needs updating

n/a

HOA dues do matter. Please be cost effective where possible

There is not anything to like about this proposal except that the ski lodge must be addressed since it is a loosing money amenity.

The project needs to be scaled down. To spend \$21+ Million will not bring in more revenues. This isn't a ski resort like North Star or Squaw Valley.

Is it really necessary to spend \$21+ million dollars on a tiny ski hills that will never be cash positive and members of this association must bear the cost? I believe to scale down the project and even consider to utilize the ski hill in the summer to get more revenues. I propose to show a 10-year financial plan how they will be recovering the cost besides the increase in member fees.

It's a necessary building and can only bring more revenue to the HOA. Sure, there are some years we don't have a lot of snow, which means maybe it will be used less then, but on the years we have our normal dumping, it will bring joy - plus safety to our community and those who visit. I feel many are being short-sighted with their concerns.

From what people have said to me, I think if they knew it could be used year round - for events, maybe weddings, etc, they may calm down a bit. They seem to think it's only for winter

We are an HOA, meaning there are expenses incurred whether you use the amenities or not. While I hate to say this, but if people are unhappy with all Tahoe Donner provides (that just keeps increasing our property values) then perhaps they should move to another area of Tahoe that provides just the home.

Keep to the budget.

Confirm that this will not stop other projects and maintenance

a modern building with the potential for multi use

The cost is high. I cannot afford to have my HOA dues rise substantially. Climate change will change how we use our amenities and this amenity needs to be first in line for multi-use and year round use.

Please keep our dues in line with inflation. If you need a one time assessment, let's vote on it versus being mandated. I want a new ski lodge but it is very hard to wade through the mass of communication to know what is true.

Scope & size of the proposed project. How costs +\$21M will be allocated? Concern that HOA dues will be increased disproportionately greater than the benefits enjoyed by HOA members. My experience in +10 yrs as a TD homeowner, is that relatively few others use the downhill facility.

smaller size, less costly. make it pay for itself through forecasted skill hill revenues, not increased HOA dues.

What are other smaller, less costly options that were/are considered. Can BoD say that this could be self-funded from future Alpine area revenues??

The design looks well thought out.

I don't believe we have the demand for this facility at the size imagined. Additionally, I haven't seen much detail on multi season use. The proposal seems too large too expensive when a less ambitious accessibility would solve the proximate issues.

Personally, the ski hill was something that my family used for 2-3 years when our kids were younger. I think that most families are similar and this is really unlike most of our other amenities.

It replaces our aging and out of compliance facility. Doing this alone would be quite expensive and we support taking advantage of this need to expand and enhance the facility for future generations and amenity value. We also hope that in the future, activities that increase year round usage could be considered. We live near the ski hill and thus this is in "our backyard" and we support the project.

Based on the information provided, we believe a thorough and transparent process has been used to develop this proposal by our elected member representatives. Feedback from members has been already been solicited and incorporated and we feel no need to request changes via this survey.

Please proceed

Like that you are considering an upgrade. Drop off Area is smart. More parking for day trippers would be nice. Separate ski school area makes sense.

Smaller scope. Cost is out of control! Don't need new facility. Functional improvements should not cost more than \$ 5 million dollars.

Restrooms and free lockers with membership card would be nice.

<p>Increasing the size and safety of the building and eliminating the hill climb to the chairlifts and practice area making it a better experience for everyone.</p>	<p>Reconsidering the 35,000 sq. ft. option depending on the study on how long the proposed 27,900 sq. ft. facility will meet our needs? Don't want to come back in 10 years with a proposed expansion.</p>	<p>Have we completed a life cycle cost for the project. What type of contract do we propose to let? Any type of a cost plus contract should not be considered. We want to put the risk on the contractor not us. Who is going to be the project manager for the project? It should be us, because there are going to be daily decisions that will have to be made and we need someone on sight to do that. In addition no changes should be made after contract award as changes can be expensive and additional time t</p>
<p>nicer, newer building with capacity to handle the larger crowds; improved rental experience, improved ski school experience, etc</p>	<p>Upgrade, not massive rebuild i'd like to see an expansive outdoor decking space with multiple firepits</p>	<p>n/a</p>
<p>The new lodge will be too big for what is needed. The current lodge size, although crowded during holidays, is adequate if it could just be easier to get up to the ski lifts. It would be a lot cheaper to add a "magic carpet" then to rebuild the entire lodge.</p>	<p>I would like to see the size reduced and costs kept down. The new design is nearly double the size of the old lodge. I don't believe it needs to be so large.</p>	<p>None</p>
<p>We like that the facility will be updated.</p>	<p>We would like to see a smaller and less costly proposal (absolutely a price cap under 18 million). Also accurate information and transparent information given to residents. I do not like the projected increase in HOA fees that will result from the current proposal.</p>	<p>We would like to see our funds put to use in other ways. We do not use the Down Hill lodge and don't want pay more HOA fees for the new facility. Current facilities are facing a staff shortage and we are not able to get repairs/ maintenance done on our current facilities now. The new lodge will face the same issues and price projections do not take this into account on the building or future revenue. I do not want to pay more fees for a venue that will continue to lose money and I will not b</p>

Larger, modern ski lodge. Regardless of size, staying competitive LONG TERM with other ski resorts should be the goal of all homeowners. It is the responsibility of the Board of Directors.

More clearly stated planning related to PARKING.

Why is the Board, which has legal and fiduciary responsibility for Tahoe Donner, letting themselves be continually beat up by the homeowners who are against the new ski lodge? Get it done!

Scope and expense of the project does not reconcile with year-round use and demand. As a long-term resident, a more cost-effective and scaled project makes more sense per usage patterns, location, etc. Appreciate your efforts and your consideration. Thanks.

I do not. It's a waste of money.

Smaller lodge for half the current estimate

Is this proposal driven by the board's ego's? My family uses the current facility and it's hard to image we need another, much larger, lodge. It's not a destination spot, it's a tiny mountain that's convenient and that's what the proposed lodge should represent.

Modern building will make traffic flow in and around better. Nice aesthetics. It will also be great to not have to hike up that steep hill to the lifts.

I do not like it

I am opposed to this project

I am opposed to spending funds in this project. I would rather see the board adopt a much more conservative spending attitude and reduce spending instead of increasing it. We do not need a top notch building on an infrastructure that: 1. is used by a minority of home owner 2. Is used only few months per year (unlike the xc center)

The current ski lodge is dated and is ready for an upgrade.

NA - I trust the Board.

It will be updated and functional.

That large?

Keep the cost under 20m

While appreciate the time and effort the board has spent on this with consulting experts weighing in also, I feel (as both a full-time and part-time owner since 1996), that I and many owners are not aligned with some of the goals and conclusions. While I am not in league with the groups opposing the proposal, I feel that more honest (and not guided / biased surveys clearly structured to guide the responses) input and even approval is required from owners and that the proposal with honest optio

I don't like! No need for monster lodge

Nothing. It's too big and too expensive.

It is what our TD community needs, we need an upgrade and something smaller won't suffice

The threshold for building a 28K vs. 20K square foot replacement has to be if the increased enjoyment from owners and revenue from visitors provides a positive ROI to the cost delta. The potential for the ski area is capped by the small hill, elevation and limited parking and can only be what it can be, regardless how big or luxurious a new lodge might be.

Stay with replacement at \$18million
Lessen the cost to <\$20m. This would allow for a reasonably sized lodge with a moderate increase in HOA dues, and would also free up capital for other future project considerations.

Nothing, we can go on and on for years if we tried to make everybody happy, that's not possible, time to move forward

Having a financial background myself, I have not seen (could be perhaps my fault if the numbers are there but I have just not seen them) the financial comparisons of options ranging from minimal ADA and needed renovation / replacement for a similar 20K lodge (keeping the Yert) vs. a 29K lodge. The finances should indicate the additional soft and hard ROI for any dollars spent above the minimum. Good if additional dollars over the minimum make sense and can be quantified through improved usage/

Listen to us please!

I have gone back and forth on which way to vote, but in the end I think the lodge as designed is the way to go. The group that thinks we need a smaller lodge, I hope end up just being the loud minority. I see both sides, but in the end its a beautiful building that will be enjoyed by all that visit the downhill ski lodge.

I agree it needs updating specifically to meet current ADA guidelines.

We appreciate this project is being reviewed -- the facilities need updating to make them more inviting and attractive.

I am not a skier but know that a new ski lodge will make TD more attractive to resident and outside skiers.

nothing

The cost, this loses money every year and we are going to make it larger during a labor shortage and also set ourselves up to lose even more money, how does that make sense. I used the lodge when my kids were young but will probably never use it again. Also the largest users are the public so why am i spending my money for them to have a larger amenity that i can lose money on and have my assessments go up even more to cover the cost of this? I get it's fun to spend other peoples money, but t

We are concerned about the need to invest such a great amount of \$ in and make such extensive improvements to a relatively small ski area which caters to beginner skiers. While we appreciate having the facility in TahoeDonner, we would rather see a much scaled down project designed to improve the facilities rather than replace them.

No opinion.

Put the issue before the voters for their approval/disapproval. Keep in mind that it takes less than 325 "wet" signatures to recall the board.

Put together a more cost effective option. Let's see where TD fits in with some world class ski resorts down the road and spend accordingly. The fact that we are blindly trusting consultants and not looking at the historical P&L of the location and competition is an interesting approach. The thing i don't hear mentioned enough is we will be tied this new project and when it loses more money, which it will we will only be on the hook moving forward to cover the cost difference.

Get on with it. This extended effort to gain consensus will increase cost.

How many skiers does it take before the lines start to back up. What is the legal capacity of the lodge's outside eating area.

Idiot members questioning water supply, etc. We strongly support it to increase the value of our properties. Amenities are always the most important value of Tahoe Donner. And at age 82, it is the only place I can ski anymore.

the current HOA fees are already excessive and continue to increase. Proposed project will not serve enough homeowners considering the cost

Don't mean to be negative here. However from my viewpoint it is hard to understand an expenditure of 21 million dollars and the cost/value equation will work out. Hard to understand the actual use with several world class ski resorts locally that can be used for a day of skiing. I believe the 21 million could either be better spent elsewhere or simply be a savings towards the annual HOA fees. Thank You !

The existing lodge needs to be replaced and soon. The current proposal appears to be well optimized in terms of size, cost, features and functionality.

Modest yet increases capacity and keeps facilities up to code.

Need to re-engineer for a much lower cost (if feasible) otherwise scrap the project

Ensure that all reasonable Value Engineering opportunities are included in the design development and construction stages

I have skied there with my children on busy weekends, and the current ski lodge does not seem too small or crowded. I think there should be improvements, I am opposed to the extent, cost and unnecessary extra square footage that is being proposed for a new lodge. The ski area here is wonderful for beginners, but there is no room to expand the mountain to attract more skiers, so it does not need the massive expense and square footage being recommended.

None at this time.

Please consider a major improvement/upgrade project, limiting the unnecessary square footage and cost. I also am in support of improvements, with the focus on making the ski school nicer, which is one of the main attractions to the mountain.

<p>That the lodge will be ADA compliant.</p>	<p>I would like to see the sq ft of the replacement project reflect closer to the existing lodge sq footage of 15,000 to 18,000. I also would like the project to have a building cost cap more within line of what can actually be afforded by the association and it's members. The board and project team need to take into account the ski condo homeowners who will be greatly impacted by this project. This project needs to follow the same building code and guidelines that the homeowners adhere to withi</p>	<p>To make sure that all homeowners have a say in this project with such a large impact on expenditures. The issue should be put on a ballot not just a questionnaire form. Construction projects historically come with a taj mahal proposed plan and then a refined 2nd plan more within reach of scope and costs. It feels like the grander taj mahal plan has been presented and not the plans and layout for a more realistic solution. There should be a design of the more realistic solution for homeowners t</p>
<p>A new lodge is needed to contain well designed space for ski rental/return, cafeteria and lockers. We DO NOT need multi use facility to supporting zipline, wedding parties, etc. We also do not need multiple questionnaires</p>	<p>See response to previous question</p>	<p>See response to previous question</p>
<p>The old facility has long outlived its useful life. The new design is stunning!</p>	<p>It would be nice if the lodge was bigger.</p>	
<p>The current proposal is exorbitant. We do not need a lodge that size or to spend that amount of money.</p>	<p>Reduced size, reduced dollars, simple and cost effective.</p>	<p>I'm happy there has been so much push back to the board. They should not be able to spend this kind of money without majority of homeowners in agreement.</p>
<p>The lodge needs replacing at some point. A lot of thought has clearly gone into replacing it.</p>	<p>I'd really like to build the minimum viable product - smallest lodge that's practical. I'm concerned that the ski hill is a money loser, the season is getting shorter and shorter, and my annual fee has gone from less that \$800 to \$2200+ in the time I've owned my house, and I bought in TD because it was affordable.</p>	<p>I guess a member vote would be useful. I feel like this survey was fairly dishonest and "leading the witness" to use lawyer speak.</p>

	<p>Make sure there is adequate pedestrian access from the ski bowl condos and parking areas.</p>	<p>The downhill ski area is one of the few amenities at Tahoe Donner that generates a profit. How long will it take for the project to pay for itself?</p>
<p>Nothing</p>	<p>The proposed lodge is too big and too expensive for our little beginner ski hill. We should reduce the size and cost to a more manageable size. Something closer to 20,000 sf. Also, there is no real reason to remove the yurt - it is perfectly serviceable.</p>	<p>As the Board knows, another group of concerned property owners has proposed a smaller and less expensive rebuild of the lodge. We believe that this smaller lodge could have been included in the proposal as an alternative choice.</p>
<p>We are not interested in any element of the proposal and concerned about cost</p>	<p>See previous comment.</p>	<p>Excessive cost</p>
<p>The design and size are appropriate for current and future users. It will meet current accessibility and safety requirements. The projected \$141 increase in the Development Fund for 3 years is not excessive.</p>	<p>We are not downhill skiers, although our grandchildren are. Can't really recommend any changes to the current proposal.</p>	<p>When the Lodge Restaurant and Pub was initially remodeled, the space was not sufficient and it took a second iteration to get it right. We don't want a repeat of that process, and that is why we support the 27,990 sq ft design. The Alder Creek Adventure Center is a great example of a well-planned, well-executed project that met time/budget goals. Replacement of the Downhill Ski Lodge can only add value to Tahoe Donner.</p>
<p>The current proposal will meet the usage needs of the downhill ski lodge and provide a great facility for current and future members to enjoy. By "maxing out" now we don't push this financial issue to future members.</p>	<p>1) A more traditional design like the cross country rather than the proposed modern design which match Tahoe area design 2) I believe a larger outdoor seating area should be made. The outdoors is why we all love the area so build a bigger are for more people to enjoy it. It also creates space if the BOD decides to start utilizing the lodge for other things year round. Lastly, because TD focuses on children learning to ski, that means more area for parents to watch (and of course purchase items</p>	

The downhill ski lodge is the last of the first generation amenities. It is past time to replace it. When the golf course Lodge was replaced, the new building was undersized - to the point that the outdoor deck remains in winter service (with heat lamps) and restaurant operations at Northwoods club house could not be phased out - as originally planned. It is important the new ski lodge be properly sized to accommodate the current community - and with sufficient restaurant operations to allow N

OK as is.

The old lodge is inadequate. Let us stop arguing and just build a new one. And let us do it right.

Need to keep the amenities current. The old lodge was too crowded

Let us do it right, not some half ass penny pinching solution.

You need to scale way back on the cost: no more than \$18 million!!! You have too many future projects, which are going to impact our fees in an enormous increase over the years. We may not be able to afford to live in Tahoe Donner. We have been here since 1997, and in the area since 1980. Have both worked in the community. Simplify the proposed projects to save money. Do we really need to change the marina???? The proposed roof at the ski lodge doesn't make sense given the huge snow loads u

We do need a new lodge and the Board has been diligent and deliberate.

Nothing. Overkill for a low elevation BUNNY hill.	Reduce the proposed lodge size and total cost to no more than \$18 million. This would be more fiscally responsible for the membership, leave development funds for other projects and avoid outsized increases in our H.O.A. fees.	Please provide more transparency regarding the forecasted impact on H.O.A. fee assessments over the next 10 years for ALL planned development and amenity refurbishments so we can see the full cost to the membership.
BOD has done an excellent job in securing input from the HOA for the downhill ski project.	Nothing	We support the TD Board and the consultants hired for this worthwhile project. Thank you for your time and commitment to the best interests of our community. We do not support the tactics of the opposition group.
Design and need for new building.	N/A	Very happy this is finally getting done! Climbing and decending that hill is uite an adventure with little ones.
Middle ground proposal while meeting needs (expansion & modernization) The ability to handle larger crowds during packed weekends and holidays. Moving the ski school to a better facility.	More outdoor seating and room for BBQ food service outside.	As I said, I like to avoid stairs when wearing ski boots so I believe we may need more bathroom stalls and more direct access to the bathrooms on the ski slope level. Also the kidâ€™s area needs more bathroom stalls, it only has one!! And kidâ€™s area needs a better link, at least visually, to the main dining area. More entry doors to the dining would be helpful. Thank you for asking for input!
I like that the main lounging/dining area is accessed directly from the ski slope. I really like to avoid using stairs when wearing ski boots.	Is there still a drop off or walk up area that lets a skier walk directly to the slopes, or do we need to pass through the building? (Again, to avoid stairs while wearing ski bootsâ€™!) is the only ticket area inside on the street level?	

Too costly. Go with the \$18 million hard stop budget. I want the development fund to be used for other , more home owner used, amenities. In the past your budget for new construction has gone way over any initial feasibility/ projected estimates. Your proposed downhill center is too large and way too expensive. I haven't met anyone in my neighborhood (TD) that is in favor of a new, huge downhill center. No one wants this.

See Q. 2 . I want to see a hard stop start to finish cost of the new downhill center at \$18 million. We don't need a bigger lodge. The current lodge is fine , regardless of what your expert outside consultants tell you. Ideally, you would just remodel the current lodge.

Listen to Tahoe Donner Member Voices. They are real. TD homeowners are crying out to be heard by the Board. TDMV is their platform.

I don't like the proposal, but I do like that we are being asked for input

I'm not in favor of the renovation project. The costs are too high.

Is there a scenario where residents that don't want to use the ski facilities, don't have to pay for them?

Do not like the current proposal, too expensive, too ambitious

Reduce proposal.

We do not like it.

Spend NO more than \$16-\$18 million on the lodge.

Balance spending between ALL recreational activities and stop spending more than we have. Avoid at all costs the risk of increasing fees because of selfish personal money-making schemes.

Better to do it sooner than later.

Roof may be too flat.

The lodge does need improvement to bring in more customers, and to compete against other resorts

No specific suggestions. Just don't put all your eggs in one basket i.e. don't spend all money on ski lodge only - plan for improving all other amenities also. If you believe you have the budget to improve all amenities, then proceed with ski lodge improvements as planned.

What's the impact to our annual HOA contributions over the next several years?

It will be an upgrade to current facilities and help with the ski school and ADA compliance

Some more details of summer usage of the building

Multi use potential, modernization with room to provide for growing needs over next 30-40 years

Agree with modernization of the lodge and making it larger. I also support partial funding from the Replacement Reserve Fund.	Perhaps this has been explained in the past, but I don't understand why a significant upgrade project like this can't be funded, in part at least, by increased revenue from 1) more paying skiers, and 2) higher lift ticket prices, rental prices, and concessions revenue. Surely a major improvement like this must be expected to bring in more business. While I can support the relatively modest 3 year assessment proposed, I can understand why some homeowner who do not ski at TD might object. The	None. I support the project buy would like to better understand why increased user revenue doesn't seem to be part of the funding plan. Thank you.
I like that it's getting rebuilt	I don't like how large it got and don't understand why it is so large. I want it to satisfy the needs of skiers not other community and public venues and opportunities. Don't mortgage our future.	Why wouldn't such a large and frankly controversial project be put in front of the full membership for a vote?
nothing	The size, the budget, and the scope. We have a beginner hill with two chair lifts which does not need this size lodge.	The bylaws require a member vote on this size of expenditure. This is our money you are spending, so why can't you follow this procedure of a member vote. This is soooooo wrong! This is our neighborhood, where many residents want to preserve as a residential area. Illegal not to let us vote about what we want.
It looks into the future and anticipates growth and enjoyment of our great ski hill. Putting a cap on the financial output is essential. Good Luck.	The design is a bit too modern for me. I would like to see something more traditional.	What facilities would be used during construction for next year's ski season?
It allows for better capacity and access.	nothing	none

Refreshed building and restrooms, improved rental area, consolidated building with ski school

The current lodge replacement proposal is way too expensive relative to the usage the building typically receives. The facility is a single season facility, and the current estimate of the downhill lodge is too high for a single season building with overall low usage. The current proposal does not have the level of cost transparency and detailed estimates to be able to make a fiscally informed decision. The current board is failing to listen to all member voices regarding replacement, and report

Please provide further details to the members regarding estimated building costs, by building system (Engineering, Plumbing, HVAC, etc.) Please take the proposal to the members for a vote. This is one of the largest replacement expenditures taken by TD, and has a long term impact on revenues and member dues.

Current proposal seems to take into account future growth/participation of the facility. Previous budgeted proposal was completed in 2018. Lodge will not be completed until 2024. 6 years prior to 1st use. Size and scope of facility needs to look to next 20 years after this date. Plus after looking over P&L this is one of the facilities / amenities that generates positive cash flow.

I agree that the facility requires updating and accessibility and safety concerns.

I want to see a better plan for year-round usage of this facility. It should facilitate event space and not just be geared toward ski usage for the couple of months we have sufficient snow. I would like to see a different layout, and a year round usage plan to maximize the new expenditures ROI and shorten the payback period.

I feel like the board is spending recklessly with a "monument" building instead of a building that actually meets the needs of our members and the community. We need to think multi-purpose with climate change greatly affecting the future. This needs to be built to last - so it needs to be built with many usages in mind. Why has that not been sufficiently covered in the planning and design?

Smaller and larger options were considered. Middle solution seems warranted.

I might prefer the assessment to be larger and shorter term rather than adding \$423 indefinitely to the assessment (\$141 x 3). What are we getting for the higher "plateau" assessments beginning in 2024 (according to your chart).

Meeting current accessibility and safety requirements is important.

I would like to see a significantly less expensive option. The ski lodge is just a part of one of the many amenities that Tahoe Donner enjoys, and I'm concerned that the portion of past/present/future HOA dues that the current proposal devotes to this one part of one amenity is out of step with the relative importance of that amenity. In my mind, "less expensive" can be achieved in any/all of at least three ways: 1) A less ambitious project. Renovating/rebuilding to address safety and access

Although I am mostly convinced that the Board has the authority to go ahead with this project without a binding vote from the TD membership, it seems clear that this issue is contentious enough that there will be lasting repercussions if a large portion of the membership feels that they had no "say" in the matter. I would strongly encourage that the final choice/approval of a plan for the lodge be settled through a binding vote from the full membership. (Some folks are certain to be unhappy wi

We like the layout of the proposed replacement with better drop-off and improved access to the slopes. Consolidating operations to one building is also an improvement.

The current proposal (28k sqft) is designed to have 14 days/season over capacity. We would prefer that the size be increased to the "industry standard" of 10 days over capacity. We have observed that many seats are occupied by non-skiers for the full day, presumably while the children are on the hill. We would also appreciate it if the new lodge becomes available sooner than Dec 2024.

Based on questions and comments at several public meetings regarding the downhill ski lodge, the amount of disinformation circulating is extremely discouraging. We need to invest in our amenities to maintain their attraction. The downhill operations provide a net income to the association. An improved lodge would provide opportunities beyond the downhill ski operations.

The current lodge is too small. Also an updated learning center would be great because it is such a great place to learn to ski.

Nothing. Scaling down the proposal further to save a small amount of money would be short-sighted.

We all know there is a vocal group opposed to this project but there are also many home owners like myself that support it. The lodge is a valuable amenity to our community and should not be neglected.

I fully support the improvements to the ski lodge. Although I no longer ski, I believe it is a valuable asset for families. I believe the costs for upgrades later will be far more than the current projections.

NOTHING

The lies about board transparency and costs are harming our community. The choices in the questions from the opposition survey were worded to be deceiving and with only bad choices presented. They were structured so that the data would support the goal of that group, not necessarily the best interest of our community.

I like that you are updating amenities as renovations are needed

It feels a bit over the top for how the Tahoe Donner ski area is. It's for locals and the association members. We don't need to be competing with North Star or others on aesthetic. Yes, renovations and updates are needed but we don't need to go overboard

The building is too old. TD has grown 10 fold since it was built. TD needs a first class facility for the current and future families. We have owned for 22 years My whole family supports the plan. (now 3 generations at TD). Must look to the future not what a few distractors want who may not even be in TD 5 years from now.

nothing

This new facility is about the future of TD. The project is for the next many decades. Weather some one is a skier or not. It is part of what all the young families have loved about winter at TD

updates an important facility that needs updating. It also may serve members in the offseason so that the facility provides more value to the members

n/a

Why does the board succumb to habitual complainers who have shown they are willing the distort facts to delay the process.

the Lodge should be replaced and not an extensive remodel. The new Lodge should be more square footage than the old Lodge. Just not too expensive additions and add ons. Plan on limiting more costs by reducing expensive add-ons

With all the criticism and negative attention this has garnered do not trust the current board and this proposal!

The Lodge needs a major upgrade. Alternative possibilities of a new building that has a smaller capacity or an intermediate option that is not a significant savings and still leaves us in need of further remodeling in the long run, is not the solution.

It's about time!

It appears that most of the add-ons increase the building costs and current and future operating costs. These add-ons create more public use which is already at 70% of the facility use for only 3 months a year. The increased public use will impact member use with crowding, parking, and traffic. Tahoe Donner will lose its family community atmosphere which is why be bought here 27 years ago and become more commercial. The Lodge should serve the members and not compete with North Star and surroundi

TD is not another Vail, stop pretending it is and or has a chance to be. I'm tired of paying a premium to subsidize non membership usage. My dues continue to increase and the current amenities cannot even break even especially the as you put it Contemporary food and beverage offerings.

It appears that you are considering future major upgrades to other amenities with greater member utilization such as the Northwoods Clubhouse and its surrounding area, marina upgrades, etc. You propose that these can be done without further increases in HOA dues or other assessments. Accordingly, the ski lodge replacement is not expected to impact other projects and priorities identified by the Board of Directors in the recently adopted Capital Improvement Plan (CIP). Without knowledge o

What would become of the 4 year old Yurt under the 28,000 sq. ft. plan. It's hard to believe that the annual assessment would not increase over time due to this extravagant proposed replacement project. Even if public revenues would help defray costs and other amenities become more commercial. The whole atmosphere of Tahoe Donner would become more of a business concern than family community.

I don't trust the board and I will continue to vote no! Don't be surprised when you see our cabins for sale!

Many homeowners after completion of a major remodel would pause on other non-essential upgrades. Perhaps after this costly project is completed, you could give the dues payers a break and delay other non-essential major upgrades to bolster reserve and development funds, especially if it could lead to further HOA dues increases.

I am impressed with the architect's presentation of the plans at the September board meeting. They have designed a much more functional, efficient and beautiful lodge.

Nothing comes to mind.

I think the idea of updating the lodge has some value and making it more ADA compliant is a good idea.

This is a large amount of money for something that we as homeowners rarely use, actually one time in 9yrs. Its money being spent on amenity that we may never use, and most people we know don't use as well.

No real feedback on the details; however, our opinion is that the process that TD Board and staff undertook to reach this design seems to have been done in as inclusive and thoughtful manner as possible, to address clear shortcomings with the existing facility.

Nothing; we're not ski lodge designers, or architects, or contractors. We do use the ski hill occasionally--likely, we'll be thrilled with the result.

None--thanks to all for the hard work that's gone into this process, and for all that has been done to keep this project transparent, and inclusive. As much as people would like to have everything perfect, from start to finish, it will never be perfect--but it will be beautiful, functional, safe, and modern, and likely something to be proud of for a very long time.

It's the board's decision to make and you have followed a very transparent, well informed, and well thought through process. The proposal provides the adequate and appropriate space and facilities to support our community ski hill.

Defer to the board if anything needs to change based on the information you've collected from experts.

Why is a small group so angry, so vocal, so mis-informed, and so lacking in trust? Why is this small group trying to take control outside of any approved methods, spamming their neighbors, and creating such animosity in our community?

The current facility is out dated

Keep it as designed

Controlling the cost and completion date

Nothing. Not necessary. Too expensive. An attempt to commercialize the ski area which is not in residents' interests.

Do not proceed. Refurbish existing structures and add on a ski school structure. Why are there more parking area than the ski area can handle? The ski area is not used that much yearly and the additional assessments are unnecessary and too much!

Do not proceed with commercializing Tahoe Donner and raising our already high assessments. Lower administration costs which comprise over half the budget!

I have not, and do not, plan to ski here. Our young kids will have learned to ski and board before a new lodge would be built too, so they will not get any use from it either. I would like to see the facility (including the hill) used as much as possible during other times of the year and for purposes all year that might suit us our our guests: day camps, mountain biking, the hillside for disc golf, gas fire pits as a hang-out spot, area to have community activities like a movie night. Maybe we

We are on the fence with this decision. Most of the time we have been against the lodge replacement with a much larger lodge. Has the board sat with the dissenters and worked on something that would gain more of their support (even if the will of the HOA majority opts for the 28,000 square foot proposal after seeing a realistic projection of its impact on HOA assessments)? I have been more articulate in other comments I have made to association members, but have gotten burned out at this point.

Reduce design to accommodate members' needs. Do not need to build for public benefit and use.

See Question and response to #3.

We need to build what we can afford. The increase in our HOA's is fine b ut I have heard they will almost double in the next 5 years too much

The financials

A facility not designed to enable expanded or increased ski resort usage; assuming typical usage. We do not want this to encourage more visitors but we do want it to accommodate the needs of current users.

If possible, it would be good to minimize the increase in assessment for owners. It is reasonable to expect an increase but not all owners can afford these increases.

ADA compliant. But it is much too expensive for an amenity that does not cater to both members. We have been TD owners since 1978. I quickly outgrew the ski hill as a child as did my children; moving on to Alpine and Sugar Bowl. If we cannot find a much less expensive alternative we need to consider the viability of the ski bowl long term

Reduce the cost significantly (say 50%) or don't do it. Don't build for the few days per year when there are big crowds so it sits grossly underutilized most of the time. My wife and I tried TD mid-week last year for the first time in 20yrs. There just isn't much of a hill and the lifts are painfully slow; it was OK/cheap mid-week. But we would never go there on a holiday or weekend as you are building for. We would go someplace that can handle the crowds. That will never be TD even with y

You propose spending too much on an underutilized asset. The funds would be better spent on other amenities. Or to slow member assessments which have ramped up too much in recent years. As a long-term property holder we see zero benefit of the proposed lodge to ourselves. Just the BOD spending a huge amount of our assessments on something we will never use.

Replaces and updates old infrastructure.

Smaller building option.

Appreciate modernizing the ski lodge while understanding that the primary focus should be on Tahoe Donner membership usage.

Too big too much \$\$

It provides a significant upgrade to the existing ski lodge -- resolving ADA deficiencies, providing additional capacity to accommodate peak usage, improving facilities for lessons and equipment rentals, and improving walking access to lifts. Quality amenities are a key reason why owners choose to locate in Tahoe Donner, and it is important to keep improving our amenity infrastructure.

Update is very needed; will made TD a better long-term investment

My biggest concern is risk management and going over budget. I would like to ensure Tahoe Donner assessment fees do not increase as a result of this project. This project must be within budget, and ideally less than budget. Contracts must include strong penalty clauses and not-to-exceed clauses that are enforceable.

Smaller save \$\$

exorbitant plans reduced

Summer activity use

Keep the communications flowing. So far, the GM communications have been helpful and perhaps the only reason I am voting in favor of the proposal. If the project is not managed successfully and/or our assessments increase as a result of this ski lodge project, I expect TD members will essentially revolt.

the project is way over what is needed. The ski resort should remain as a family oriented affordable place to ski. It is for the TD residents, family and guests and should not be turned into a resort destination at the expense of Tahoe Donner residents. The board is out of control on this proposal. The ski hill cannot accommodate the number of people the board hopes to attract.

The need to rebuild the ski lodge is clear. Future usage and profitability of the downhill ski operation depends on adequate facilities. The case for expanding the lodge to meet existing demand is clear. We also believe that providing a lodge that enhances the desirability of skiing at TD will increase usage and profitability. If we are going to spend this much money, we need to support more users.

Replaces a building that is not in compliance with ADA standards.

I do not like the current proposal at all. Too big too expensive and it does not reflect the needs of TD residents. Doesn't take in climate change.

More information about the financial impacts needs to be provided. The impact of a new lodge on the annual TDA budget needs to be provided. The fact that the ski operations produces substantial profit for TDA needs to be emphasized. It appears that there will be a 55% increase in property development fund assessments over 3 years and that that increase will be permanent. That is a massive increase, which is a 14% increase in the total assessment. Given that the ski area produces a net opera

1. Size should be decreased.
2. Homeowners should be the highest priority for use vs the public, even if it means charging more for public use. Homeowners should not be funding public access.
3. \$21.3 million dollars plus a possible 10% contingency is too expensive.

Smaller and less expensive. There are many other projects that should be done first.

Please provide much more analysis and information. Also consider increasing usage of the ski area and increasing net operating revenue. Consider reducing the assessment increases and allocating a longer period to rebuild the development fund.

1. On the questionnaire there should have been an option for the 24,908 sq. ft. building.
2. This is a large enough project that it should go to a member vote, independent of any legal opinion that the board has obtained.

I think the Board has and is acting irresponsibly about this project. I have no trust in the Board

Nothing. The current proposal is untenable as follows: 1. Misdirected priority. The ski lodge represents the major amenity least used by the proportion of homeowners. Any major renovations to the ski lodge beyond the use demands of the association membership would only benefit the public at the cost of subsidized funding from the membership assessment. The membership assessment dollars would be better first prioritized to amenities most utilized by the membership [e.g. Northwoods clubhouse

A update of the facility is warranted if it cannot meet the current demands of the Tahoe Donner residences and its guests.

The downhill facility is old and barely functional. There is not enough capacity, it's not ADA compliant and not family friendly.

New building would be nice.

A new facility will help property values.

Refer to the response to Survey Q2. If pursued, the lodge update should be limited to the 18,000 sq ft option.

A complete rebuild with with a larger facility seems excessive for a small ski area such as Tahoe Donner and the money could be spent on updating other facilities that are in dire need of updates such as the boat lunch.

Nothing. No more delays in getting it done!

It's too much facility for the hill. The building should be scaled for a beginner slope, which is what TD has. With inflation and the inevitable cost overruns, the \$18 MM cap is unreasonable.

Transparency about home owner costs. Don't believe the numbers shown. If in fact the public uses this facility more than owners, then costs should be transferred to the public, NOT subsidized by owners.

Refer to the response to Survey Q2.

It's time for the board to proceed and stop letting itself be held hostage to a few members that probably haven't used the site themselves in decades.

This has been the most divisive project I can recall during our ownership. I fear the Directors went ahead with this project without sufficient input from the property owners.

Easy access to the lifts. Beautiful look. Space and room to accommodate all the needs.

Alternatives were considered and the fact that an \$18 million building would not yield the type of structure that would meet the needs of TD in the future really factored into my consideration. Why spend the money on a new building at all if we would be limited again in the future?

I feel it's the right size and is a much needed upgrade.

The lodge needs to be rebuilt get it done I do not use the ski slopes nor the current lodge.
It's needed

I like that the current proposal took into account a process of member feedback, that it seeks to expand services but not significantly increase current usage (that could lead to overcrowding), that it considered several alternatives in terms of size and cost. I love that the new facility will be up to code and accessible.

Nothing

I would like to see some strong proposals for off-season use of the new structure to mitigate increased association fees and also allow for this amenity to be profitable.

There should be year around utilization. A downhill mountain bike hill that uses the Eagle lift and has trails for all levels but mostly intermediate to beginner would be perfect. It could connect to the rest of the trail system and Alder Creek. It could also be used for small concerts in the Summer with the lodge being the stage and the grounds can be used for seating.

No opinion

If COVID conditions continue the new lodge will not be needed if it is unsafe to gather indoors.

No comment

Perhaps not necessarily a change, but I would like to see included in the proposal how the facility will be structured to be used year round and how it will accommodate adequate facilities for ski patrol.

None

None at this time other than TD did a great job navigating the polarizing information that filled out inboxes. It was definitely persuasive but the type and tone of the TD responses helped me sort through the misinformation.

Perhaps address how to have more outdoor seating with some shelter.

I would like the staff to have sufficient space to work, including the kitchen area; the elevation should be in sync with its surroundings and minimize it's carbon footprint; and the dining area should be able to accommodate planned usage (we would love to plan to spend the day there and not have to go home for lunch and come back). Thank you for including members in this entire process to date! We are very excited about this project! Thank you.

Not much really. We agree the building needs to be brought up to code and needs a renovation. However, with no upgrade to the lifts...basically, 2 very slow lifts and no additional parking, the massive lodge replacement project that the board is pushing, is way to much. The current lodge is "full" about 9 days out of the year. We don't need to build something to sit unused the other 350+/- days per year.

We would like to see a lodge more in line with the ski hill. It has two lifts and little to no parking...let's see a lodge more in line with a little, learn to ski type of ski hill.

Where are the other proposals? Why just the largest one being presented? Where's the real numbers about number of days used at capacity. This board needs to do a bit more homework to gain a vote!

The ski lodge and ski area offer added value to my home.

That it will bring the building up to code.

Increased in annual assessment costs. The cross country lodge has so many missed opportunities to bring in more money eg. better bar beverages and food. That could help with shelter some of the cost.

How much will the cost of using the facility increase for owners?

That the majority of the funding will come from existing income sources that Tahoe Donner members have been contributing into for years. I appreciate this because me and my family are beyond the years of skiing at TD so this will be something for younger families and the community to enjoy. Having been a long-time TD member, we've paid our assessments for over 40 years so we appreciate the majority of the funding coming out of existing TD income sources from our annual assessments.

I don't have any suggestions at this time.

You are proposing the majority of the funding come out of the TD Replacement Reserve Fund and project an increase of \$141/year for 3 years to the Development Fund (currently \$555/year). The proposal/flyer states , "Beginning in 2025 after the project is completed, and assuming future Boards were to hold the Development Fund portion of the Annual Assessment flat at \$867 per owner" I am unclear on the \$867 per owner calculation. How did you arrive at \$867 and has the Board ever held any Fu

Its nice and meets the memberships' needs. The reason Tahoe Donner is desirable above other locations in Truckee is the wonderful amenities.

If anything, make it a little bigger - and plan for year round uses.

None

The current proposal is oversized and overpriced. We do need to rebuild the ski lodge, but it does not need to be this large and expensive. The ski hill is small and limited capacity. We do not need an oversized expensive lodge built for the 10 days per season of peak capacity. On those days, we need to limit guests and serve our home owners first, and guests second. This lodge should not be built for the greater Truckee population, but should serve our HOA. Look to the nice lodge at Marti

Smaller footprint, lower cost. Also look to The Lodge and Alder Creek Adventure Center. Why are we venturing into architecture that does not reflect the TD look and feel? This looks like it can be anywhere USA, not our beautiful Tahoe Donner area.

We do not need to build for the greater Truckee area. This should be built solely for our HOA, with additional capacity (non holiday times) sold to the general public. We do not need to build for the 10 busiest days / year, but build for the size of our small ski hill. Our board is out of control on this ski lodge. We need to also rebuild other amenities in TD, and we can't afford to spend lavishly on this rebuild.

Current proposal does address dealing with an outdated building that the Association owns and needs to manage. The project is spread out over multiple years making the one time dollar hit to homeowners less significant. The design is very high quality and attractive, continuing what Tahoe Donner has done on other amenities.

There is no consensus among members, and I believe Board members that this is the right project for us to do now. When faced with division, the Board should be seeking ways to find consensus. The current design is too large for the property. I do not support asking for waivers to design conditions when those impacts will be felt by the Ski Bowl Condos. That said, the building would have to be smaller. Also, I question why we need such a large dining space and large staff spaces. I see t

I have decades of professional experience in executing capital projects, and I know that the design development phases are the most difficult. But as I look at this project, I do not see how the Board put the proper guardrails up early on to shape the project - low cost and member satisfaction should be tops. If that had been done, we would not now have this much larger and more expensive building design. The design is pretty, its a cool ski lodge, but not the right cost. To me, the key issu

It meets the needs of our community. The older ski lodge is simply dangerous, and has outlived its usefulness.

Nothing. We love it!

It's important that the new lodge be available for use in the summer, to get the most usage out of it.

Needs doing.

Let's keep it as spartan and basic as possible. This isn't Aspen!

Ensure that the costs are absolutely controlled. There must not be any cost increases.

Love using the downhill ski. Feel like problem is all these people that rent out their house all year long. They don't want to support TD, just squeezing dollars out of their houses. Real shame

We need to do something about short term rentals. People are finding ways to rent their houses outside of Airbnb and Vrbo. Can't stand living across from a hotel

Better accessibility. Agree there are problems with Ski Lodge.

1. Smaller, modest replacement. Current proposal too big and too expensive 2. Don't build for maximum capacity days. Sell tickets online to avoid over crowding and to limit use. WHAT ABOUT PARKING. 3. What? Building a 16500 space can't be ADA compliant, meet CA building codes and be energy efficient. That doesn't make sense and seems dishonest. 4. The Board determined lost capacity does not justify smaller version. I don't support this determination. 5. I support less capacity and less

I do not support the current proposal.

Well thought out. Use of applicable professionals.

Close oversight of costs.

None

Eliminating the slope up the the chairlifts and making the building ADA compliant

Need to increase the amount of picnic tables, fire pits, bbq meals and common space to enjoy the beautiful sunny days. Also expand the handicap parking next to the building. Grandparents love to be able to see their grandkids ski and meet them for lunch. They need a way to walk from the handicap parking to the deck and amenities that they also paid for.

Nothing	The proposal needs to be cut back. The current downhill ski lodge is old and needs to be rebuilt but this is way beyond what is reasonable. This is a massive increase in the building and can't possibly be justified by the annual revenue. If this is done we would need to increase the ticket price. Why not scale it down and keep the ski area open for TD residents at a reasonable cost?	We should have multiple proposals at various costs which are voted on by the owners. The TD downhill ski area should be for residents first. We shouldn't just keep increasing the annual HOA dues or we will price ownership out of reach for most people.
At some point you need to upgrade old facilities. Not having a huge one time assessment is probably the best way forward.	Dont do "add ons" to the project to gold plate everything or make upgrades to the project that are not realistic. Tahoe Donner mountain is not and will not be getting any bigger so we will not be suddenly drawing a new crowd to justify an overbuilt, world class building.	Thanks for asking
Accessibility and increased dining.		Thank you to the board for doing their due diligence. This matter has been quite unpleasant and has soured my experience. I hope that we can move past this.
It's too expensive and cost is passed to home owners expense	Much smaller and cost efficient	None
Nothing. There is way to replace the existing lodge and upgrade the without burdening the owners. It is unfair to those who have purchased a property into TD and are on a fixed income (i.e.). I am not in that category and do want the ski hill improved, but not the with what has been revealed. I believe that there are shortcuts taken and lose interpretations of by-laws in play, which also makes this an unfair process.	Submit a request-for-proposal from commercial/private industry, or equity to upgrade the facility on a 50 year land lease with certain stipulations Many companies would jump at the chance to run an operation that would meet all of TD's needs and the association would keep the land. A commercially run operation would bring upgrades to the ski hill and allow for a more professionally managed asset that is VASTLY out of the board/associations scope of ability. Moreover, the association could	The handling off this project has lacked professionalism and integrity. I feel that the project has certain agendas which haven't been revealed to the owners. Feel free to contact me Robert (916)276-1912

It looks like it would result in a nice building. If the choice were only between the \$21M and \$18M proposals, I agree with the choice.

I think that the proposed building is overkill for the problem being solved. It seems to me that the existing structure could be renovated and possibly expanded a little for much less money. Unfortunately, I could not find anything that said this was looked at seriously. I think the new lodge is overly large and expensive because: 1) the ski hill is small, 2) the parking lot is small, 3) the ski days seem to be decreasing every season, which is likely a long-term issue due to climate change.

Unfortunately, I had to vote No, although I do believe that this is a BOD decision; that's why we elected them and it is their responsibility. However, the choice to defer to the BOD started with "No Opinion." I clearly do have an opinion and I don't think the current proposal should be approved. As I noted, I'm in favor of refurbishing/upgrading the existing building, not going with an \$18M building. Incidentally, I don't know how much of the crowding at lunch certain days is caused by limi

COST and unknown increase period. Also, we are senior owners and have no interest in the new lodge.

18 million limit

Not interested in any spending!

No.

Nothing. The current proposal asks the community to subsidize an oversized Ski Lodge for the use of non members. We do not need a first rate ski lodge to go with our third rate ski hill.

Throw the current proposal in the trash. Do not try to rescue it. It is flawed from the beginning. Unlike the Federal Government, we do not print our own money. We need to live within our means and build projects that members will use. That does not include a Ski lodge. As for the current one, use it until it is unsafe and then burn it down.

Up dated, ADA compliant building that will reflect the desire of homeowners. We must replace the aged building and if we don't continue to maintain and improve amenities as this will increase all property values.

I want to make sure the building is large enough. I remember when the Lodge was cut back and then had to be enlarged a few years later and the cost was more than it would have been if the final size had been done initially. Let's not repeat this!

I find that the group who opposes this has been very divisive. They have eliminated all who don't agree with them from all discussions. We have all elected a board to make this decisions and I hope they make the decision to continue with the project. These delays cost money!

The facility is being updated to accommodate usage and meet current safety standards for ADA, etc. Additionally, the design is the result of extensive research as well as significant input from members.

I think the board should consider building a facility that will allow for some growth in usage. I do not think it is reasonable to assume the maximum planned usage will remain constant.

no additional comments

nothing

Decrease the size and scope of the proposal. this is not a world-class resort--it is more suited for a beginner. Members don't require a lodge this size.

Focus on serving the members of the association-- not the general public. Keep association dues affordable.

The current proposal seems larger and way more expensive than what are community needs. It seems like we could build something, just a little smaller, and use the additional money for other capital improvements.

We do not like the proposed cost of this project.

the cost . More conservative architect and consultants to be used.

You are proposing a 28,000 sq. ft building for \$23 million to be used 4 months out of the year! This is crazy!

Enhanced amenities are needed for this facilities.

We appreciate keeping Tahoe Donner updated and modernized, and think the design is beautiful and practical, but are concerned it is oversized, and outside of our financial reach.

We are concerned about the rapidly increasing cost to homeowners, and are aware there are other amenities that need significant investment in the immediate future. We would love to see a forward looking financial plan for the next 5-10 years including these additional amenity costs. We also feel a significant portion of the development cost need to be in place before a new project is started, as otherwise the majority of these payments will need to be paid many years into the future, causing

It seems there is only one option presented in the survey. We are wondering about the details of the scaled back options , such as smaller replacement option, or repair/upgrade option. We were not easily able to locate any studies or details about other options. A project of this magnitude needs to be put in front of the membership early on where all options are presented and membership can provide binding input and preference regarding these different and specific options.

I do not believe we need a facility as large or as expensive as the one being proposed. There is so much information, some accurate, some inaccurate and some misleading that it is difficult to discern what the true cost and size would be. I think the membership should vote on any final plan. I DO NOT want to proceed currently.

Size and cost and I would like to see fully allocated profit and loss statements on each amenity so educated and accurate information is provided with regard to the ski lodge.

There is quite a bit of animosity being displayed over the differing opinions. This survey, quite frankly, is a joke.

Please provide a better explanation of the funding long term implications, especially how the increase in the Development Fund will impact the total TD owners' assessments.

I just love the idea of a new lodge. I use the skin resort many times during the year. I like the idea of a larger lodge especially if it can be used for other activities during the off season.

nothing

I see that our yearly assessment will eventually go up \$423 after 3 years. Once the money is raised for the new lodge will the assessment go back down?

We like the idea of making the lodge ADA compliant so it is accessible to people with disabilities.

We would like to see a less costly, smaller and less extravagant lodge. We feel that the size and cost of this proposal is overkill for the needs of the small families who teach their kids to ski at Tahoe Donner. We taught our son to ski at Tahoe Donner and we felt like the lodge had everything we needed. We quickly outgrew the mountain and moved on to bigger mountains. I think this is the story of most guests at the ski hill. Yes, make the lodge ADA compliant. Yes, bring it up to code. Or just

None. We just hope that our comments will be considered when making decisions that might one day price us out of our home

Readies the association for the future while also taking care of deficiencies that currently exist. A thorough process has been undertaken with input from members and appropriate adjustments made in response by the BOD throughout the process.

Nothing. I trust the Board to make good decisions. None

Nothing

Do not move forward with current plan. Too expensive. Limited audience. None

Nothing, appears to be an over reach in size and cost.

Include projected annual operating, maintenance, and capital replacement cost and projected annual income from ski operation. Include estimate of member association cost to make up shortfall.

I live in a 74 year old house and expect to be here for the foreseeable future. You state the the lodge is at the end of it's useful life of 50 years. That 50 year useful life is an accounting tool. The structure is still useable. Have you looked at an option to renovate and include the existing lodge as part of the expanded ski lodge facilities?

I am an avid skier, but I have never skied at Tahoe Donner. I see the mountain as appropriate for beginning skiers, so I do not ski there, nor do I have plans to do so. However, as someone who truly enjoys skiing, I fully support the development of improved skier facilities at Tahoe Donner. For that reason, I support whatever plan the Board of Directors has decided is best.

See prior response.

See prior response.

Future assessments should not exceed 3% annually

Ski Lodge is old and in disrepair, so an update is warranted. However, with a limited target market and inherent seasonal usage, such an extensive rebuild seems aggressive, especially if it depletes reserves.

Reduce extent of rebuild and reduce budget significantly to preserve reserve funds for other membership venues.

Why does TD not pursue cooperation with ski resorts to become beginner slope? Perhaps they can share resources and TD can get professional ski lodge operations and management. TD can never compete with big names in region and shouldn't even try

<p>1. facility design does NOT enable expanded usage 2. design eliminates need to climb a steep slope to access lifts</p>	<p>Increase in Annual development fund. The communication is confusing and frankly misleading. Under #5 it says "this assessment will cost owners approximately \$141 per year for three years." But the projection assumes this continues beyond the three years. If the project is paid for after three years, then why keep the assessment? Future assessments should be brought before members not assumed to continue.</p>	<p>Adjust the projections to NOT include an ongoing increase to the Development Assessment. Require additional ongoing increases to be brought before the members</p>
<p>We are investing in our community by building an appropriately size ski lodge. The amenities set Tahoe Donner apart and are a big reason why we bought our house here.</p>	<p>Nothing</p>	
<p>Vehicular drop off area is great. Layout seems well thought out.</p>	<p>The cost will then be forwarded to the property owners with higher HOA yearly dues. I personally do not use the lodge.</p>	<p>It could use some updating - a nice facelift - that won't even cost half the amount. Bigger isn't always better. It will lose its charm and coziness</p>
<p>Vehicular drop off area is great. Layout seems well thought out.</p>	<p>Maybe it's not shown on the plan, but an outdoor kiosk or order and pickup window for food and beverage. Make the outdoor area seating area active and inviting.</p>	<p>This may have been provided. I'd like to see the 5 or 10 year preservation costs of remaining in the 50 year old building vs building the new lodge. Transparency here could help the cause. Keeping a 50 year old building in use is expensive and not always universally accessible.</p>
<p>It will bring the building up to code and do away with the haphazard outbuildings.</p>	<p>Looks fine.</p>	<p>I'd love a way to make this a ski resort for all levels of abilities. How about running a lift to Castle Peak and developing that area?</p>
<p>N/A</p>	<p>N/A</p>	<p>I am skeptical that future ski seasons - especially 50 years from now - will last as long as the current 120-day season due to climate change, etc. So I question the need for a 50% expanded capacity. But I do think this is the Board's decision, in the end, so ... go for it. I won't be around that long, anyhow!</p>

I think we need in general more access to ski, and more access to the trail system in winter and summer. The project seems to accomplish this.

It would be great if the downhill lodge and lot would work also as starting point for backcountry skiing on the beautiful ridge behind. I often backcountry ski there, and it would be great to be able to start from the downhill ski lodge.

I think that if it's well connected to the trail system it will be much used also in Summer.

High cost and underutilization of asset.

Lower cost, smaller footprint.

We need to upgrade the facility. I like the idea but think it can be smaller. We don't need it to be bigger than it is now.

Cost down. Same size as now but upgraded.

Ok to limit use. It is a small mountain. On surge days, not all will fit. Won't fit in parking either and mountain would be too crowded potentially. Let's keep it right sized for the space, traffic and area in which we live.

The ski hill lodge replacement is too expensive, do you keep the present down hill ski lodge and add a new lodge that the two would complement each other and handle a larger load.

reduce the cost and adjust the size to fit a reasonable budget.

The board does not take in members input and feelings. The board blocks, cutoffs, the members feelings.

Size is too large, create a cap on spending that is a firm commitment; expand outdoor seating significantly.

full membership vote to establish a total expenditure on the rebuild.

The ski lodge needs some upgrading for sure. Just not sure, without seeing the plans that it needs to be as big as proposed. :)
It is a nice improvement.

Reduce costs.

My question is what I stated before. I would have to see the plans to know if the proposed plans are larger than what is needed.
It seems extravagant and a drain on HOA funds.

Do not like the new proposal because it lacks varying size options and is WAY too big and too expensive	I want to see a significantly smaller lodge (18,000-20,000 sq max) and significantly lower cost (\$18m cap as originally proposed). The lack of size and design options presented is utterly appalling for the scale of such a project. Proposing only 1 mega-lodge option is NOT a way to get buy in from the community as a whole - just look at the divisiveness this has already caused amongst the Tahoe Donner community. The board and the way it has been conducting this business should be ashamed of them	Please provide multiple realistic sizing and budgeting options and put it to a binding member vote.
Practical. Addresses the needs of the community and amenities	No change	I support the board in making difficult and important decisions regarding this project
I like the size, design for future use and growth.	Not a huge fan of the modern design but happy to see project moving forward.	The project has been in the planning stages for sometime and I would like to see it get started at whatever size the board decides. I am concerned a small minority is detailing the project.
fits current building codes and requirements	that's up to the Board	None
I think the current ski lodge needs to be replaced with bigger facility that is safe, accessible and that accomodates the "everyday" demand of the skier and needs of the staff. The current design that puts the deck at the elevation level of the two chairlifts will be great.	The proposed size and corresponding cost of the lodge is way more than needed to accomodate the average daily skier visit. Trying to size the carrying capacity of the lodge based on peak skier visits is not needed or cost effective. Peak skier visits that occur on good weekend days and holiday periods can be handled through technology with on line or ticket sale kiosks, like Sugar Bowl. Overflow demands for food and beverage can be served using pop up bars and barbeques like those employed I	We think that Tahoe Donner has done a very good job in trying to educate homeowners about the need for a better and bigger lodge. The tours and all the personal approach on the part of staff were excellent and much appreciated. Clearly, full time staff need adequate and appropriate work space. Ski hill functions (rentals and ski school) that generate revenue need to be expanded and enhanced. The Ski Lodge could support some "off season" functions, but the primary driver of design should be s

hate climbing up the hill to access the chairlift. That will be an improvement! more space inside will be nice. please continue to limit the number of skiers especially the "public." We enjoy the intimacy of the resort and few lines to wait in.

I think the proposal is too costly and believe the existing building will suffice for the needs of our community.

The current lodge is too small, gets overcrowded and is not ADA compliant. We need to upgrade the facility to comply with the law and to accommodate holiday crowds. It does not make sense to spend significant sums of money to update the facility and not at the same time expand its capacity.

THE SQUARE FOOT SIZE. IT SHOULD SERVE US WELL FOR A LONG TIME.

It will replace a structure that was designed and built over 50 years ago when there was no idea as to how many people would truly build here with something that will meet the needs of today and the future. It is the future we must be looking toward. As an aging skier with a new grandchild, I look forward to the easier walk from the lodge to the lifts. It is hard now as I get older, and it was hard with my kids when they were little getting from the lodge to the lifts.

I would like the proposal to only consider the cost of improving accessibility and safety requirements.

Nothing. Proceed with a high quality proposal. In a few years nobody will complain about having a high-quality facility. However, if we do a cheap job or provide insufficient space, it will be an ongoing source of complaints.

NOTHING! MAYBE TIGHTEN UP THE COST PLUS 10%.

Not a fan of the exterior but it would not stop me from supporting it.

getting the ski school inside will be nice for the students, especially the little ones.

None.

We believe that the HOA should not only upgrade the downhill ski lodge, but should also invest in more lift capacity. Installing a lift on the backside would greatly increase capacity.

TELL THE TAHOE DONNER VOICES GROUP TO STOP WHINING. THERE GROUP IS JUST COSTING THE ASSOCIATION MONEY IN LEGAL FEES.

Would love to see the eagle rock chair lift sped up a little bit. Since the runs are not all that long a faster lift would make time of the hill a little more enjoyable. It would also be nice to have the ability to move the snow making equipment around the mountain to maintain the snow loads when we are short on snow. Also grading mile run so the return past Backslide to the lift was a bit steeper. It is very tiring having to pole along after you get around the corner. You might be able to j

There has been consultation with all interest groups, members, and experts. The process has been shared and the decisions are within their discretion and sound. A well maintained lodge that is functional and attractive is an asset for each and every homeowner. Allowing the amenities to deteriorate is a detriment to the entire area.

I think the proposal meets all necessary criteria and serves as an enhancement to the development as a whole.

There is no reason to substitute the judgment of a few individuals for the good of the development as a whole. If there is a real concern that the dues would be a burden for long term owners on limited income, there should be a mechanism that individuals could apply for relief if they have lived at Tahoe Donner for more than a certain number of years (20-30?).

Nothing! It is too grandiose. We should not be trying to accommodate public patronage or compete with commercial ski resorts.

CANCEL it, per comments in Q2, and design more reasonably.

Size the replacement lodge for AVERAGE Tahoe Donner member and member-guest patronage of winter skiing activities only. Cap the cost to design and build at \$18 million. Obtain Tahoe-Donner member vote of approval for final decision to demolish the existing lodge and design and build its replacement within the parameters outlined above.

Investment in infrastructure is important to preserve the value of the HOA.

Do not use the downhill facility and therefore no real opinion in the function of the lodge.

With all the Misinformation and official communication it would be good to have a simple statement on the expected cost and benefit of the lodge and the risk analysis (worse case).

Everything. You have done your due diligence and I believe the structure will benefit the community and enhance Tahoe Donner.

All good

Thank you for excellent work

<p>Not having to climb a hill to get to the lifts. I have hated climbing that hill. (But wouldn't it be less expensive to reposition the lifts?)</p>	<p>Make it smaller and less expensive. I don't see the need of a lodge built to accommodate crowds on holidays. Most days it will look deserted. Surely you can come up with a plan for a few million less that is similar in size but improves the flow of the interior space. Also, I really hate the design. I want it to look like a ski lodge!</p>	<p>You should ask yourselves what is the future of downhill skiing at this altitude? Will we be seeing shorter and shorter ski seasons? Will there be seasons of no skiing at all beyond beginners on man made snow. Maybe in not so many years this large, expensive lodge will have outlived its usefulness and another board will be trying to figure out what to do with it. I think a more modest investment would be prudent.</p>
<p>Much needed extra space and code updates</p>	<p>Nothing</p>	<p>Is the same food service going to operate? Their prices for what is offered and portion size is outrageous. We won't be patronizing the food service again and we have for the 12 years we've lived here.</p>
<p>better access to ski lifts, better lay out, bigger, pull up drop off/pick up</p>	<p>nothing. Be careful with contractors who think everything is a change order!!!</p>	<p>See my comment above to Q3. My only comment is that we are probably too conservative--we should be aiming for something bigger (but it looks like the Board has already gone down that route). My overall comment is that many of the association's common facilities look very dated...it's time to aggressively upgrade and modernize many facilities...let's get going on this and similar projects. I'd even consider a special assessment to quickly modernize and improve the facilities.</p>
<p>Looks like a well thought out proposal. The Board has proceeded thoughtfully, and solicited, received and considered much owner input. It's now time to move ahead and get this project underway.</p>	<p>It's not clear how much of this building could be used for other purposes after snow season. It would be good to have some multi-purpose rooms that could be used at other times of the year, either for association functions or by homeowners (at a cost) for private functions.</p>	
<p>I appreciate that a new lodge will significantly increase community value "as well as your clear communication about it</p>	<p>Nothing</p>	

<p>I appreciate the need for a new and updated ski lodge.</p>	<p>I would like to see proposed scale and cost of the replacement lodge reduced as I don't believe the scale is warranted given the use by Tahoe Donner members. Also, I believe climate change will mean less downhill skiing opportunities at Tahoe Donner.</p>	
<p>Overly expensive for five months out of the year</p>	<p>Should be smaller and at least half as expensive</p>	<p>What if it doesn't snow very much It would look bad , without foresight</p>
<p>Do not like. There are multiple commercial ski resorts within the area. The uniqueness of TD ski hill is not the lodge but the hill itself and its ability to be a great starter hill/mountain for learners. It has great instructors and is relatively affordable. We do not need a new larger fancy lodge. The current lodge and its size is very functional "as is" for the amount of use and type of usage it receives.</p>	<p>First of all I believe that with some renovations it could be functional and meet the needs of the community for another 8-10 easily. However if we were going to do a replacement I would want the size of the lodge to stay the same size or even smaller (I believe even a smaller size lodge but laid out differently could meet the needs), Again it is the hill, staff and affordability that separates TD Ski hill NOT the Lodge.</p>	<p>I do not understand how the board can consider moving forward with the proposal for such an expensive capital project when there is such decisiveness within a significant % of the membership. I am not saying that the Board has not taken actions they thought were appropriate. However, in an HOA participation and member voice is usually minimal. However, in this instance there is considerable % of HOA membership that has concerns. Seems to me that should signal that "the board should pause" a</p>
<p>Nice looking design</p>	<p>Since the board didn't plan ahead during the past 50 years, then we should budget a facility that meets the funding we do have. Possibly the shortfall should be a one-time assessment, voted on by the members, instead of funding this by significant increases in our future annual assessments. The decision on a design should be what we can afford, not what we want at any price. Possibly downhill ski should be members only, reducing the size and cost of the facility.</p>	<p>Total cost PER PROPERTY owner.</p>

Having been a homeowner in Tahoe Donner for 35 years and the wonderful experience my children had skiing at the Tahoe Donner Ski Resort, I fully support a new lodge. I believe the Board has been completely transparent in their approach and support this proposal 100%

Its well-thought-out, researched and will meet the current and future needs. The cost is reasonable.

Nothing

None

The current building is always crowded and does not offer the experience that other ski resorts offer. I like the idea of a larger building, the entrance at the upper level and the ski school incorporated within the building.

The lodge is old and deteriorating. If I read correctly, replacing the lodge with an existing footprint may very well be desired, if the facility cannot accommodate the influx of residents and visitors better than it is now, even the public won't come anymore.

Maybe I missed it, but is there any visual rendition made of the current structures and layout and superimpose a proposed layout? Given that the current building doesn't even meet ADA requirements, current building codes, & energy efficiency considerations, I'm surprised but concerned that a building 50 years old open to members AND the public hasn't been fined before.

With all the current hoopla, hysteria and bickering over this proposed ski lodge replacement, I seem to recall the same kind of halting, NIML (Not In My Lifetime) arguments over the replacement of the Trout Creek facility and Lodge years ago. And look how nice the facility is now and how much it is used. The lodge needs to be replaced in order to keep Tahoe Donner an attractive, comfortable, SAFE, efficient community we all chose to move into. If the current ski lodge isn't replaced, it won't

We do not like the current proposal

Hold remodel/replacement costs to \$18M. We do not need an overblown facility supporting a 140day season

Listen to HOA members and put any project to a member vote

I think it's a great improvement and it will add value to our properties maybe in TD.

not familiarized enough with the current proposal

None

Expansion of Lodge

NA

N/A

Just build it

I would like to see an improvement on the lodge and facilities ---it needs updating

I DON'T LIKE VERY MUCH IN THIS PROPOSAL BUT WAITING LONGER WILL JUCST MAKE IT EVEN MORE EXPENSIVE TO BUILD.

A step in the right direction, please approve the maximum quality/size for the future generation, we are appalled by the short sighted vision of some of the members on next door.

We would rather the funds are allocated to the Northwoods redesign project as those facilities are used more than the downhill ski lodge.

The old lodge is inadequate. We need a nice cafeteria to relax, have lunch and gather after skiing

I think the design is unattractive and does not reflect the mountains it is situated in. There should be a cap to the project.

The lodge is a busy place where parents and or spouses of beginner skiers hang out and wait. These people often try to hog the tables even though there are signs saying not to do so. Jackets/gloves left on empty tables, maybe being watched over by one person. While other groups of people are left waiting for a table. Fix this issue.

Make every effort to predict and meet the needs of the vision of being the best place to begin skiing in Tahoe.

Can't remember all of it but I definitely believe and gathering place is needed with a cocktail bar do a full remodel of the existing building

again to keep the costs to what is proposed and not keep going up to the homeowners

Tahoe Donner missed its chance decades ago by not expanding the ski runs up the hill across to Glacier Point and Donner Ridge. Including that area would have made it more than a bunny hill for beginners, and you would have more interest. I enjoy TD downhill, once in a while. Skips Plunge is like a One Minute Shirley Lake. As far as ski areas go, it's not very good so keep the lodge plan simple.

Please move forward as soon as possible.

Keep improving as you are doing

It is important that TD continue to update, improve, and modernize ALL of its facilities for the continued enjoyment of members. That is the reason we chose to purchase there. That said, in each case tradeoffs will need to be made to manage priorities. The downhill ski area is not a "destination resort" (in contrast, for example, to the XC ski area) and we should only provide for public usage to the extent that usage is expected to "pay for itself" over time. I would like to see a more careful

We do not have any significant dislikes about the current proposal, other than the cost.

More room is needed for indoor dining than what is in the existing facility.

What would help the current controversy would be an analysis of two proposals (one smaller, one same as current) with financial forecasts showing the tradeoffs of the two approaches.

We are not vehemently opposed to the Board's proposed plan. We support the replacement of the Lodge. However, we are also concerned about the size of budget for this project. We are not satisfied that enough creative thinking has gone into alternative designs or reducing the ambition of the project goals to bring the costs closer to the original estimate (\$18 million).

looks good to me

The proposed ski lodge is too large and too expensive. A smaller less expensive modern lodge seems more reasonable.

There seems to be a "zero-sum" aspect to the current debate in terms of members feeling money spent here won't be spend on their favorite amenities. It would be helpful to see the full set of upcoming projects and their respective budget estimates and timeline.

If some of the goals for the project were reduced a little bit, could that have enough of an impact on the budge to be worth serious consideration? Thank you to the Board for the recent communications that directly address some of the points raised by the "Tahoe Donner Member Voices" emails and their attorney's letter. These communications have been very helpful.

Can the current parking support the larger lodge?

Modern design, large enough to accommodate peak overcrowding times and future membership growth. Like the outdoor seating area expansion and potential year round use options. Food service area expansion also will be good.

Concerned about parking and if there will be enough in future years. I've read the negative commentary on this project, but don't agree with most of their positions. I do think we need to be careful with costs and just make sure we do not drain reserves to support additional future projects like the Northwoods clubhouse replacement. I'm ok with reasonable annual dues increases as long as it's put towards updating or expanding our amenities, but would hope that it's not excessive in any given

Let's get it started!

I think the proposal is excellent, balancing the need for replacing the ski lodge with other needs. The design and planning looks great, as well as the financing plan.

Nothing.

Thanks for engaging with the members, and asking for input. At this point however, please go ahead swiftly without further delay once the survey results have been shared, assuming that there isn't a huge majority against.

No steep slope. Better dining area. ADA complaint.

Proposed Facility is too big and too costly should be less that 20k sq ft and cost less than 18 mil. No need for max size or to design for public use, should cater to members first. Better to spend on the ski hill itself (mile run) and outside spaces. The world and climate is changing we need an adaptable space not something that looks like the current big lodges at big resorts.

I would first spend money where needed to improve outdoor spaces and the ski hill itself (mile run) and improve access to the lifts with earth moving to eliminate the steep slope. Once done I would look at different eco friendly designs that focus on the outdoors not the indoors and member needs, not the public.

I think the lodge needs to be updated but not to this scale.

Smaller project and less money spent.

Ski lodge definitely needs to be replaced

Smaller foot print and less cost

Main chairlift needs to be replaced w/ detachable quad for safety and capacity. Snowmaking will be needed as climate warms. Use the funds saved on a smaller cheaper lodge to support these equally important needs.

The current proposal is forward looking. The Association will be stuck with whatever is built for another generation or two. Saving a few dollars now is short-sighted.

N/a

None

Currently proposal is too costly and too big for a ski lodge for such a small mountain.

A much smaller design with lower construction costs.

What are the plans for keeping the ski slope open during construction?

Why does this proposal not go out for a vote to continue or not? The results of this vote should be communicated to all home owners.

I went on a tour with Downhill ski area manager and understand the need to expand.

Price tag seems VERY HIGH, even at with reduction from previous options. As a retired fixed income individual, I am very worried about increasing cost to build and maintain such a structure, along with list of other TD projects. Must be more value engineering that can be done to reduce cost.

I understand the need to maintain and sometimes upgrade existing facilities, but as a home owner, I feel like I am being treated as an open check book. All amenities need to become more self sufficient, not just via NOR, but including the ongoing cost to maintain the facilities. If amenities are going to be open to the public, then the rates for public also need to be increased a lot more to make make ends meet, instead of putting burden on members to subsidize something they often don't even

It seems excessive given the size of the resort and a big cost for the neighborhood to absorb when it is for the public benefit. If use of the resort was included in our membership, maybe.

Frankly, itâ€™s cost. Itâ€™s too much to add to HOA fees.

Is the HOA increase indefinite? Or is it a special assessment that will end? Are there any other building options?

The due diligence has been performed and is ongoing, and we need to look towards the future, and ensure the TD Ski area remains a viable option for the foreseeable future. Spending the money, we need to do it right.

NA

From a perceived value perspective, have we looked further at expanded use during the summer, and that message passed along to members?

To big and too much money

It's too expensive for what it is. We should bring the current structure up to date and leave it at that. The location would not support such a large structure. There are too many ski resorts in the area to support a small ski hill with a big lodge. Isn't the main purpose for the home owners and not the STR's and the public?

We bought our home in 2016 and over a 6 year time frame the HOA's have gone from \$1900 to \$2349. That is \$450. We hardly can ever get to enjoy what we paid for. We quit paying the extra fee because there is no room to accommodate. Too many STR and public use.

I believe the board is proceeding in good faith.

Modernizes the facility

Funding should be borne more by public users through usage and rental fees, than homeowners whose use is a smaller fraction of the whole.

What's the truth about increased homeowner dues taking into account all the projects anticipated to be completed over the next 5 years.

The problem I have with the project is the cost and size. This does not seem like a profitable endeavor considering that the mountain altitude will never be a first class resort. This is a beginner ski resort. The traffic as well as the cost to gain ratio not reasonable. We all know that the estimate will be not close to the actual cost once this project begins. I VOTE NO. A RESOUNDING NO

SIZE AND COST. This is an unreasonable proposal.

Why can't we pare down the project to make more members agree to get onboard. This is not a good practice to exclude the members from the decision making and instead leaving the decisions up to the board.

Scale down the size of the project

I like the updated design, better access to lift, bigger dining facilities and kitchen/storage/employee areas. I like the fact that no special assessment will be required, but would say that does not relieve the Board from keeping increases in the Annual Fee to a minimum.

Nothing

Again, please do not play games with the Annual Fee, if indeed there is no Special Assessment required/expected. I think owners would see through such a strategy and feel upset and misled.

Design looks good. Sustainable building.	No changes. This is a solid plan to replace the old ski lodge.	The old building is beyond dated and needs to be updated on all fronts. We are on board with this project.
We feel that the size of the building is too large and therefore can not agree to move forward.	Downsize the building and the cost of the building	I would support a smaller building at lesser cost.
The current large is 50 years old and I hate that steep hill!	I am fine with the current proposal	Let's do this!
I believe we need to upgrade our amenities as needed on a constant basis to protect our asset and create usable space for all members. I trust the elected board to vet the proposal and authorize the correct improvements - that's why they were elected. I'd like a year round amenity that is available for food and drinks and meeting others.	I want to support whatever the board has determined is required.	Hopefully you can get sufficient support to get it done as is.
It seems to be as minimal of a replacement option as is feasible and reasonable to replace the building as needed, and reduce the number of over capacity days.	I would like more explanation about what happens if the project goes more than 10% over budget (as all construction projects do). I would also like a clearer plan in place for development fund projects after the lodge is completed, with proposed timelines, and what the available budget for such projects will be. I would also strongly prefer that assessment increases be reversed within a few years of the lodge being completed. A permanent increase of more than \$300/year (from \$555 to \$867) is qui	I would also want there to be a plan in place to operate the new lodge in a financially sustainable way without subsidization from the HOA.

\$18 million option be developed and presented. This \$18 million will still allow us to build a reasonable lodge with moderate annual dues increases of 2-3% while leaving room for future capital investments. We all want a reasonable and fiscally responsible Lodge replacement and look forward to opening the dialogue with the Board to help get us there.

\$18 million option be developed and presented. This \$18 million will still allow us to build a reasonable lodge with moderate annual dues increases of 2-3% while leaving room for future capital investments. We all want a reasonable and fiscally responsible Lodge replacement and look forward to opening the dialogue with the Board to help get us there.

None

Not much

The proposal should be adjusted to reduce the cost of the construction and make it easier for the future revenue to at least cover the cost without using the HOA fees to pay for the inefficiencies in building/managing it. This project can be revenue source for the association and could allow to invest in much needed improvement to trails and other facilities.

There is not enough transparency around the current P&L of the lodge and how this P&L will significantly improve as a result of this huge capital investment. How the increased revenue from this capital increment will cover the cost? Many ski resorts are run for profit. We are non-profit association so can we at least run at zero or small profit that we can invest in other facilities that are more used by the members (trails, club house, etc). We cant keep saying we are not profit and this

Cannot say without seeing alternative proposal.
Nothing.

Would like to see alternative proposal.

none

The square footage and the priced reduced.

Nothing I want to share at this time.

NOTHING ! You are overbuilding for a ski area that has TWO, can I say it again... TWO, yes TWO can I repeat myself TWO chair lifts. I work at Palisades Tahoe, and we barely have a lodge that big. I have owned my home in TD for 25 years. I have never skied at TD. I am completely against spending the money the Board has proposed. Waste of \$\$\$ Every ski area will have some crowded days but you can not base a lodge on those few days. Just STUPID. This is my money you are spending.

Amenities need to be updated

Agreed that it is an old amenity and needs to be replaced

I appreciate the attention to ADA and energy requirements. I am happy to see a focus on current usage and not additional expansion.

The proposed lodge will give us a wonderful new facility that will serve the families of the property owners and will also allow guests from outside to participate with TD owners and TD residents in a wonderful new facility.

nothing

Downsize. Limit the amount spent. Make the kitchen smaller. Make the deck bigger. Lot cheaper to spend more money on a deck than a structure. People want to be outside right now. I work for Ski School at Palisades Tahoe. SS doesn't need the room you are giving them for a minuscule ski area you run at TD. You can not build for a few days that are crowded during Christmas and President's weekend. Stop spending money that is not yours to spend. We are not Lahontan, even Northstar. We are commun

Nothing

Need to make sure that the Ski Bowl Association (ie the homeowners in the immediate vicinity) is reimbursed for all costs associated with redoing roads since there will be heavy vehicle damage. In addition, need to make sure that any damage in the area will be fixed in a timely manner. In addition, need to replace the lifts - it's naive to assume that with increased capacity people will be thrilled with the speed of the lifts. They are incredibly slow - it takes less than 4 minutes to get down

No changes requested

Keep as is.

Add on and remodel. Use the yurt for something else. Move it and make it rentals or tickets.

JUST STOP, even this survey is ridiculous if people looking at it don't know what is behind what you are doing. I was here during the assessment for the new lodge. It was a large amount of \$. I am retired on a fixed income. I can't pay a large assessment. You mention in your flier that it will increase the Development fund portion by \$141, but you don't discuss what the total increase could be. You can't possibly spend the money on the DHSL and have enough for all the other projects. Look at

None

I want to congratulate the Board on its thorough and highly professional planning for this ski Lodge which will be an important part of Tahoe Donner for decades ahead. The planning is sound, and the cost is reasonable.

find a use for the ski area in the off season. Bike park? Wedding and conference center

It adds to the value of our property	Na	I think a bigger need is better Internet service and this is something the Board of Directors should tackle
recognizes the lodge needs to be replaced, has considered many aspects of use for the lodge	total cost including contingency needs to be kept below 20 million - use this as a guide to eliminate non essential features, cut finish materials costs and concede that features and or uses need to be cut back, eliminated or postponed for a future add on. This will then get the essential portion of the lodge built and then the community can evaluate the cost when completed and decide if additional features/functionality should be planned.	1) contingency always gets spent 2) all construction projects go over the initial budget so to think a 23.4 Million dollar project (including contingency) will not end up costing more shows a failure to acknowledge what happens on ALL projects of this size - this means all the post build budget models will need to be updated and the community will pay the price 3) Be more flexible and make concessions, consider a two phase plan where a total budget of 20M phase 1 addresses the top 4 needs (not the t
The slightly larger space is a better return in terms of space, utility on the fixed cost of construction and opportunity cost of it being closed. Given low snow years are likely to become more frequent, please think of how to make the space flexible for summer recreation, as a wedding venue, and other things to increase profitability and enjoyment. Please also consider maintenance cost and do all possible to use green energy and intelligent building practices to reduce utilities.	Given low snow years are likely to become more frequent, please think of how to make the space flexible for summer recreation, as a wedding venue, and other things to increase profitability and enjoyment. Please also consider maintenance cost and do all possible to use green energy and intelligent building practices to reduce utilities.	Given low snow years are likely to become more frequent, please think of how to make the space flexible for summer recreation, as a wedding venue, and other things to increase profitability and enjoyment. Please also consider maintenance cost and do all possible to use green energy and intelligent building practices to reduce utilities.
That you won't have to climb that hill to get to the lifts.	No response.	Nothing right now. Thanks.

I like that here was a thorough process, that members were involved throughout it, and the resulting plans the board decided upon are financially sound, will bring us into compliance and enhance the ski experience for members.

The current ski lodge is not adequate and the amenities at Tahoe Donner are what make it a desirable location.

Too much money for a unprofitable ski area. Improve the ski area, improve the lodge. Replacement should only be completed if the existing building is structurally unsound. Has a remodel been considered? ADA could be added with a remodel as well.

Sounds very nice but way too expensive

Upgrading an old building. Improving the walkways to and from the lifts

I like the idea of remodeling the current ski lodge, but not the cost.

Too much money for a building that is not profitable. What is the building used for the other 8 mos of the year?

\$18 million proposal

Please lower the cost. An annual increase of \$300 (>10%) for a building that's only used 3-4 months a year is way too much. Or increase the cost of services for people that use it rather than applying it to everyone (this should apply to the golf course too!)

I'd like to see more options on what Tahoe Donner can work on. I don't think we need an entire new facility. There are other amenities that deserve upgrades, such as The Clubhouse. The ski lodge only needs a remodel, not a complete tear down and rebuild.

Our dues are too high already. Flagrant spending by the board in my opinion. The lodge has survived 50 years of Tahoe Donner winters and is still standing! A remodel option should be considered. It's not "green" to tear buildings down, right?

A more accurate budget. Not all Tahoe Donner members use the Ski Lodge or ski hill. The HOA fees are going to be high.

<p>The ski lodge is 50 years old. I don't play golf or use any of the other amenities, but I still enjoy skiing during the winter months. I truly want a first class lodge that will endure 50 more years. I think we are way over due. Thank you to the manager and board - I wish those who constantly complain would relocate.</p>	<p>Nothing - just make sure we have a good bar for us older folks!</p>	<p>Get it done.</p>
<p>Nearly double current size Larger dinning area Easier ski access</p>	<p>Allow for expansion, if needed in the future.</p>	
<p>Nice building but too expensive. I do not think the current proposal makes sense. There are much better ways to invest association money than to build an oversized new ski lodge</p>	<p>smaller building and less cost</p>	<p>I disagree with the proposed project</p>
<p>It makes sense given the age and projected usage to improve the ski resort now.</p>	<p>Nothing</p>	<p>None</p>
<p>We support the rationale behind replacing the current outdated and dysfunctional lodge.</p>	<p>None</p>	<p>My grandchildren enjoy the summer camps and suggest that there can be more summer activities for children with a bigger space if the replacement lodge is a reality.</p>
<p>Too expensive for an amenity my family and I don't use.</p>	<p>A much lower cost alternative. I am concerned about how the current proposal will impact our future HOA dues.</p>	
<p>We don't like the proposal.</p>	<p>Would prefer a remodel rather than a rebuild. The mountain is not going to get any bigger and will never be a serious ski destination.</p>	

I am not following it as I do not use it. But I will be grossly disgusted if my fees go up AND you are doing this for the benefit of bringing in non-members and advertising it as a resort. Any of our amenities should be for the benefit of homeowners and their related families ONLY. STRs are gross.

Tahoe Donner needs a new facility, and one that can be used by guests, visitors, and people with access issues. It's clear to me that we need to invest in an amenity that all of us can use, and it's best if it can be used year round and become a destination. We should have the vision and courage to actually build something nice instead of succumbing to a vocal minority that would prefer to let our infrastructure fall apart, or perhaps even worse, spend our funds on a solution that isn't really a

Easier access to lifts

I am not following it as I do not use it. But I will be grossly disgusted if my fees go up AND you are doing this for the benefit of bringing in non-members and advertising it as a resort. Any of our amenities should be for the benefit of homeowners and their related families ONLY. STRs are gross.

I'd like to see the lodge be a bit larger, perhaps with room for a destination restaurant. I would also like to see more emphasis on the connection to the outdoors and ski hill to facilitate year-round and apres ski activities. I'm picturing something (in terms of use) like the Northstar Village at a much, much smaller scale.

Upgrade existing facility to comply with ADA and refresh interior only. A new lodge is not warranted without also expanding ski terrain. To address overcrowding on peak weekends restrict ticket sales to the public. Allow members and guests only at these times. Close down rental shop and restaurant services. Allow picnic lunches on patio. Build wide metal (movable?)staircase from patio to lift level. Discontinue any marketing to public.

Property owners, especially those who do not use ski hill, should not be asked to fund this public facility. Get it funded in other ways or severely reduce the cost/scope of replacement.

I am not following it as I do not use it. But I will be grossly disgusted if my fees go up AND you are doing this for the benefit of bringing in non-members and advertising it as a resort. Any of our amenities should be for the benefit of homeowners and their related families ONLY. STRs are gross.

I'm quite worried (and a bit resentful) of the TDA members who have taken such a strong anti-project position on the issue, going so far as to spread a great deal of misinformation about the project. It's part and parcel to what is going on at large politically in this Country. My only hope is the Board and the rest of the membership can stick to the facts and the thoughtful planning that has been done to date and not let the loudest voice in the room bully us into the wrong decision. Part of de

It's too much money to spend on what is a very small ski hill. There is no reason to enlarge it unless we could add considerable terrain as well

Nothing, I do not like anything about it. It's too modern and too expensive, and already loses money as is. We currently have a beautiful lodge. It's classic there are so many historical places that have been torn down in the past that would be worth millions now had they not been demolished. As a former President and CEO of over a 500 million dollar company the Tahoe Donner Association project numbers do not make any sense. Our dues will sky rocket caused by the new development and lack of inc

Bring in the member's voices and let them decide. Bring it to a member vote, the board should not make this decision on behalf of all the members. Get another opinion on the financials.

I have a house in Tahoe Donner and I frequently use the ski mountain. This mountain is amazing and it's use was designed for the home owners. What you're trying to do is exploit a mountain that's hiding in plain sight, at the home owner's expense, leave it as is. From what I've seen and heard the majority of Tahoe Donner home owners do not want this proposed project going through.

Nothing, most of the proposal is lies!

Cap of 18 million dollars to build a reasonable ski lodge

It is so sad we have dishonest board members.

It is needed as current facilities do not meet the needs for the increased population. It will be a benefit as well to my kids and grandchildren.

Nothing

None

We need to replace the current lodge. There are additional requirements that seem like they are being met.

The size increase seems excessive given the current usage and even peak usage levels. There has been a lot of focus on increased contributions to the development fund but how will the new lodge impact operating expenses? Nothing makes money at TD, how much will this contribute to the annual expenses we now need to cover? Are there offsetting revenues?

I am not seeing how this type of a project doesn't materially increase costs (development fund and operating expenses) for the members but that is exactly what the materials seem to be positioning - don't worry, not a big deal. No other projects will be impacted. Construction costs rarely go down so if your assumptions aren't correct (lumber costs, labor, inflation generally) the size of this project magnifies the error in a material way. The members are the ones left to pay. I hope your ana

We need a larger and more functional facility. Also need an updated facility that can be used for other events as well. Improving our facilities will increase our property values.

Nothing. I trust the professionals who are evaluating this.

A difference of \$10,000,000 is really not that much for an HOA community of this size over the long run.

Clearly we need to update the ski lodge.

We don't understand why a facility that most member families use for a bit and then move on to other mountains would need to be bigger. If there was a solid marketing plan that had data showing how non-member families would be marketed to and what the usage would be that would be good to know. At this point there has been so much discussion that it's hard to know who's opinion to listen to. Communication from the board has been opaque. We are very happy as owners to improve TD and make it mor

Why don't we spend the money on undergrounding the utilities? Or, how about getting evacuation routes planned out and expanded in case of fire? It seems like the priorities of the board are not in line with the homeowners. Our family would spend a lot more time (and money) at our TD home if we could count on power being on and we felt safe during wildfire season. Additionally, focusing on getting reliable internet would be appreciated way more than a new ski lodge. If the board would focus

I am indifferent

The Board needs to assure that funding of the upgrade is primarily funded by future users of the downhill ski facilities. Some of the burden could fall to lot holders but certainly not all.

Good plan to replace a very old building and also the increase size will accommodate the growing population in Tahoe Donner.

Oh OK as is.

We are pleased with the direction and also feel it is time for the board to take the initiative and complete this project.

I do agree with needing a new and improved ski lodge but do not agree with making it so large and expensive.

Not have it be built to accommodate non members or large enough only to accommodate holiday crowds. It will not be used year round as predicted. A \$15-18mm design and build would be adequate

What other proposals were looked at?

Increased food service and potential for year-round dining amenity, plus the fact it addresses in part the future needs. It's time to do this right without sacrificing quality and functionality. We need to invest in the amenities to keep and improve the value of our investment in this community.

You have hired one of the best ski resort architects in the business. Let them do their job. I know a good deal about the A-E industry having practiced in it for 40 years and I say leave it to the experts and not the arm-chair quarterbacks that think they know better. The board is charged with bringing this project to fruition and you have my full support.

The Board & TD Staff have done a lot of research, hired professionals to advise, I trust their judgement

Its not too big and not too small.

Its fine

None

Long over due replacement of the lodge. This will add value to all property owners investments. For skiers the experience will be far greater

More year round benefits for summer time to go have a beer and burger and hang out and enjoy the views

How fast can we build this?

I hope I won't have to climb up to the first lift. It's exhausting! I also like the expanded restaurant/bar space to enjoy during and after my skiing.

None

None

It is time to replace an aging facility and the new ski lodge will hopefully be used for purposes outside of the winter months in years to come.

Updating is good

Since the amenity is not a profit center, it should be mostly for serving members, not the public. It is too expensive at present, and the cost must be balanced with all the other improvements and maintenance required in TD.

The cost must be balanced against the budget for all the other necessary improvements. The XC ski center cost much, much less than the proposed downhill center. I only use the XC center, and never use the downhill, so I don't support such excessive cost for the proposal.

Nothing at all. Way too expensive. HAS are pricing me out of TD.

Scrap it. If downhill ski area can't support itself, sell it or shut it down.

None.

It upgrades the existing facility to include more space for the ski school, rentals, and staff, which are currently cramped into too-small spaces and, in the case of the ski school, separated from the main building.

The current proposal has too much square footage and should be smaller. The reasons are as follows: 1. the need to accommodate high capacity days will dwindle for the following reasons (a) demographics--the ski hill caters to families with children learning to ski and the birth rate is falling so there are fewer young people and the aging of the US population implies that not enough older people will be learning to ski; (b) climate change--the Sierra's will see falling days on which skiing is a

Comment: The planned financing for the project does not adequately factor in the future needs of the Association. Without a better master plan for renovation or reconstruction of upcoming facility the notion that \$5.6 million annually into the Development Fund will be adequate at the higher assessment of \$867/year is not currently supported by a well-articulated long-term assessment. Further, there has been little discussion of how the Development Fund and the Replacement Reserve Fund interact

Nice design.

I don't disagree with the need to replace. I question the size. I understand that the Board's position is that downsizing moderately yields little cost benefit, but there has to be another way to limit the size of this project. We just don't use the ski hill much and would prefer spending to be aimed towards fire protection and utility robustness. The increase in HOA may not be palatable to many for an amenity they don't use. And as great as our home values have increased, it is a bubble, w

As a relatively new owner, I have no dog in this fight other than to read the messaging from the Board as well as the TD Member Voices Group. I would really prefer that the vitriol be toned down on both sides. I would like to see both groups get together and solve this problem. The community can benefit from seeing leaders on both sides come together to try and solve this difficult problem.

We need to make it ADA compliant

I do not approve of making such a big investment into such a small hill. My kids learned to ski at Tahoe Donner. It is a a cute, small mountain. The plans do not make sense. Make it smaller, less expensive. Please be prudent with our HOA dues.

<p>It's well thought out, exhaustively researched, supported by multiple past boards, gets us ADA compliant, looks modern, and allows members to invest in a structure that will last the next 50 years.</p>	<p>Nothing. Why would i think that i have a better idea of what needs doing vs multiple boards, professional architects, numerous committees, etc etc. The whole point of a member board, voted on by the members, is that we all agree that we do NOT have the background, experience or time to figure out what needs doing, what can be afforded, and what will suite our HOA for the next 50 years.</p>	<p>Get on with it. And then move on to the other aging facilities. Fees have been artificially low for decades - unfortunately it is time for current members to backfill what previous members did not pay. We may not like it, but if we want an HOA that is usable for the majority of members for the next 50 years, we will all have to absorb increasing fees for the next few years.</p>
<p>Nothing</p>	<p>Total cost should be firmly capped to <\$18M otherwise homeowners are subsidizing the public benefit which I do not believe we should be forced to do.</p>	<p>Unless there is an overwhelming mandate in favor of the plan as currently proposed it is unfair to force all of the homeowners to bear the cost of a project that only benefits the public.</p>
<p>We strongly support this effort to update and improve upon assets that are unique to only the TD community, such as the TD Ski Lodge. These assets provide the TD homeowners with memorable family experiences and enhance property value at a competitive cost. Let's not take that asset for granted!</p>	<p>While the current exterior design is attractive in isolation, we would very much like for the style to be similar to the Trout Creek Sports Center and the TD Beach Marina. These designs are timeless, attractive to the broader public eye, more amenable to future modifications and expansions, and provide consistent high quality TD brand image.</p>	<p>We are pleased that the Board is pursuing this goal.</p>
<p>nothing</p>	<p>I use the downhill ski area regularly -- but I have no need to use the ski lodge. My house is nearby (aren't they all?!?) So I will not support any proposal that will increase my HOA dues to subsidize a bigger lodge for visitors to add more traffic to my neighborhood.</p>	<p>\$141 per year x 3 years = \$423. I don't want to pay \$423 to subsidize a bigger lodge that nobody in the HOA will use. If the board wants to build a new, bigger lodge -- please find ways to pay for it by increasing day lift prices for non-members (those who would actually use the lodge)</p>
<p>I think we are overbuilding and the results will be unfortunate.</p>	<p>Offer members a choice of 3 sizes and designs, provide the pros and cons of each and stop the PR campaign.</p>	<p>The data is colored and the needs of members are not being taken into consideration.</p>

	<p>I do not like the design of the building. It looks like a modern library instead of a ski lodge. I also think the design does not look like the lodge or the XC Adventure center, it's too modern looking and think there should be some uniformity.</p>	<p>I hope that the plans will be large enough to accommodate the present needs. When the Lodge restaurant was constructed, it cost a lot and it wasn't large enough. It had to be enlarged and the downstairs room wasn't large enough to even hold the women's or mens golf clubs. Poor planning.</p>
<p>Cost, would like other amenities to be upgraded and concerned about increase in HOA dues Nothing, too big, I like smaller Ski Lodge option The ski lodge is dated and needs to be replaced.</p>	<p>smaller, less costly would like to see more specs on how much it is used what are the projections of use during summer 18,000 sq ft Lodge best option The costs lowered.</p>	<p>None.</p>
<p>Finding a proper space for ski school</p>	<p>The cost and size of the building and the push of the cost to HOA owners, many of us who do not and will not use the downhill lodge. It is a beginner mountain, and owners should not have dues increased if they do not intend to use the lodge. It should be an optional surcharge similar to the rec fee. I wouldn't mind the entire downhill mountain to close.</p>	<p>really concerned about the overal budget and the low percentage of HOA owners who use the downhill lodge.</p>
<p>Replacing the facility is an improvement to the HOA assets. HOA members need to understand the value of investing in the common facilities is reflected in the value of the homes. Modern design and more room will attract people.</p>		<p>Nothing</p>
	<p>Build for TD families and members Don't use our money for public use Build smaller and smarter Include members in all decisions</p>	

I believe there should be some upgrades to meet accessibility and safety requirements.

I like the proposal to start with a smaller 18,000 at facility with plans to add additional structures as needed and with funding available.

Nothing! BOD has not prioritized the strategic plan which must include being fiscally conservative--we need honest usage numbers and costs; ---forest fire mitigation; a 3rd escape route; figuring ways to keep our power on reliably; in addition to global warming drought concerns and how the 80 yr aquifer which will affect our snow-making given how low TD ski area is in elevation. Finally how the people who live next to the ski hill will be affected. WE NEED A VOTE FROM THE COMMUNITY SINCE THIS I

Take in to account the community opinion by scheduling a VOTE. Use accurate and not misleading data on the size usage etc. Fund the project completely before embarking on the design etc. There is absolutely no rush as the current building is not going to fall down.

Schedule a VOTE in May with all the data vetted and no shenanigans

The facility needs modernization and delaying won't make it any cheaper.

What would happen to operations? Would the entire ski hill be shut down for the 23/24 season and/or more/other seasons?

Nice exterior design and use of the available footprint.

No change offered.

We value substantial amenity fee discounts for members and modest fee discounts for guests of members. Thank you to the board and staff for all the hard work on this project. Good luck. Shel and Donna Perham

Nothing

The proposed building is too big and too expensive. Please propose a smaller less expensive plan

None

I think it's too big. I would prefer the project be scaled down.

The overall size.

I trust the work of the staff and the Board of Directors to land on the best solution. They are informed and have done far more thinking than me.

A modest remodel is all that's needed. The lodge is surrounded by condos.

It's looks modern and will attract visitors

The facility is 50 years old and needs to be upgraded or replaced

The current proposal is reasonable. I skied TD when I was a kid and now my kids are skiing there. The current lodge is charming but more space is needed inside and out. As a family we have noticed that use has increased. There are still quiet days, sure, but when it's busy the current lodge just can't handle the traffic from ticket pick up to dining. We no longer stay for lunch because it's too crowded inside and you really have to stalk and stake a table early to eat outside. We believe the cur

Bringing the ski facilities up to current standards

The look and size. Good that it will be built so people don't have to climb the hill to get to the lifts.

It seems to be well thought out and thoroughly considered.

Nothing.

I don't have enough detail. I trust the board to make good decisions

The planned lodge (27,990 sq ft, \$21M-\$24M) is too large. Given the the size of the ski hill - 2 lifts and 17 runs, I think reducing size and price tag for a new lodge by about a third would be more appropriate.

Smaller, less \$

One thing I haven't seen mentioned (or haven't come across prominently) is consideration of parking/drop off access/traffic control around the lodge, old or new. For example, we will often drop off but there isn't a designated place that is clearly marked, safe and consistent. I hope the current proposal includes thoughtful solutions that improve traffic flow to and around the new lodge entrance and lots. We live around the corner so are never directly impacted but on busy days I feel for the fo

Thanks for allowing the project dissenters to air their thoughts and for correcting their misinformation.

When will it be complete?

More consideration of the immediate areas infrastructure (parking, access, traffic etc) and the neighbors needs to be incorporated in the plan.

Bring to vote

When it comes time for construction, what consideration has been given to communicating impacts of traffic, noise, etc with nearby residents? We are one street over and while I don't anticipate the same level of impact as those who are along Snowpeak and in the condos, I am concerned about having a clear picture of what to expect during construction and after the new lodge reopens.

Will the facility be used in the off winter season for other activities? Would that be cost effective?

<p>The TD ski mountain is very small compared with facilities and ski terrain in other close by areas. The proposed new building seems to be much more than necessary to maintain the "family" atmosphere and facilities.</p>	<p>Smaller, scaled down facility.</p>	<p>None</p>
<p>We believe it is important to invest in the amenities of the association.</p>	<p>I'd like to make sure the design contemplates off season usage. Both so it can hopefully recoup costs during summer months as well as be a place people might still go on winters when snow is less than adequate. I would also like the Board of directors to contemplate snow making equipment for other portions of the mountain.</p>	<p>Have you contemplated designing the building to be fire resistant? Can you also explore making it a space that residents can go during bad air days? it would be nice to get spaces with quality HVAC/filtration should we have additional challenges with extremely bad air quality. Perhaps it could even be opened to a broader community and we could get \$ from the county for this - helping to offset the cost of construction</p>
<p>Don't like the current proposal. It's become bloated over time and is oversized for what is realistic at TD. The ski hill does not get the volume that warrants a lodge of the proposed size. I use the ski hill weekdays and weekends.</p>	<p>Would like to see an \$18M option be developed and presented. An \$18M budget will still allow us to build a reasonable lodge with moderate annual due increases of 2-3% while leaving room for future capital investments (in the lodge). I want a reasonable and fiscally responsible Lodge replacement.</p>	<p>None</p>
<p>will provide adequate facilities.</p>	<p>We support a significantly smaller project, not to exceed \$18 million. We disagree with the size and expense of the proposed option and think it is excessive. Like many at TD we do not use the lodge *at all*. We do use the other amenities significantly and would prefer to direct money to those amenities.</p> <p>nothing.</p>	<p>none.</p>

We have been paying attention to the process and understand the cost differentiations. We have toured the current lodge and understand the deficiencies. We think it is prudent to design a lodge that will take us into the next 50 years. We have followed the conversation on neighbors, and don't agree with the opposing views. We think the opposing view is short-sighted in their conclusions.

The old lodge needs replacing. The proposal appears to provide for a more functional, user friendly and comfortable facility for the future.

Mountain modern style

Our condo is one of the closest to the ski lodge and we would like to have a conversation to see if it is possible for a few tweaks to the design for our and neighbor's views. We think the Board has done an excellent job of seeking input and presenting the research and information that has been conducted over the years. We are disappointed in the opposing viewpoints tactics and misrepresentation of the numbers and facts, and they do not represent our viewpoint.

Would like to see proposal for lower cost option that better utilizes the size of the current structure. Current size is fine if space is better utilized. No need to include ski school in lodge, yurt is fine. There is nothing wrong with "over capacity days". Most people only use the lodge very quickly in the morning and afternoon, the rest of the time it's not utilized. Kitchen does not need to be full service...quick service snacks and grab and goes are just fine.

We feel there has been transparency and thank you for keeping members in the loop over the years. We have owned our condo since 2017 and been paying attention and this topic is not new. We are directly impacted by the lodge so if it has been a top of mind topic for us. We support this project and feel it will benefit all of Tahoe Donner.

<p>I like the decision to expand the capacity at the ski resort. I also like that the board has budgeted most of the funding for the new lodge.</p>	<p>Two things that I would like to suggest are: 1. Look for ways to expand the use of the resort. In Europe they use ski resorts for "Summer Slides" and other recreational activities. Offer the lodge for community events and service clubs] meetings during the non ski season. 2. Look for ways to expand the ski area with more runs and or activities. Since the homeowners are or have been paying for the new lodge, offer a larger discount for owners to use the ski area.</p>	<p>We ski mostly at Squaw and Alpine, but support the proposed project mainly because the ski resort is profitable. And the resort is an important real estate asset for all of the property owners. Not to improve the resort would be irresponsible.</p>
<p>I like that everything will be under one roof. My hope is that when not used in winter there are other activities that will go on there. Even concerts in the summer like Concerts in the Park at the Regional Park.</p>	<p>Maybe not quite so big. Any kind of \$\$ saving would help in our costs later.</p>	<p>I would not to be in your shoes.... It seems to me that the board had really taken this under their wing...Just dont loose site of the other aging facilities...</p>
<p>Beautiful proposed building. More than meets expected use in the future.</p>	<p>Too expensive. Glad the board is working on a replacement, but too elaborate. Won't be used by the majority of residents. Good place to learn to ski but advanced skiers will use Squaw or Alpine Meadows.</p>	<p>Keep the price lower than proposed. I don't want my assessment fees increased at all. I am a 43 year resident of Tahoe Donner.</p>
<p>NA Easier access to lifts, modern look, and more welcoming.</p>	<p>Smaller size and less cost. I would like the proposal to include season lockers.</p>	<p>None None</p>
<p>The current facility clearly is insufficient, and the new proposed facility seems reasonable in scope.</p>	<p>Nothing</p>	<p>A point by point rebuttal to the contentions of the dissident group, just to shut them up, would be helpful.</p>
<p>I hate the current proposal. It doesn't fit with the ethos of Tahoe donner and is completely outsized for the bunny hill that sits in Tahoe donner</p>	<p>I would like for the lodge to maintain a similar size and style.</p>	<p>I do not approve of the board of directors spending members money with complete disregard for member wishes</p>
<p>It is being built to handle current capacity needs vs thinking a new lodge will draw additional usage.</p>	<p>No input</p>	<p>None</p>

I like very little. The usage of this amenity does not warrant the cost. I skied there many times this winter (both weekends and weekdays) and there are times I could count the number of people on the lift on just 1 hand. I believe the board members are not fully aware of the ramifications associated with spending this type of money on an asset used 1/3 of the year when the \$ can spent elsewhere to benefit more property owners.

I want to see the cost and build scaled down significantly to a bare minimum to meet current code standards. The less we spend on an amenity that is ranked 9th in usage is the prudent thing to do

I have to agree with the points made by the TD voices group. The planned new lodge is too big and too costly. There has been much email traffic from both TD Member's Voices and TD board/management and the issue seems very heated. I don't have the emotion/passion for the issue but it seems with the size limit of the ski area there is no reason to build out a lodge of this size/magnitude for a beginner ski hill. The numbers don't make sense and reasonable payback periods would be tough/impossi

The lodge needs to be replaced and the team is working hard to come up with a satisfactory proposal for an asset that brings in a large amount of revenue for TD.

Because of the seasonality of the activity and the many physical infrastructure needs of the TD community, I would support a smaller lodge that would hopefully be less expensive to build, to staff and to maintain.

It is awful - nothing is good about current proposal.

The size and scope needs to be in line with a. Reasonable budget and the wishes of the homeowners. Not the whims of a corrupt board spending other people's money

Why does the board insist on making the decision without brining it to a formal vote by the members?? This approach lacks transparency and breeds distrust. I believe the board does not fully realize this investment will not increase property values but if the annual assessment goes up significantly and other amenities do not receive adequate funding, our property values will depreciate.

There seems to be too little focus and regard paid to annual assessment fees by the Board. The recent email from Don Koenes on behalf of the board provides an example of that disregard when he addressed the prediction, by others, of assessments being "\$2800 - \$2900 by 2024". His reply was that we would still be below a national average of \$3000? Not that a 25% increase in assessment cost is unacceptable regardless of a non-comparable "national average" (as his cited national average is for a

I don't understand why a smaller option wasn't proposed.

Do not proceed

Too expensive and unnecessary	Don't build a Taj Mahal. Just make the existing structure ADA compliant.	It seems the existing board wants to get sued. Calling the project maintenance is a farce and may be a breach of their fiduciary duty to the members.
It's just time for the building to be rebuilt	Are there any private rooms, or will it be configured with private rooms/spaces for member private events (dinners, banquets, meetings, etc.)?	I don't see any information about year-round use of the proposed facility. Will it be multipurpose with access to food service and perhaps use as an entertainment/wedding/special event venue in the off-season? If not, I think those uses should be considered so you don't build a facility that gets used only during winter months for limited purpose. All the info I've seen so far has related to strictly winter use. Justification for that purpose seems sound, but thought should be given to how this
TD Amenities are partly why we bought our home and it's important to maintain them and keep them desirable. The cost seems reasonable and now if the time with home values at their highest.		I am continually looking for some estimation on timing to start and also to complete the project but have never seen any projections. Would love to know.
We need a new lodge but this proposal is too big and too expensive.	New lodge should be smaller and less costly!	Smaller!
Scaled appropriately for needs	Nothing	It's a well thought out solution

<p>Beautiful building, nice to have easy access to the lift. Skier drop off/shuttle drop off looks good.</p>	<p>We would like the assessment projection fees to drop back after three years to be similar to what we pay now. The proposal is too expensive. This project does nothing to improve the skiing. It would better to spend the money adding additional lifts on the surrounding Donner Ridge peaks.</p>	<p>What is problem with doing nothing?</p>
<p>It is overpriced and not in the best interests of the membership who are having association assessments increasing beyond what is acceptable. The size is not necessary. Please refer the petition.</p>	<p>Size and cost reduced in scope by fifty percent</p>	<p>The board's conduct is reprehensible and not in the best interests of the membership. I take offense to the unsolicited emails from the board and its president attempting to confuse the issues and intimidate me to agree with its actions.</p>
<p>The proposal is too expensive and the design is too large for what we need at TD. We also need to save money for other future construction.</p>	<p>Downsize to a more affordable lodge</p>	<p>None</p>
<p>Just get it done. that is will be updated</p>	<p>Nothing. Please proceed. the cost is too high and the members should have a vote on it as it is their money</p>	<p>You can't please all the idiots. Please proceed with the best option available.</p>
<p>Nothing</p>	<p>With a 50 year horizon of use I do not think enough consideration has been given to what "global warming" might do the ski industry at Tahoe. I have talked to several owners at North Star who are selling their units because they don't have confidence that they will be able to ski much in the future. The Tahoe Donner Ski facilities out to reflect the possibility of diminished use and plan for member only usage as the public won't be coming to Tahoe. Plan the facility for consideration of only m</p>	<p>Take a realistic look at the useful horizon and plan accordingly!</p>

A new lodge is needed.	The kitchen is too large, space should be used for other needs. 27k or even 24k sq ft is too large for such a small ski hill that isn't going to get bigger and is used mostly by the public and empty 7 parking o 9 months of the year. A large building means more costs for maintenance, repairs, cleaning and staffing. 21 to 22k would be more reasonable	It will mean huge assessment increases and there won't be enough for other projects. There seems to have been too much misinformation such as saying the amenity makes money, when it doesn't.
It provides needed updates and additional space.	Include a plan for expanding the ski area to Sunrise Bowl	Terrain expansion should be a part of this.
We need to replace the downhill ski lodge - I understand that.	I do not feel there has been an objective array of options presented. I would like to see the proposal changed so that there is transparency about the short and long term costs. As an example, I feel this questionnaire brochure was not objective and included misleading information.	My main issue with this proposal is that I have not seen an objective explanation of the implications to the long term assessment, nor the implications to other future projects within Tahoe Donner. If it is a good proposal, there would be no need to sell it so hard with misleading information about the assessment and reserves. Very valid concerns have been raised, and there has been no real response. I appreciate the work of the board and staff of Tahoe Donner, but you are spending our money and
I like your estimate that Homeowners will not have to pay a huge assessment to cover this project..although I am skeptical of your numbers and don't really believe them. I think Homeowners will end up with special assessments and dues increases out the wazoo. I also don't think there will be ample reserves left over to cover upgrades to other projects that we sorely need for amenities that can continue to be used despite global warming impacts.	I would like to see an accomodation for /acknowledgement of the fact that we are headed full speed toward global warming, and how can the new building can be repurposed for activities that do not depend on snow/snow making down the road.	I think the current Board has failed to make every effort to answer the the very vocal dissenters, and try to drive a consensus. The current Board has allowed this project to divide this HOA like no other issue ever before. There is widespread suspicion, distrust, confusion, petitions, never-ending NextDoor threads filled with misinformation and anger - the Board has allowed this project to turn this HOA and its governance into a completely dysfunctional organization. I'm afraid for the futur

We have own two properties in Tahoe Donner since 2000. Our son learned to ski and snowboard there and we expect our future grandchildren will too. We are not opposed to a more modest project that is family friendly and puts members before public usage.

Changes need to be made but not at that cost or size. The usage is limited to fewer residents than would support that large of an expenditure.

Nothing much: too big, too expensive and not serving the needs of the TD community

A more modest project, less square footage geared toward servicing property owners as opposed to a large scale project that is more of benefit to the public.

Less cost and size. We also believe there are other amenities that need funding more than the scale of the ski lodge investment

Much smaller project that would be much better aligned with the needs of the community: max project of ~\$15M (including overrun costs). No annual assessment increase to fund the project. The community doesn't need such a big project and funds could be much better spent on other improvements like Trout Creek, etc. We need to remain fiscally responsible and not start throwing money away on a project that will see no return, and less use than other more popular amenities than need improvements. Als

To us, one of the most pressing problems in TD are the unsightly and dangerous overhead power lines. We know that is a different subject, but with the storm in December which took out power/heat for days and increasing fire danger from overhead utilities, it seems scaling down the ski lodge and putting funds toward projects like undergrounding wires would benefit both safety and property values for residents. We just cannot see spending so much money on an overscale ski lodge to attract more p

No questions but definitely do not support it in its current configuration and cost.

Projects like that should definitely require a lot consultation from the members rather than the board trying to push one-sided decisions.

I recommend not to proceed with the current proposal because downhill ski operation over the financial life of the proposed building is unlikely to be sustainable.

Proposal withdrawn and the mission of the downhill ski area over the next 50 years be examined.

The childrens ski academy activity which the "downhill ski area" has taken on is not consistent with Association governing documents. Fixed-grip chairlifts as time goes on will become less and less reasonable and insurable for the beginning and child-centered clientele. The low elevation of the ski area will wipe out major parts of an increasing number of annual ski seasons, as we all know about climate change.

The proposal is a thorough needs-based analysis done by honest members of the TDA community looking out for the best interests of all members and a vociferous segment of owners. This project will meet the needs of the Association for the next 50 years, improved the enjoyment of owners, members, and all categories of guests. Enable Staff to provide exceptional member and customer services.

Nothing to change. Get on with process and replace this ancient facility.

Kudos to the Board, DHSL Task Force, Staff and all other volunteers who have worked on this project to provide the Association with a new state of the art winter ski facility.

This is far too expensive of a project for such a small, beginners ski slope. The resort is fine as it is for the size of the ski resort.

I do not think this is a wise choice to spend funds to build a new lodge for the ski resort. The ski resort is small and I have used it many times without issue. My son regularly attends ski school there. I do not see anything wrong with the ski school building, nor the lodge. This is not Palisades or Northstar, it's Tahoe Donner. I would argue the lodge is on par with that of Alpine Meadows. The only issue I have had at the lodge is reliably connecting to WiFi.

I want a proposal that guarantees the building cost. I want a cost that will not have possible cost overruns.

No cost overruns, guarantee.

Is there a projection of additional revenues from the larger space?

Updated ADA, much better accessibility for all users.		
It's time to replace a 50 year old building that is outdated and not really functional	Nothing	None
Replacement is needed. Level entry is good.	Area where ski school is currently housed is adequate as is. Square footage could be smaller. Consider how new facility could be used during the summer months.	
It brings the ski school indoors. It will be pretty.	Show me an alternative structure with a different price. I'm not a condo owner but if I was, I would not want that massive building infringing on my setback.	TDA should be a good neighbor and not request a set back variance from Truckee.
\$21.3M + 10% is an astronomical investment. How many TD residents actually use TD ski lodge and facilities? How is TD HOA going to pay for it? Would the ski pass price be increased for the next several years to pay for the remodeling? Or would all TD residents pay through an increase in HOA fee. The former approach is a better one since only/mostly the resident who values and uses such facility will contribute to the upgrade (and I suspect it is a small minority of the TD residents.)	Can the existing facility be remodeled at lower cost? Does TD really need a microscopic ski resort? Is this worth the investment?	Can the existing facility be remodeled at lower cost? Does TD really need a microscopic ski resort? Is this worth the investment?
Too expensive with too much indoor space and not enough outdoor space.	Reduce size and cost. Be open to suggestions and involve homeowners in the planning. Stop wasting money on straw poles.	Why is the board putting out false information?
cost too much, raises HOA fees, won't be used enough to justify	I don't think a new facility should be built	none
	This project is too big/costly. I would like a more conservative approach that attempts to maintain the current (already too high) annual assessment.	

Nothing. Do not like the design, the cost, the size.

The 28K square foot proposal is almost double the size of the current lodge. Neither the ski hill nor parking will be increased. Renovation, including ADA compliance, is warranted.

The glossy brochure and the hiring of an outside group to formulate it was a complete waste of money. The proposal of almost doubling the size of the current facility while ignoring the fact that the ski hill and parking will not change is ridiculous. A smaller, less costly alternative needs to be reviewed and presented to the members.

Better functionality and much larger size

The first question is outright direct! I think more detailed information is needed to be shared with the property owners.... Not just square footage and price tag. Most people only see the dollar amount and have no idea of what is involved in the project.

I do not mind seeing the lodge overcrowded on a few days each year. I think the replacement size needs to be scaled back and the costs capped at \$20 million, including contingencies

'- Lodge upgrade to meet legal requirements for safety and accessibility - Expanded area for indoor seating and better traffic flow for cafeteria lines

'- SKI SCHOOL- no separate ski school for kids; no expansion of lodge to accommodate ski school. High-end resorts recognize that ski school is an OUTDOOR activity and does not need a large indoor footprint. - LOCKERS - No need for expansion since most users, according to your analysis, are homeowners. Not a burden for them to bring their equipment. . - STEEP SLOPE ACCESS - It's a ski hill!!! Slopes to be expected. Walking up 2 flights of stairs is much harder than a slope when wearing ski boots.

Price is too high for a mom-and-pop style ski area.

<p>The current lodge is outdated and too small. Time to move forward and start this project</p>	<p>Nothing. Proceed as is.</p>	<p>We do need to plan for the next 50 yrs. The \$ difference between the board proposal and that of TDMV, is minuscule over those 50 yrs. TD's long history of under-building (think TC rec ctr) needs to end. Keep TD bra!</p>
<p>N/A</p>	<p>A less costly option should be developed, currently projected costs do not provide a commensurate benefit to the association.</p>	<p>N/A</p>
<p>Too big, too expensive. We need a smaller and less costly downhill ski lodge. I skied there many times and it was never so crowded to require a 27,990 sq ft lodge. I appreciate the thought and planning that went into the design and size of the project</p>	<p>Make it much smaller 12-15000 sq ft. We can't afford this big lodge. Keep our dues lower.</p>	<p>That is it too big.</p>
<p>Nothing. This project seems too big for a 150 acre ski area with two very slow lifts, and modest usage.</p>	<p>New construction being substituted by renovation of existing lodge. Invest in an additional lift instead of a new lodge.</p>	<p>Why is the proposed cost \$761/sq.ft? This seems high. Was any research done to consider improved efficiency of a smaller building? Surely a new building could be more efficient than a 50 year old building. What is the impact of demand of being over capacity? If it is minimal, why should we feel the need to expand capacity so much? What is the projected impact of climate change? My feeling is that we will experience many more low snow years and be stuck with a white elephant.</p>
<p>I think it's a reasonable balance of anticipated future needs and scope to use the building for other non-winter activities. Maximizes long-term economic viability of the building.</p>	<p>I'm sure there are minor things that will need tweaked but the general direction is sound.</p>	<p>I like the improved recent communication on short- medium- and long-term capital projects and would like that to continue.</p>

If the existing bldg is no longer adequate, then we need to replace it. Maintenance is just a reality, especially in such a harsh climate, and for a bldg like a ski lodge with hard use.

Simply? Better than the alternatives.

Fine as is.

I do not like the current proposal. I don't believe we need such a large facility for our small ski hill.

Make the building smaller and reduce the budget.

I like just upgrading the sorely outdated and woefully inadequate facility, providing ADA access and making ski school safer. And reducing that steep slope to get to the lifts! The costs seem reasonable over time.

Nothing. I trust the Board and the time they've spent on this.

Would the ski lodge be available for other activities, such as weddings, parties, etc? Seems using the facility in this fashion would help bring in income to the association. It would be a shame to spend the members good money for a structure that has limited usage throughout the year.

The facility needs to be replaced but not on such a grand scale. It is a small ski hill. I would like to see a smaller facility with a realistic price tag.

It's been debated and altered ad nauseous. The Board is being responsible and that's why we voted them in. We sorely need an upgraded ski lodge facility not only for safety but for comfort and accessibility. I trust the board's due diligence along with BSA. If we don't trust our board, then people shouldn't have voted for them! I'm sorry you have to deal with all these extra cycles from homeowners just trying to cause conflict. You r heard all their concerns. It's time to move forw

I agree that an upgrade/replacement of the existing facility is needed. This having been said, the financials do not make sense for a long term investment as structured.

Seems like a complete waste of money.

The project can be completed with current reserves and will not require a substantial increase in assessment dues (beyond the approximately \$200 Development Fund Assessment described in the report).

This is an over improvement with the primary intention of serving non TD members.. I am not interested in a dues hike to support outsiders. These costs will not be recovered.

I approve of replacing and making a new lodge. But I don't want so much money spent on this. Some money towards lofts. And less towards lodge which makes TD ski area bigger and more crowded. I like it's smaller and less known now

The 20 year time frame to recoup the construction cost is not tenable to me. I am not satisfied with the financial planning. I would like to see the impact of raising user fees an other ways that the obligated debt will be drawn down faster. Saying that other infrastructure investments will be covered by existing dues does not seem realistic to me.

The Board should consider renting out the new lodge building space, after it's completed, for special events and events, so as to have a revenue stream during the non-winter ski months.

Rebuild the clubhouse to accommodate our members who use it plus an addtl 15%

Less money, slightly smaller overall. Less fancy. I don't want to draw in More people to TD. I think the lofts can be replaced and money can go towards other areas in TD, like retaining and paying staff better

Downsize to project to meet members' need. Do not need to expand for public use.

The proposal as outlined in the links provided does not to me seem to have a detailed enough 10 year plan for potential projects/expenditures for the development fund. While the cost estimates that were created by the consulting firm may reflect needs for other ski resorts, it is not clear to me that TD ski resort should serve in the same capacity as other "ski resorts" unless we will gain a higher revenue stream because of the upgrades beyond just being able to accommodate more volume.

If climate change impacted future ski seasons, how would the Association make money back on its investment of building a new ski lodge? My previous comment suggested looking into renting the lodge in the off season to generate revenue.

What other designs and plan B do you have?? Like an 18 million dollar idea. More money to retain staff

See question /answer #3

Too big for the general use and not balance to other needs. Also keep yearly assessment in check don't expand to create a large building plan. Why did you remove the free Cross county fees from zero to current levels for people over 70 yrs old?

I DO NOT LIKE that the Board of Directors are considering a project that we don't have the funds to build. I DO NOT LIKE that the board is ignoring MANY members who are questioning the scope of the project. IF Tahoe Donner had \$25+ Million in the bank to fund this project, then the project would likely be welcome. The thing is, we DO NOT HAVE the funds to build this project. Plus it will deplete our total cash reserves and not leave any thing for future projects.

Nothing, not needed.

I agree it needs to be replaced or remodeled.

It appears TD may actually be doing it right the first time, so there is no need for add-ons 5 years down the road!!

Size of the plan and expenses relative to building size.

I would like to know how much the HOA dues will be increased to fund this project. How do you plan on funding many future projects that are on the list to upgrade? I would like to see the BOD listen to the many homeowners who have taken an interest in this project and asked questions and challenged some of the rational behind the project. Instead, I have witnessed the board dismissing and not responding to the very members that they are elected to serve. This survey is blatantly slanted t

Decrease budget by 1/2

Size of proposed lodge is to big and cost to high.

I like the current proposal as is.

None - not observation within the other questions. cross county fees for over 70 yrs old - zero to current levels.

Do not do this

Design a lodge within the current building footprint or close to it and at a cost that does not require special assessments. Save money for the Northwoods Clubhouse.

I question whether this proposal is large enough to accommodate future growth. You said nothing about a larger facility other than a previous larger proposal was dismissed because of cost with no details given. Possibly this information was given previously but would have liked to see it with this mailing.

None - I trust the BOD to do the right thing. Just don't scale it back if prices go up!!!!

It needs to be modernized and updated and safe and accessible.

Lower cost if possible.

We like the design style and material palette for the building.

Reduce size and cost to a maximum size of 18,000 sq.ft, and a maximum cost of 18 million dollars. Develop a more fiscally responsible option that limits the increases to current and future HOA assessments.

Develop an option that responds to homeowners usage and needs, not those of the public. Provide a project of a size and cost that results in minimal to moderate HOA dues increases. There needs to be a long term capital plan developed that funds the ski lodge and still leaves money for other planned and future capital investments for amenity improvements.

Tahoe Donner does a good job of protecting our property values. The Ski Lodge will enhance our property values. It will also increase our amenities, which is why we own in Tahoe Donner. It is the responsible thing to do now. Good idea. Good plan.

Go for it!

I am not a skier, but I still support it. It is the centerpiece of our winter amenities, like the golf course is the centerpiece of our summer amenities.

This is ill-advised and inappropriate use of our limited financial resources. Homeowners' dues should not be considered open-ended and unlimited. This a bad business model and bad business decision.

Minimalism in construction and cost. The cross-country ski project was ill advised, and it has been shown to be such. It sits essentially empty most of the year. It was severely over-built, wasting owner's money. have we not lesrned anything? Just the projected food service costs [kitchen, etc.] are ludicrous. We have amateurs making uninformed decisions. The eyes are bigger than the stomach.

Be reasonable and make good, appropriate business decisions. This is not a country club. Serve the people. Be realistic.

Overall I feel youâ€™re being too vague as to total annual Hoa fees in the future. I feel we will be left with drastic increases for years if this project moves forward. And thereâ€™s not even enough parking at the ski hill for customers to fill a new bigger lodge so why do we need it? It will not draw any new customers.

I would like to see it stopped completely. Plans for parking would be nice. Plans for how they plan to draw more customers to the resort in order to make a new building worth it would be good.

The whole thing sounds shady. Why is this needed?

Appears to provide lots of space, and should eliminate overcrowding on nearly all days.

I don't like it, Stay with what we have.

The Board has been extremely transparent through the whole process and included feedback to members over the last 5 years. I have read recent cautionary articles and opinions but I'm convinced the Board is making the right decision.

The intention of upgrading the old ski lodge.

Should be a smaller design, this is too much lodge for a small bunny hill. Also don't love the "mountain modern" design, would prefer a design more consistent with other Tahoe Donner buildings. I feel this design will appear dated in a few years, as opposed to "classic" mountain design of older buildings.

Dropped altogether.

Good as-is but I love exterior lighting to add to the aesthetics of the building.

The ski resort is a good starting point for beginners. It's a small little hill with great vibe. However the proposed cost for the future upgrade is something unjustifiable in my opinion. Eventually all the TD residence is sharing the payment, which is a big HOA jump that I expect to see if the project proceeds.

Recommend that the board focus on a somewhat smaller design. Some overcrowding on a few days should be tolerated, it does not make sense to build to ensure overcrowding never occurs, which seems to be the target.

Renovate existing. New is too much expenditure for a minimally used facility.

My children learned to ski at Tahoe Donner, competed in fun downhill races sponsored by Coke and other vendors - great lifetime memories. We're looking forward to watching our grandchildren do the same in a wonderful new facility. Thank you! John and Judy Kowalsky

The cost and size is too much/too large for a small ski hill and inappropriate given the limited use for the rest of the year. I support a smaller lodge replacement with expanded outdoor space. I do not support the current size and plan.

Smaller lodge, lower overall cost, expanded outdoor space. Scale is much too large for a family ski hill with 2 very slow lifts. Why not upgrade a chair lift with the money? This is not a destination resort and does not need a large lodge.

I believe you are proposing to double the square footage, but not double the occupancy. That is far more than what ADA would require. Current costing is approx. \$840/sqft inc. contingency and may not reflect further construction costs at start of construction and additional Change Orders. With the larger footprint and possible setback variances, how will condo values be effected? Has the Board adequately taken into account the declining snow pack, reduced number of operating days and water i

The board seems to be waging a PR war and needs to start over. Member trust in the process is at an all time low. A special working group should be appointment INCLUDING members of the opposition to come up with a revised plan and full financials with projections. There are big discrepancies between the opposition and the board in terms of financial impacts and, based on the extreme detail provided by the opposition, it seems as though the boards numbers are wrong or intentionally misleading.

The proposal is essentially to build during one of most expensive times due to pandemic, work force and historically a lack of willingness to seek contractors outside of Tahoe/Truckee. I pointed out several years ago that the Lodge structure was built for the same price as the Emergency Addition at Tahoe Forest Hospital inc. all hospital equipment approx. the same square footage and the Board was fine with that. While improvements are probably necessary, the structure will probably have a limi

It meets current and future needs and getting it done sooner than later will ultimately save money. Let's get on with it!

Nothing.

Don't listen to the TD Member Voices. First, I take exception to their name as they are SOME TD Member voices and not mine so they should not be able to call themselves the TD Member Voices. I am also tired of hearing from them that they have thousands of members; there are 375 members as of today. That is .057% of our community and I don't think that is a statistically significant representation by any standard or measure.

It makes sense to invest in infrastructure now. It will not get cheaper. Costs seem reasonable and the design seems fine. This is a very important amenity for our family.

Just move forward definitively so the endless discussion and acrimony will stop. I am baffled by the level of vitriol on social media around this issue. Stop prolonging it! The renovation needs to be done!

None

Our children learned to ski there (and I took lessons too) in the late 90's and the facility was too small/crowded then. Since then we have gone elsewhere for downhill skiing as a result. Needs to be upgraded ASAP! The dues we pay seem quite reasonable for all that we get in this HOA. We pay nearly the same dues in our HOA in Napa and all they do is maintain the common landscaping, so this seems like a bargain! Don't pay attention to all the whiners. You guys are doing a great job!

Looks good. Seems like a thorough process to come to this conclusion.

Hope that it will be accessible for summer activities.

Although the design of this current proposal is quite attractive, the current proposal is for a lodge that is too big and too costly, given the limited existing use and also the uncertainty regarding snow for the ski season.

A less expensive lodge should be proposed. As stated in Q2, this would fit more with the current use as well as the uncertainty of adequate snow for entire seasons. It would also lessen the impact on homeowners who have to subsidize the costs through association dues. These dues are already high enough. Perhaps monies could be obtained by differing other projects and considering tapping into reserve funds if possible.

The current proposed lodge size at 27,990 sq ft is overbuilt for the size of the ski hill.

I would like to see the cost and the size of the project scaled down considerably. This current project does not show fiscal responsibility on the part of the board. This project needs to go to a vote of the membership.

We need a bigger facility.

Please give homeowners a choice as to what should be built. It's clear that costs will go up just meeting new requirements but the costs should not be due to building a lodge that more than meets the needs of homeowners and the community at large. Midweek the lodge/ski area is practically empty on many days and it's hard to more than make up for this on weekends.

I am concerned and question the assessment impacts, after 2026 in regards to the funds being depleted to cover expense of the ski lodge leaving insufficient funds to invest in other proposed capital improvements. There also appears to be discrepancies between 2022 budget report and the advisory questionnaire. I am happy to be a part of our community and HOA and understand my responsibilities to contribute to maintain TD standard of living and quality.

The Tahoe Donner ski hill is too small to warrant an investment in a ski lodge of this magnitude. We do not need to compete with Northstar and Palisades Tahoe.

<p>Not much</p>	<p>I would like to see it either dramatically scaled down or have it become a mulituse facility, like the cross country ski center. If you were to put in a pool (you already would have rest rooms, restaurant etc) it would relieve some of the pressure from the other two pools, as well as make use of the facility year round. I think \$21 million dollars is crazy when there are so many other places that need the money; such as employee housing; which is not addressed in your budget for several years. T</p>	<p>I think it is essential that this be put to a homeowners vote. Just wonder who will benefit from the expenditure of \$21 million!</p>
<p>We want the lodge to be replaced, just not to this magnitude. Bring it up to ADA standards for less than the proposed cost. Provides a facility that provides for current use now and into the future.</p>	<p>We would like to see the new building cost 18 million or less to make sure our assessment go up very little. We are on a fixed income. Nothing</p>	<p>Why do we need a larger building to accommodate the public when the ski area really cannot accommodate more people? We support the planning process used and our elected Board members.</p>
<p>I like the fact that we are addressing the ski lodge. Something should be done to make it a nicer experience, no doubt.</p>	<p>I would like to see the scope of the project shrunk. This is wasaaay to expensive and wasaaay too big. There is absolutely no way that this project is going to come in on budget, and there is no hard cap on money that will be spent. These projects have a way of ballooning and the homeowners are the ones that will be in the hook for it. Quite frankly, I donâ€™t think we need to plan for â€œgrowthâ€ when all predictions is that because of global climate change, we will have less snow activity.</p>	<p>How can you GUARANTEE that this project will not run \$1 over the proposed budget??? What happens if it does??? This project is way too bloated and we are way over our ski tips in this project.</p>

I don't think it is needed...the lodge is not a primary driver of visiting Tahoe Donner Ski Resort...Tahoe Donner HOA fees are already high enough. The \$'s might be better expanding the hill onto other slopes to increase capacity and/or expanding other facilities (Trout Creek) to accomodate higher usage

See response to question 2....

See response to question 2.

Nothing.

Everything. Whatever is done should benefit homeowners more than non-homeowners, should reduce our HOA fees, not increase them, should reduce traffic and STRs, not increase them, and should take into account that Global Warming will close all western ski resorts in a small number of years, rendering any ski lodge a useless waste of money. The architecture is ugly. The proposal should keep the Yert that we already spent good money on and will likely last until there is no more snow. Tearing do

Please listen to the feedback of the community, and represent us appropriately. Iâ€™m having a hard time seeing any possible upside to this project. Please do the right thing.

Too big too much \$
We donâ€™t like it. Not enough outdoor space and too expensive

Save \$\$

Scale it down and spend less

Phase project as demand warrants. Determine additional uses for off season to more fully utilize facility.

Scope of project seems excessive for size of ski hill and limited season.

none

only update health and safety infra.

\$25m is way, way too much. Trout Creek Rec Center can't even find anyone to keep that facility clean. If you create a new downhill ski area, this will only compound financial issues for all of us in the future

Big improvements over old lodge without going overboard	I wouldn't object to slightly larger building (30Ksf), but given the cost concerns the current plan seems like a decent compromise	Thanks for all the updates responding to the claims by member group, and all the other work you have done in this project. Your openness has been outstanding.
The are cant hold the capacity that the lodge will provide parking or other wise. You cant even find stff for current lodge. Maybe some staff housing should be a priority?	Why make a lodge for an area that is twice the size. When you cant even control over crowding on hill and parking. Unless you are building it just to have everyone sit inside. I don't see the point. You should actually be down sizing to make the whole are run more efficiently. I have worked at the area and I have seen the frustration from the guest, There is barely enough staff to maintain all the services as it is adding more capacity means finding more staff to attend to your guest. Do you	Big Waist of money
Better bathrooms are a plus.	Our ski hill is only so big and will only be so popular. We need to right size the lodge to our hill and ability to support parking. We also need a valuable off-season use for this new space. Lots could be done with existing lodge and size without the huge cost.	I would move non-essential use out of the lodge. Move ski rental to a barn, move ski patrol to a hut, keep ski school in a hut...all employee use to a barn...build a barn that would fit the hill and support these needs and redesign the lodge on the current footprint at a lower cost. Our hill will never be bigger, our lodge does not need to be bigger.
The current proposal increase capacity to 906 daily and replaces the outdated original building with reasonable increase in annual assessment.	no comment	none
Nothing. Too big, too expensive, no parking. We need a new lodge, not a taj mahal.	\$18 million budget and plan should be presented	I don't know how much money you spent on the fancy, full color, card stock mailer but it was entirely unnecessary to have something that high-end. You need to spend OUR money more wisely.

A lodge of that size is not necessary considering the level of visitors to our bunny hill. It does need to be rebuilt, but needs to be more fit for its purpose.

Smaller footprint, as even on the busiest holidays the size of the current lodge is fine. Also, the cost seems excessive for something dormant for most of the year.

It seems the current proposal is being forced and the the smaller lodge has no background to discourage any interest in that particular option.

Thank you for your hard work on this project. My family 100% support moving forward with this, and we do not agree with the attacks that have been levied at the team working on this. Updating, expanding, and modernizing the Downhill Ski Lodge is a fantastic initiative and one that will bring values to the users of the lodge and the home owners (appreciated value). The sooner we can start this project, the less expensive it is going to be. Please proceed as soon as possible and on schedule.

- Target sq ft size and cost are reasonable - Removing the steep uphill to the lifts - Flexible space/space for kids - Some different options were reviewed and those details provided to me - Increased lodge size is a good idea

Would like to have more than 2 checkout lines. (Maybe 4 is already the plan? I can't tell clearly!)

It's a nice, luxurious, large and brand new lodge! It seems that you have considered the overall customer and employee experience.

The COST needs to come down. We're not in the business of owning and running a ski resort. Amenities are nice addition to living / owning a TD home, but amenities are not the goal. You seem to look at this mainly from the point of view of how to build the nicest ski lodge. But this is in the middle of a housing complex. Your alternatives are based on the different sizes and then you argue that reducing the size is not saving that much money. You are missing the point. What you need to do is re

In this questionnaire, you should also have asked how members use their properties, and report back their responses of the first question by their home usage: permanent resident, vacation home (own use), rental.

The resort need a new ski lodge

if any changes are made...make it bigger and more elaborate

none

I don't

Abandon the proposal altogether - not competitive with bigger local resorts. With raising temps will be even more costly to maintain. And let's put this to a vote!

Put this to a vote.

Everything needs to be updated for accessibility, increases capacity, and ease of access to the lifts. Also, ski school is important to the community and children need to have access to better facilities.

Na

Let's get going!

no comment

The project needs to be scaled back. It is way too expensive.

Was this project put up for a vote by the homeowners? It needs to be.

The new lodge concept designs are beautiful, and they incorporate a larger space, enhancement of the site design, and needed ADA improvements. We look forward to skiing, socializing, dining, and having cocktails at the new facility.

We might enjoy hearing a few more ideas about how we will be able to use it year-round. We understand that may come more in the future.

We are VERY SATISFIED with the research, study, analysis, and communication from the Board so far. We are dismayed that this process has been criticized so much by an uninformed, vocal group. We were very disappointed that that group was allowed to set up an "information" table at Alder Creek Adventure Center. While we think it is good that ACAC can be used for legitimate events such as those hosted by the Sierra Avalanche Center, a group that is clearly just a political group should not be allowed.

Total cost should be firmly capped to <\$18M otherwise homeowners are subsidizing the public benefit which I do not believe we should be forced to do.

Total cost should be firmly capped to <\$18M otherwise homeowners are subsidizing the public benefit which I do not believe we should be forced to do.

Unless there is an overwhelming mandate in favor it would be unwise and unfair to proceed with the plan as currently proposed.

It's the Board's recommendation.

It's imperative that this project serves the resident homeowners primarily, and outside skiers and renters secondarily.

We want to understand how the costs will be capped and not subject to drift.

Notwithstanding the inconsistencies in facts noted/presented by TDMV, which ought to be easily resolved, the current proposal seems to make sense.

More details on the proposal to support the investment

Lower cost

we do need to replace the lodge with a better layout and access to the lifts	the cost and scope are too large; I highly doubt that the sight would have alternative uses off season for weddings etc (neighbor noise issues) and I would not want an outside vendor using it to draw in the public (traffic, noise etc) for adventure or biking (bikers should bike uphill)	None right now.
<p>Cost</p> <p>Having a modern facility for Tahoe Donner.</p>	Not sure	<p>Do we expect to also modify or increase the lift chair capacity or expand the skiable area to handle larger crowds and/or cater to more than just beginners? I am an advance skier and usually use it as a "tune-up" for my first outing of the season and if the weather is really inclement (e.g. driving conditions limit options). I'd love to use more if there were just a bit more intermediate terrain.</p>
I think the current lodge is in need of upgrading. I like the design/look, and planned upgrades.	I do think that it might be a bit too large and would like to also see a plan for more year-round use (e.g small bands, cookouts, events, etc.). I think having some other options to defer costs or just increase usage would be more acceptable to some of the groups currently pushing against this project.	Too expensive! Only winter amenity! We rarely use this amenity – two times in three years!
<p>Is there a problem with 50 year old ski lodge? People do not tear down their home after 50 years! Remodel a better option! Newer building , more modern, it will bring more gues and increase the value of our houses</p>	Change to a remodel instead of a new building.	None
	Lower price	

<p>Building it into the hillside-thatâ€™s all</p>	<p>There is nothing in the proposal about using sustainable building products, a solar system for heat and water, solar panels, air space to capture heat and then utilize it -nothing! Reduce the size- this size is not necessary, and spend the money upfront engaging in modern building principles-set an example in the neighborhood and the town. This plan is an embarrassment, like the new adventure center. A lot of money spent without consideration to the real needs and none for the environment.</p>	
<p>Everything! Great job planning! How are they going to complete in one year? In the proposal, I like the clean lines and ease of drop off area Downhill ski lodge needs updating. Current proposal looks great and can only enhance our property values.</p>	<p>Nothing The total size dropped to 25,000 or less should be adequate and that would bring the cost down.</p>	<p>Thanks for your hard work on this project! Are we going to be assessed or billed higher yearly fees to cover the costs?</p>
<p>Updated and adds value to our development Clearly, the BoD has been working on this a long time and my selection is for the Board to make this decision. I like having quality amenities for the HOA. I like spending an additional ~\$600K to get the added ~15% square footage.</p>	<p>Nothing I am new to TD. I don't use the DHSL, and don't plan to unless I have random visitors with kids (once every 2-3 years), or I (hopefully) have grand kids in 20 years. This project has been on the table in various forms for at least 4 years. In that time, market conditions have changed. I would like to see an assessment on alternate uses for the space, and scaled down operations. I don't see the real benefit of the operations to the the community, if so few members are using it. Changing market</p>	<p>None See the last section. Hope that is helpful!</p>

i do not like the current proposal	This project is too large and too expensive. It drains our reserves to build a ski lodge which is used primarily by members of the public not homeowners and which is used for only a short time of the year - assuming we have snow at all - global warming ensures this will become less and less viable as the years go by . I believe we should do a minimum remodel on this structure to bring it into ada compliance and spend our homeowners dues on the Northwoods clubhouse and pool, used by owners	what about parking at the ski hill? inadequate already How do you propose handling more visitors? This is the most expensive project in our history - why can't members vote on a variety of options?
Nicer for families and guests. Seems appropriate	Nothing. Just get it done. No opinion	Make bidding for construction is competitive. None
I do agree that the current alpine ski lodge needs to be updated.	The current proposal seems incredibly expensive and not well thought out. There have been significant changes in our world since this project was first conceived. I know, in my family's experience, that we spend much less time in the ski lodge than before the pandemic. Initially this was because of COVID restrictions and now because we prefer to eat lunch and rest outside. Of course storm days change this, but these would be less busy days on the mountain. Could the project include creative	See Q3
If this were my decision alone I would choose to spend a fraction of the \$21.3M to renovate the existing lodge. Limit the number of skiers if you have to. I'd rather use the money for other things that my family uses (we love to ski, but not at TD). Also I don't think that a bigger newer better lodge enhances property values enough to justify these costs.	Already stated above. Renovate existing facility. Fraction of the cost. Limit skiers if you have to.	Let property owners vote directly.

It replaces a worn-out building

Keep it to the minimum required. There is no need to bring the ski school into the same building. Design for an extension later, when the yurt wears out. The mountain is not getting any taller. We need only the minimum ADA-compliant structure for the local families. We already have a year-round facility in the equestrian/xc/mountain bike Adventure Center. The downhill facility should be just for winter, in the \$15-16 million range. Also, whatever additional dues are required to cover the cost ab

As with this whole process forced upon the membership by a self-serving board utterly dismissive of member opinion, this Q is disingenuous. I like NOTHING about this proposal. It is being forced on the backs of a membership which does not want this massive wasteful leviathan monstrosity for a tiny ski hill, soon to be defunct due to climate change.. This is a proposal designed to benefit STR owners such as board member JR. President DK has demonstrated willful arrogance in misrepresenting this

President DK in his biased messages completely lies to the membership when he says that this amenity does not lose money. It certainly does, and building this bloated, out-sized lodge for a financially non-sustainable, obsolescent amenity due to climate change. With the exception of board member CW, the other 4 directors are self serving, misrepresenting, and arrogantly forcing a \$\$\$ project on the membership. I do not want any more than \$12-15m spent on this white elephant. STOP THE GIGANT

The GM recently cheerfully wrote that assessments "Only went up " by nearly 5%. Whose income goes up 5% a year? Mine, and most members', does not. I have never been a appalled at the tone, tenor, and indifference of this board in the 20 years I have owned and loved my home in TD. At several recent remote meetings, President DK paternalistically recites the pledge of allegiance, then autocratically cuts off members as they try to voice objection to his plans. STOP THIS BOARD from forcing it

getting old and need better rest rooms. ada. accessable.

too big and expensive for size of mnt and mix of people.

do not need to subsidize locals that do not own at TD

Nothing, it is an unnecessary expense. The current issues can be resolved with a remodel, an entire tear down is wasteful given the few homeowners that use the ski lodge/hill and the current plan is larger than necessary.

The cost of the current proposal needs to be drastically reduced, as well as the scope and the size.

The time and effort spent on this waste of money should be spent on amenities that are used by more of the homeowners. Bring the lodge into ADA compliance and nothing more.

Important to update and expand facilities for the next 50 yrs.

I like: -creating a level walking space from lodge to the lifts -meeting legal requirements: ADA, etc -eliminating misc outbuildings: your, etc -building a place that's not shabby. I don't want a palace, but tacky amenities are worse than no amenities.

Nothing.

No other questions. I compliment the Board on a serious, thorough job in their review and analysis. I've live in three different HOAs, and it's amazing how low our TD assessments are, for what we get.

No comment

Size, design

Make sure that there is a cafe in the design

None

Sufficient capacity, easy access to lifts, modern facility.

The shuttle bus system from the parking areas has always been less than convenient. I suggest including a skier on-grade continuous belt type conveyor system for easy transportation from a new hub in the main parking area to the upper level of the new lodge. You could also maintain a few shuttle busses for those who prefer them but the shuttle buses are not an ideal solution: very difficult for little kids and seniors. Shades of the old "j" bar system in Albion Basin at Alta resort in Utah: the

See comments for Question NO. 4 above. The parking area-to-lodge link is very important. The whole effort could fall short if this is not carefully considered and implemented correctly

The ski lodge is old and needs to be updated to a level commensurate with its expected use by TD homeowners.

I feel that the project is too big and too expensive. Weâ€™ve lived in TD for 6 years and have never used the ski lodge, nor do we plan too. Most of the skiers up here go to the bigger resorts, so spending a huge amount of money and increasing yearly HOA fees doesnâ€™t benefit our family at all.

Spend only the amount on the new ski lodge that will enable annual dues to remain stable over the next 10 years (adjusted for inflation).

Continuing to keep our amenities up to date and planning for the future

It increases capacity for current usage, and looks very updated which is desperately needed in our development to keep up with the upscale developments like Old Greenwood, Grays Crossisng, Shaffers Mill, Martis Camp etc.

The question is what is the total picture of the whole future of the ski resort itself. Primarily used by children beginners and their families, these children will age out and then we have put a lot of money into something that is not a desirable ski hill even today for the majority of TD residents who ski. The whole ski hill needs an overhaul to make it a better more desirable place to ski, not just a lodge improvement. The majority of the residents of Tahoe Donner ski at other resorts in the

It is very questionable why the Board prioritized the Ski Lodge improvement, which has the least impact to improving Tahoe Donner. This project benefits a very very tiny percentage of our homeowners. It is the Northwoods Clubhouse that should have been the priority, as we all discuss how great it would be to have other dining and gathering besides the Lodge. It makes no sense to assess every homeowner for a 1000 people a day who go to the ski lodge.

We like the design style and material palette.

Reduce size and cost to a maximum size of 18,000 sq.ft, and a maximum cost of 18 million dollars. Develop a more fiscally responsible option that limits the increases to current and future HOA assessments.

Develop an option that responds to homeowners usage and needs, not those of the public. Provide a project of a size and cost that results in minimal to moderate HOA dues increases. There needs to be a long term capital plan developed that funds the ski lodge and still leaves money for other planned and future capital investments for amenity improvements.

This proposal is forward looking to the next 50 years.

I DO NOT like the size and cost

Like to se it smaller and less expensive. I do not want the annual assessment to increase

Do not build what you are proposing. Too big. Too expensive.

<p>I don't like it for reasons I will explain later in survey if allowed</p>	<p>1. Cost estimates are guesses. Final plans not yet prepared so nothing is guaranteed and costs could greatly exceed current estimates. 2. Increasing lodge capacity increases numbers of skiiers on slopes considerably. No plans to expand ski lifts or add newer ski areas.Unintended consequences. 3. No mention of incrasing costs to public. They should bear some of this cost too. 4. No guarantees to homeowners and their guests of priority use rights of facilities if limitations or reservations impo</p>	<p>How can you fix the problems listed above?</p>
<p>Yes, I like to have new buildings and nice amenities, but our winters are getting sparcer and it may not be worth it spending this much money on something that may not get much use in the future.</p>	<p>Reduce the costs by at least 20% Utilize a steeper roofline that sheds snow so ongoing maintenance costs are lessened</p>	<p>Don't drive residents out with overreach please</p>
<p>Seems reasonable.</p>	<p>Rather than building a new ski lodge, I would like to see improvements while keeping the old building.</p>	<p>None.</p>
<p>Nothing.</p>	<p>Nothing. the tahoe donner ski area will never be more than a nice little hill for kids to learn on and older skiers to come out and make a few turns on. The ski area cannot be increased and it will never draw more than a limited number of skiers. Building an expensive lodge will never change that. I would like the current proposal scraped.</p>	<p>This project will put an increased financial burden on the homeowners in Tahoe Donner that is not justified. A new lodge will not be of any benefit to those of us how are going to be forced to pay for it.</p>

I want a facility that is "right sized" for our current and future needs. I don't want to spend the money and start out with a facility that is too small from day one.

I like the current model of the facility and don't want to change to a dated "mountain" facility. I like the mountain modern look and think this is the optimum style that will avoid looking dated for the association over the longest time period.

I have appreciated the board's due diligence to arrive at the current plan and model; all despite an unprecedented level of distraction and misinformation from a minority of inordinately vocal members of the association. I appreciate the TD staff who have worked hard to balance our needs and potential costs of a needed complete remodel. I have been impressed with the board's willingness to try to educate and engage the members. I am discouraged that a small number of distracting members have

Smaller, cheaper alternative. We do use the downhill ski amenity, but we rarely use the lodge for anything but the bathrooms. It just seems like it should be possible to cut the project cost/scope. We think it would be better to invest in more snow making to enhance the on-mountain experience, especially as the climate warms. A \$24M facility won't provide any benefit to members or the public in years there is little to no snow. I'm guessing TD downhill is the lowest elevation ski resort in t

I am not sure if I really like any of the proposal. Our family has not used the ski facility since about 2009 since we like skiing at larger facilities. This is a good place for young families and grandparents to take children and grandchildren. I am not really sure others from outside the Tahoe Donner area are attracted to a small hill. I really don't understand the need for a new facility at the cost.

If you are going to build it make it smaller and less fancy. We don't need bells and whistles!! It is just a day lodge, really. The lodge should not break the bank.

I am concerned about the cost of the project and the fact that the building can't be used four season. The current proposal is great if there was a way to use it for other purposes like a luxury restaurant or conference center. Spending more than 20 million for a building to use it only limited days in a year financially does not make sense. Thanks

I think the cost of this proposal is too much for a facility that's being used only for one season and not by everyone
It adds long-term value to TD.

Cut the cost or make the project smaller

nothing

none

Don't like the proposal. We should not pay for this new build w our accessment increase. The current ski lodge is still great and actually has character. Our annual homeowners fees are too high already. Doesn't make sense to pay for more builds at this time.

Stop the new build altogether and do not increase our accessment fees. We homeowners are tired of paying more fees.

Wait till there is enough money in development fund before spending it. Do not increase our annual assessment fees. It's already too high. We r paying for current OE as it is not fully profitable on its own.

Avoid significant ongoing assessment increases as a result of this project. If the replacement reserve fund and development fund are not sufficient to support this project without assessment increases, wait until it is. That's the whole point of allocating a portion of the annual assessment to these funds each year - to build a fund necessary to pay for these expected future projects.

Time to replace the old ski lodge and the new proposal will allow for more skiers per day.

Not sure what the dining options are but would like to see a family area and an area for residents not eating with children.

Fine the contractor if the building is not finished on time. The cross country buildings went way over the time promised.

Im all for a nicer lodge but I think most people that live here ski elsewhere. Its just a beginner hill.

That it meets energy efficiency and ADA requirements

I think it is future oriented, i.e. it should serve the community for many future years. I like that we are compliant with A.D.A. I think the incremental cost for the 27,000sf vs the 24,000sf clubhouse is worth the expense. There are so many fixed/sunk costs with any renovation of this size.

Absolutely nothing. This is a boondooggle. You may as well propose to build the golden gate bridge over the truckee river. This building is an overkill for such a tiny ski hill, it is almost ridiculous. If this proposal were to go forward, I would definitely consider moving out of Tahoe Donner.

There's nothing I like about the current proposal

The high increase in the yearly dues is hard to swallow when I dont use the aki hill at all.

Decrease size and costs to be an 18 million dollar cap.

It's not something I would like changed, but I have some usage ideas. With this renovation, we could distinguish ourselves further in the Truckee region as the premiere place for families and children learn to ski. The marketing plan could reflect this and the costs for lessons/lift tickets could be increased, especially for non-members.

Remodel the current ski lodge. It is not necessary to increase its footprint.

It would be more beneficial for us as Tahoe Donner owners to remodel the old lodge with only 30% of the homeowners using it now. I would propose a two to \$5 million remodel on the existing lodge that would last another 20 years. 70% of Tahoe Donner owners do not use the lodge. Why should our dues more than double for all of us with only 30% of the people having the benefit of using it. It just doesn't make any economic sense to spend the kind of money that the board is thinking about. The lodge

I really like that we won't have to climb a slope to get to the lift!

I would like to know if the board members have any monetary interest in this proposed project they are trying so hard to sell us. Also this questionnaire you sent is more like a recommendation to build the ski lodge than a legitimate questionnaire.

Too big too expensive not practical.

	I do not like the increase in assessment for the rest of my life. Now that I am retired on a fixed income, this increase could force me to move away from the community I love and have lived in for the past 25 years.	I think we should wait. I know building costs are not going down soon, but this is bad timing with climate issues and covid.
Appears the Board did it's homework and has the proper legal clearances to proceed	Less cost obviously but realize that might not be possible with only 19% contingency	None
This is just too expensive. Consider alternatives such as (1) remodel existing building while at the same time constructing a new small building to handle certain functions (e.g., ski rentals), and (2) reduce capacity needs by further limiting access to the public.	See Q2	I would like to see a debate/discussion between the Board and the opponents of the project.
That something is being done about an old facility that needs help.	I ask the board to make sure the design does as much for all-year use as practical, and that a summer food service option is included (we are short of summer dining options)	Thank you for your effort. Having served on a public board I know it is no picnic, and never deserves the crap thrown at it.
Old lodge needs handicap upgrades	None	O
Nothing	Would like a binding vote of the entire TD membership (1 vote per lot) to cap total expenditures for the replacement downhill ski lodge at \$18 million (inclusive of sums spent to date).	
Nothing,	would rather see money spent on HOA member only perks	Why put two NO responses? Makes me feel like someone is purposely trying to swindle us HOA members for their own personal gain
Too expensive and exceeding the current funds available on hand.	Down size to the current funds available on hand.	The proposed project is too expensive and no reason for homeowners to fund the project by increasing homeowner annual fees
	Rather not rebuild the ski lodge it seems fine the way it is or what we are and the size of the hill	

It is a bigger facility to handle our skiers.
Removes the steep slope to get to the lifts.

I feel this will dramatically improve the down hill ski area and bring even more economic growth to our association. Not to mention creating an additional destination within our community that matches the high caliber feel the other amenity buildings we already have!

Nothing. Too large. Too expensive. Members are paying for a lodge hoping to attract non-homeowners. Your priorities are not aligned with homeowner needs. Provide an option that addresses repairs and ADA mandates. This is not what a majority wants - you're out of touch with reality!

I do not like the current proposal.

It is sorely needed. We either grow or wither!!!

My hope is the the food and beverage offering will improve which will improve profitability viability.

This is much too expensive during a period of high inflation and uncertainty around climate change. You're wasting our money trying to compete with nearby high end ski resorts. You can't even staff existing amenities. You have a long history of contentious boards that push your desires without listening and representing the needs and desires of our unique community.

The size of the proposed large is too big and the costs (to build and to operate) are too high. I favor a smaller project which leaves more funds for other TD projects that will require capital expenditures. The build cost should be limited to \$16-\$18MM.

A lot of work and care has been put into it. Go with it!

Can the facility be used in the off season for other purposes.? This might include weddings, children's activities, etc.? Will the bathroom space for women 2X or more than the current facility.? Is there space to expand the proposed facility in the future, if the demand requires it?

MAKE it HAPPEN!

This project is far too expensive and is not reflecting the homeowners who live here and will pay and support the short and long term expenses. This proposed project is ON THE WRONG TRACK. Put egos aside and do the right thing!!

This survey was not presented in a fair manner. Multiple points of view should have been presented. You presented just one point of view with the intent of obtaining the outcome that you desire. This biased survey is not a substitute for the an actual vote of the membership.

<p>I do not like the current proposal.</p>	<p>I would like to have the maximum expenditure for the ski lodge replacement set at eighteen million dollars. A larger, more expensive lodge is not justified by member participation or sound business economics.</p> <p>Size and cost</p>	<p>I believe the decisions made on this project to date have been poor. I hope this questionnaire creates an opportunity to bring forward a much more practical replacement project.</p>
<p>I think the design and function of the ski lodge is beautiful. It is very functional and improves on the current facility.</p>	<p>I guess my biggest concern is cost and the continuing increase in Association annual dues. I think all of the Tahoe Donner Development projects are worthy of funding, but I do not want to see a continuing increase in annual dues to get bigger and better on every project. I would like to see the significant portion of the cost for facilities like the Ski Lodge covered by fees on the daily users of the facility.</p>	<p>What is the current balance of cost recovery for the Ski Lodge between user fees and property owner annual dues?</p>
<p>nothing</p>	<p>Scale back to 1/2 to serve Tahoe Donner residents, not the general public</p>	<p>This has been a thoroughly demoralizing process...new leadership is operating like a bunch of carpetbaggers. They obviously have deeper pockets than the general membership.</p>
<p>It seems to have been thoroughly vetted and addresses identified needs. I support the board's work.</p>	<p>I am happy with the proposal and work done thus far.</p> <p>Reduce size. It is too costly to justify constructing such a large building for weekend & holiday crowds.</p>	<p>I am disappointed by the vitriol of a vocal minority. The board has fiduciary responsibility to meet ADA and maintenance requirements and the current lodge is outdated and not functional for current and future needs.</p>

A workable option for less money (The \$18M option) should be pursued so that additional future funds can be dedicated to amenities that are utilized by a much larger portion of the HOA members, including the pools, pickleball, and tennis courts that have serious capacity constraints during peak times.

the projections to justify the size and cost of this project are uncertain. I don't believe that the usage will increase substantially. It is a beginner slope and that will not change.

Seems like a sh*t ton on money to spend on a lodge for a small ski hill that gets used ~4 months a year. Honestly i know nothing about this entire project but it just doesn't pass the sniff test. There is something going on in the background that just doesn't seem right and as a consultant in a company that does a lot of financial investigative work it doesn't sit well with me.

The scope of the project is too large. TD does not need a ski lodge this large and at this huge cost. IMO, the downhill resort is mainly for beginners and young families; more experienced and expert skiers do not ski here. Do 60% of the homeowners really use the down hill ski area? That number seems quite high to me. I also don't want to assume a large increase in homeowners' dues based on the scope of this project.

I'd prefer to see HOA resources be focused on amenities that are in the highest demand and otherwise not available to members. There are lots of ski resorts in Tahoe that are available to everyone. HOA members need access to pools, courts, etc., that are not otherwise available. I hope the board will consider these things when prioritizing projects.

Perhaps building the project in stages and continuing to enlarge as needed. I would rather have funds directed to replacing the Northwoods clubhouse and Tennis courts.

What relationships do all of the board members and each family member of those board members have with the proposed contractor firm and all of the executives and management of the contractor firm who won the bid?

The scope of this project is too large and too expensive. The homeowners will bear the brunt of the cost--and many homeowners do not use the facility. The estimated assessment of \$141 for three years will become part of homeowners dues after the three years are up. Tahoe Donner does not need a facility of this scale. We are not Palisades and don't need to compete with their amenities.

I don't really care as long as we have a building to support rentals, lockers, bathrooms and a place to eat lunch. The TD hill is so small that there are few who spend an entire day there and need the typical amenities you would find (and would want) at a larger full-service ski mountain

I appreciate the fact that there is a proposal to update the ski lodge. It is due for a face lift after 50 years.

The current facility is woefully out of date and must be replaced with something. I defer to our elected Board to determine the best option for the new lodge.

Nothing.

Thank you Board Members for doing a difficult job while dodging figurative rotten tomatoes.

Nothing

Significantly scaled back. It is too expensive for the usefulness of the amenity.

The Board claims it is moving forward without popular support. It shouldn't.

The project costs are not to exceed \$21.3 million plus a 10% construction cost contingency. The project can be fully funded w/o an assessment. There will be enough \$\$ for future projects.

Hopefully this will be completed by the 2024-25 ski season. We have grandkids who can't wait to ski here!!

nothing.

1. It's ugly and doesn't fit the rest of TD's amenities in style 2. It's too big - keep it under 20,000 square feet 3. It's WAY WAY WAY too expensive. Keep under \$18 million.

If Courtney think it's so wonderful she should pay the amount over \$18 million out of her and her hubby's deep pockets. The board should be recalled and replaced by people who aren't in this for their self interests.

Tahoe Donner Ski School for kids helped get our son back on the slopes after a very traumatizing experience at Squaw mighty mighs program at the time. I recommend all my friends with little children to take their kids to Tahoe Donner to learn to ski. Can't wait to take my grandchildren there someday.

It's forward looking and paying slightly more incremental cost is increasing the ROI. Hold annual assessment flat at \$867 per owner- this lodge construction would not impact other projects

I do not want the capacity of the ski resort to be as heavy as regional public ski areas

Will there be adequate parking or shuttles to accommodate ski traffic

I think the ski lodge can use an upgrade but does not need to be this extensive.

This is a small ski hill and it does not need a massive lodge.

How will the lodge renovation be paid for, by increasing the dues for members? Or raising prices for ski lift tickets?

It will add value to my home. It's worth the money.

It looks nice. I am sure you put a lot of thought and work into it.

I think it is a lot of money to be spending on a ski lodge.

As a retired member on a fixed income it is important to me to keep expenses low. With only a two person family with one bread winner, we are asked to contribute as much as dual income families of 4 or more. Based on what the board proposed here, and with new jobs on the horizon, I have to think we need to scale back or find a different way to allocate these costs. I know there are other projects coming down the chute and I am wary of not being able to control costs. I understand that Tahoe Don

I love skiing but I think that our Association should consider the sport is probably on a slow decline from impacts of climate change. This likely makes this a very poor investment. The funds would likely be better used to improve the odds of a better experience given the uncertain future. Do minimal improvements to the lodge and try to mitigate the problems. Improve the actual on hill experience through snowmaking and perhaps improving the speed of the main lift. Try to integrate the downhi

Reduce the cost and size of the proposed facility. Global warming is reducing the # of ski-able days each year to the point where in the near future, a facility of the size and cost proposed will prove incredibly wasteful and an albatross around the necks of the property owners for decades. Don't make the mistake of getting sucked into believing that TD needs a Best In Class Lodge for a ski area that will never be best in class.

Stretch the useful life of the existing facility.

I only agree that the lodge is due for an update. Note: That being said, as someone who uses the downhill ski lodge regularly with my young family, honestly it's only the bathrooms and aesthetic items that really could use an update/refresh; the rest is fine!). There is so much that can be done simply by renovating!

I like the idea of rebuilding the lodge and I have no concerns about that.

The plan discussed is certainly an improvement but if built to this size today it will be over capacity 25 to 30 percent of the time with current usage. That likely would be even more often by the time the project is completed. I am concerned that you have underestimated the growth needs of the future.

The current lodge no longer supports the community needs. The new one will

Appears to be a cost effective solution to support the general needs of the community

1. Members should not be subsidizing/paying for the indoor venue space that will predominantly be used by the public. Amenities should only be built and maintained that are actively being used / needed by members. If the board wants those facilities, please arrange for a third party to underwrite that cost and not/not members who will largely not use that space. 2. Post-Covid, it's crazy to spend money on indoor space instead of outdoor space. There were outdoor weddings at The Lodge restaur

I was not able to understand clearly how much it will cost homeowners. It's also not clear why there has to be an additional assessment since downhill skiing actually makes money every year. For that reason I cannot support this proposal at this time.

no opinion

Would like to see estimated costs updated to current costs. I'm sure it's posted some where but would be helpful to know what the date was when the estimate was created.

Please upgrade the downhill ski lodge by spending what the association can afford, which I believe is 15m. Many cannot afford major hikes in the HOA fee. Spending should be capped at what we can afford to spend without raising the HOA fee more than a few percent per year. Please do not proceed with anything above the 15m cost unless an exhaustive climate change report is conducted. Again, we increasingly won't have snow at our elevation!

No other questions than the one I listed in Q3.

It would be unfortunate if we are going to do this to not take advantage of the opportunity to build something that will be adequate for our needs at least 20 years.

none

What construction items would be eliminated if the costs exceed \$21.3mm?

Well researched design that meets TD's needs.

I would have preferred a more distinctive design.

Bigger, better ski school for my growing kids, sleek new look, accessibility

NA

Nothing. I don't want to pay anymore in HOA fees. The fees are outrageous as it is.

I don't want to have my HOA increase at all because of this project. So I am a no go on it.

Improved access (per ADA) for disabled visitors. Up-to-date amenities.

Reduce project cost by refurbishing current structure to meet ADA, safety and historic usage needs. Construct new Ski School structure to meet current needs. Do not expand ski area capacity. Limit capacity on peak days to members only and not guests or the general public. Project expenditures should not exceed the Replacement Reserve Fund nor add to the Annual Assessment.

Hopefully this will last for some time without continuous growing pains

Increased ski area maybe behind current slope?

I like the idea of updating to accommodate more skiers. I think this is important and a good revenue stream for Tahoe Donner. Its a great beginner hill and we could possibly expand a little more in the future for greater recreation and family fun.

I think the current proposal is fine. I would keep the larger of the two buildings. I think its a good idea to expand as much as possible so we have the new larger facility for another fifty years

too much \$\$\$\$

lower cost

Updating facilities

Scale it down. We don't need a huge building especially with climate change shortening the ski season. Renovate the existing building but don't build a monstrosity.

We've been talking about this for so many years. It's time to get it done.

What kind of food and bar will there be?

NO. I don't want to pay more in HOA fees.

TD is a private HOA designed to predominately meet the needs of the membership. The TD Lodge should be devoted to meeting the needs of skiing members, with only excess capacity available to guests and/or public. Daily capacity limits should be limited to meet historic member usage, maintain user experience and not cater to the needs of guests and/or general public. There are numerous nearby resorts available to the public. There is no need to expand the capacity of the lodge, and thereby membe

	<p>Not opposed to the project. My opposition is the fact that the homeowner's are the ones who have to pay for it. You can spin it anyway you want, but bottom line the homeowners assessments will go up to pay for this or "pay back the reserve fund" you are going to use. Since you are always looking for ways to increase our assessment, any cost associated with this will not be the only ones assessed in the coming years. People who use the ski hill should pay for the ski hill.</p> <p>With reduced number of ski days in the future, multi-use (esp. in summer) seems like a necessity, especially looking 50yrs into the future.</p>	
Lodge needs renewal. Size seems reasonable.		
Like the idea of making it more attractive and welcoming. The cost seems excessive for the % of TD residents who will benefit from it.	Lower cost	none
I have owned my Truckee home for 5 yrs and never expected the annual assessment to rise at such a high rate. It has already increased nearly \$500 in 5 yrs! We use our home to get away and ski at other resorts-we do not feel we should be subsidizing this huge project that we will never use.	Max limitation of funds spent at \$18 Million with public cost sharing indicated. Why is this not factored in if it suggested it is used and needed by the public?	Could there be additional funds produced from those renting their properties so that if the renters use the facilities than the they pay additional fees?
		Update our facility:). Increases our property value
need to be replaced old and shabby	Cap at a max of 18 million	Do not make a full kitchen, for one thing, and reduce the size
I think it has been well thought out. Thank you for all your hard work.	My only concern is the use of the ski hill in the off-season. I don't think we should use it for things that will create noise issues for those of us who's homes would be affected. Our homes were built next to a ski hill with the expectation that it is quiet most evenings and in the off-season.	None

Lodge needs updating.	If this can be done either more cost effectively AND/OR more green and eco efficient that would be a more sustainable and better use of funds and resources.	How might we also use funds to also upgrade the ski lifts and other ski mountain features? Add runs, add features etc.
Too costly. Should be adequate for years to come rather than have to be remodeled in the future like the Trout Creek building needed.	Bring the costs down.	None
Good to improve current ski lodge, but this proposal is too large scale and costly.	'- Wish to see a lower cost alternative proposal - Do not want annual assessments to increase drastically - Uses up too much of TD development fund (need more funds to remain for other projects)	
We voted for the proposal because we want to modernize the facility, expand access to members and guests, and build a beautiful lodge commensurate with other newly built/remodeled TD facilities. While the proposal is on the higher end of the range (in terms of cost, size, scope, etc), we feel the HOA should do it right. We also hope the downhill ski lodge eventually will be repurposed during the summer (eg mountain biking, hiking, etc.), so that it can become a year-round amenity.	We would like consideration given to other uses for the new lodge during the summer (eg, a mountain biking hill, outdoor summer movies, summer camps, etc.)	N/A

Is not the proposal but some specific concerns : a) The overall cost and bid are too high and we should pursue alternatives contractors or different construction time when we will be out of this inflationary bubble b) We should first and foremost act a policy to ensure a better cost control and cost cutting in area where excess of personnel as example is quite evident c) True we are NOT for profit but profit from an area can be diverted to another area so the president answer in that respect pre

New bidder and/or postpone to better time We should first and foremost act a policy to ensure a better cost control and cost cutting in area where excess of personnel as example is quite evident c) True we are NOT for profit but profit from an area can be diverted to another area so the president answer in that respect present a partial reality of how profit within different are can be used as example reducing HOA or reverting those profit to other area where loss exists

New Bids

It appears to be well thought through and meet the needs of the ski area. It would clearly be crazy to replace the lodge with a new lodge which isn't big enough to solve the current problems including housing the ski school and rental area. I have read all the documents provided by the board about this project and commend them for the work done on this project. The current solution proposed appears to be financially responsible as well as solving most of the problems associated with the current

Nothing. It looks great to me.

None. I have faith in the board that has been elected by the members to continue managing this project sensibly.

Nothing. The building is too large, sized to cater more to the general public than the Association membership. It is too large for the available parking in the immediate vicinity of the lodge, and it makes no sense to operate shuttles from remote parking areas - which simply drives up the operational cost. The architectural design is totally inconsistent with the architectural theme already established in the Lodge, Trout Creek Recreation Facility, and Alder Creek Adventure Center. Most informe

Please see last sentence of previous answer.

The Board's credibility in managing this project was irretrievably damaged when a sitting member of the Board successfully sought to influence a Board election outcome to favor candidates with known expansionist views of the Downhill Ski Lodge. Ever since that election, the Board has consistently made decisions in guiding its consultants that clearly indicated its intent to build as large a facility as possible. The Board has lamely justified its actions as being consistent with the advice of it

I do not think the potential use of the new facility supports the cost of its development.

Build a new lift across Skislope and open sunrise bowl rather than build a new facility for a very unlikely increased volume.

I strongly believe it is oversized for the quality/desirability of the ski hill. People do not use that ski hill for anything other than The least expensive option to get on a hill and get people on skis/learning how to ski. In no case will this expenditure increase the desirability anywhere near the increased cost. I also take personal offense to the arguments that it is only increasing by \$423 per homeowner, because it is an argument for poor fiscal management. This capital expenditure shoul

I would like a proposal that represents the ACTUAL financial benefit to the membership. Honestly, as your investors, I believe we deserve that, especially to raise our assessment by 423 per homeowner in perpetuity for this fund alone. If there needs to be additional space for ski school/rentals build outbuildings.

The building proposed is very nice, but honestly in my minds represents fiscal miss management. Hey the amount of money that you are proposing could be spent in many many more ways that are much more beneficial to the membership. In particular starting to tackle employee housing. If things continue as they are right now, you will not be able to staff the building to capacity within the next three years.

I want more space inside the lodge for seating, a better patio, a better overall floor plan, and easier dropoff/pickup. it is not clear to me from the proposal whether patrons (non shuttle) will be able to use the dropoff circle, but I hope so. the current dropoff situation is not ideal. also I would love a year round restaurant there, also not clear from the proposal if that is the plan.

More space for lockers. More space overall would be great, but that is probably not happening :). I also wish the look of it was a bit more "mountain chalet" like, but overall it is pretty nice. Also, if not included, I would prefer year round dining, and a dropoff / pickup area for all patrons.

Is a year round restaurant and dropoff/pickup area included? thanks so much!

I trust the careful process the board, the consultants and TD staff has gone through and I see the need for a replacement lodge. The cross country lodge has really enhanced the cross country ski area and the bike trails there and I am sure a ski lodge would do the same for the downhill ski trails. For example, it would be nice to have the ski school in the main lodge. I do not trust the assumptions, and the information put out by the nay sayers. It is like "fake news" and I hope they do not unde

Nothing

none

The project needs to be refocused to what is appropriate for the ski hill. There is no parking, the restaurant needs to be smaller and we can Keep yurt as is. There should be a way to regroup and downsize this project .

Find a way to get a clubhouse that works with out spending so much money!

Please keep in mind future projects that are coming up as well.

Replacing the lodge is fine.

The proposed lodge is too expensive and unnecessarily enlarged. It does not seem like responsible planning and spending.

How much will this raise assessments? How will you finance other necessary infrastructure projectsâ€”ones that serve the community year round? Why did you waste so much money creating a glossy mailer? Why so build so big for such a small ski resort? The best ski resorts donâ€™t even have lodges that are big enough for most ski peak days. Youâ€™re there to ski, not to sit around indoors. People donâ€™t expect to be able to find a table and hang out. We are in a pandemic that spreads through the a

NOthing

Smaller more quaint lodge , just lik the hill

Why so huge and modern? It is in a a residential area and should fit in to the standards of all the other mounatinous cabins.

I think a new, larger lodge will be beneficial to the entire Tahoe Donner community, by bringing more younger skiers to the sport. I don't see the homes being used as much around Tahoe Donner during the winter time. A new lodge and improved facilities will encourager more families to use the ski resort.

the primary concern I have is regarding what are the provisions for cost overrun on this project. For example, the San Francisco Bay Bridge over ran it budget by millions of dollars. I haven't seen the contractor that won the bid on the project being made to pay for the cost over run. i don't want to see any contractor that will eventually build the new ski lodge being able to ask for more money if they can ignore the original quote, and make excuses for not meeting their original bid.

Will ensure the attraction and viability of TD for years to come.

Looks good. Please donâ€™t skimp. This project will pay for itself many times over.

All good.

The current proposal seems to be well planned including analysis of alternatives.

The lodge is needed and well thought out

Expand the space for growth in the future, not just for â€œnowâ€

Move forward with it ASAP

Upgrades an aging facility, increases capacity and personally makes me more likely to spend time at our ski slope. The current facility is challenging to navigate with small children and any improvement would be greatly welcomed. The proposal is not free and we recognize the costs but expect to get all of that back in the improved value of our home and general community.

The current lodge is old and in need of replacement. The proposed size makes sense.

Nothing

This facility is used primarily by non members and should be funded as such. This projects seems like over kill for a facility not used by members. Maybe start a capital campaign to fund improvements.

The additional space will provide families with kids the opportunity to enjoy the day without the stress of a cramped facility.

It's old, we need a new lodge to maintain our amenities.

Cost savings would be appreciated wherever possible but have faith in the board and general oversight processes to keep costs under control.

The current proposal is good.

Please present to us a smaller project not to exceed \$18 million which would be more in keeping with the size and scope of Tahoe Donner.

Smaller. Non member funding

We are not fans of the facade. It appears too modern for our community. Include static fire pits on the deck for relaxation in between runs.

Let's get moving. While I appreciate the debate and feedback from the community, the lodge was identified as a priority, board members were voted in to make decisions on behalf of homeowners and have made appropriate decisions and trade-offs. Ready to start the project and move on to other priorities in our community that have more of an impact (trails, STR & town of Truckee, marina etc).

None

This project is over sized and over budget. It is not needed for this community. The skiing is for beginners and families and while the current lodge definitely needs either a complete remodel or replacement the skiing topography doesn't warrant the current proposal. A more modest proposal could contain all the needed amenities and suit perfectly the needs of the skiers Tahoe Donner attracts.

Thank you for considering our input.

The reality is it needs to be replaced. I don't want to be paying more in fees, but that is unfortunate reality

Seems best options, certainly not bigger than this.

It has been very well thought out.

Although we have hosted young families who use the ski hill over the years, as members we have only used it a handful of times. And we prefer Nordic to downhill skiing so can't make comparisons. So I do not have an opinion as such, aesthetically it looks fine. Functionally I default to others opinions.

We feel the proposal for the new facility is larger and more expensive than necessary and given the low usage among membership, is not warranted.

larger size; multiuse possibilities; safety for guests; more handicapped accessible; more storage; safety for employees in terms of food service, offices, ski patrol, lessons; seating areas in and outside. As a handicapped person I find the current situation extremely hard to navigate; having toured the building it is clear it needs be larger, have storage, undated equipment, safety measures, space for employees and guests.

My only concern is project bloat, increased costs and fees passed back to homeowners.

Usage ideas outside ski season

Nothing...get it done

I would like to see an alternate scaled down proposal for the 18K size that certain factions of our members are requesting, as it sounds like it was never fully vetted and there is a lack of transparency happening with costs.

I would like to see a smaller facility. I agree that the lodge needs to be replaced and that costs have skyrocketed however we simply don't need that much space.

Reduce the size of proposed facility.

Maybe even more storage. Having been on committees for building a high school, gyms, locker rooms, auxiliary class rooms, and theaters... it is usually the first thing cut and it creates problems and safety issues for employees and users.

it is unfortunate that this project has created such a divisive fissure in the community and it does not appear that the Board / Leadership has governed in such a way to mitigate this situation.

I don't feel a vote is required. People had a chance to vote for the board and they are responsible to make these decisions.

It's obvious the ski lodge needs replacing. We think the size of the facility as presented is adequate. We don't feel you have presented adequate options to pay for it. By dipping into the Reserve Fund to pay for it, have you left enough funds for other needs, should they arise?

Delay start, or assess a one time assessment of \$500 to \$1000 to acquire more available funds for construction from homeowners.

I'm very unhappy with the current proposal - it's way to large and expensive for a beginner ski hill that the homeowners will end up supporting with increased assessments and fees. The project should be scaled back - we don't need to go from 15k sq feet to almost 30k sq feet - that's just unnecessary and expensive. The proposal doesn't address parking, which is a bigger issue than the indoor dining. The only thing I like about the current proposal is that the lodge to meet ADA standards.

The size, the cost, the amount of indoor vs outdoor dining seating. I'd like to see a more scaled-down version that meets ADA requirements without doubling the size of the lodge. And I'd like to get an honest, objective projection for the impact on our assessments and the actual costs to homeowners. I'd also like to see the proposal take into account the impact of climate change, which is already affecting the ski season.

I'd like to board to listen to alternate perspectives, which they're not doing. Even the mailer that included the questionnaire was biased and excluded information that should have been part of the information points. The information did not include the pros and cons of the project, and only presented the board's perspective. Homeowners are going to be paying for this for years, and many of us are not happy about it.

Nothing, it is too costly

Do a rate of return analysis including latest projections of impact of climate change on snow conditions on Tahoe Donner. Reajust the project so that it has a significant positive rate of return or abandon it. None

I believe that the project has been thoroughly researched and that the old building needs to be replaced to improve the over all situation on the hill and improve the overall usage and increase the revenue flow.

<p>I am less concerned about the details of the current proposal than the total cost, which is too much in the current proposal.</p>	<p>It appears that the scale of the current proposal is based on meeting the demands of the general public with homeowners paying for the bill. We do not understand how this approach meets the needs of homeowners. We believe it is feasible, and would like to see, a significantly less costly option that puts less burden on homeowners.</p>	<p>We strongly prefer a less costly option. There has been a great deal of conflicting information presented by the TD Board and TD Member Voices, who have raised serious concerns about the project. It appears the Board has made a decision as to what is best for the TD community and is moving aggressively forward to implement their vision without fully addressing the cost concerns of a significant number of homeowners. Hence, we would like to see the Board more carefully consider the concerns th</p>
<p>The existing facility is outdated. We need a new Downhill Ski Lodge. In the end, it will pay for itself as well as ensure property values increase within the association.</p>	<p>Okay as is.</p>	<p>None</p>
<p>Size sounds appropriate. Desperately need new lodge.</p>	<p>Please make sure there is ample parking and the road in/out of the lodge allows room for skier drop off. Please make sure that quality of dining at the new lodge is equal to that found at the TD lodge restaurant and pub.</p>	<p>Let's move ahead! Thanks for asking for input.</p>
	<p>I would like to see a scope of business operations of the Downhill Ski amenity service the use and needs of the homeowners of TDA, NOT the public as well. The public is NOT paying for these assets ! This is not the time (during current high inflation) to make any design, or construction decisions, or sign any contracts. Also, this entire project needs to completely address multi-seasonal use in detail !</p>	<p>When and if TDA allows public to use any of our amenities, the price that the public pays should be very high ! If we are having to operate our amenities in such a way that necessitates public use of our assets to operate properly, then we are operating out of scale with those that are paying for the assets (TD homeowners).</p>

Nothing - too expensive and too large for a ski hill that has only two runs.

I believe that too much money is being spent on an amenity that is not used by a large enough majority of the homeowners. And that this will lead to too many and too large an annual increase in the yearly assessment fees.

The proposed amount is too high.

No need - too expensive - better places to spend money on other projects

I think that is too much to spend, I'd rather have my funds go to something else. Just remodel what is there.

Request an \$18 million option be developed and presented. This \$18 million will still allow us to build a reasonable lodge with moderate annual dues increases of 2-3% while leaving room for future capital investments.

I think that the current proposal should be scaled back in costs and capped at a reasonable amount of money and certainly significantly below the \$25 million dollar figure currently being considered.

I would like to see a reduced cost to this project.

do minimal ADA requirements

The proposal doesn't address the underlying business viability of TD downhill ski resort. If members are being asked to pay for a major upgrade of the building, how will that impact its long term profitability? I would prefer to see the resort be a viable business that can pay for its own upgrades, as I don't personally use it and my family doesn't either.

I think it cost too much

I absolutely support a new Lodge but want a fiscally responsible Lodge replacement. I hope the Board is willing to open an dialogue with the members to bring forth alternative designs that support this.

The ongoing "battle" between current and former members of the Board is unseemly and should be resolved to the satisfaction of all parties.

What is the next foreseeable capital project?

The proposal is presented to the members as a "done deal" - as if the only question is how much to spend on the upgrade. It doesn't address the underlying viability of the ski resort as a business. If that business loses money each year, you should address how that can be fixed. If it makes money each year, why are members required to pay for the upgrade.

How can you over the cost?

I like the new capacity and the updated facilities proposed for the new lodge.

I would like to see a detailed plan on how the project will be managed by parties with the best interests of the association as their primary motivation. The plan should include steps that will be taken to minimize cost overruns project scope inflation during the construction phase.

Active management of the remaining phases, of the project, must be emphasized in order to avoid inflation of the entire project cost. Management of the project must include individuals who will not benefit financially from the project and who have no relationships, whatsoever, to the contractors selected for the project.

Nicer experience for ourselves and guests. We need to vote on this. This is our association

I'll admit I've followed closely the folks who are against the new lodge. I think the important points to keep communicating (and what I paid attention to in the mailer) are: Current lodge is not ADA Complain and puts us at risk for significant lawsuits- we should communicate the delta in costs between making the current lodge ADA compliant vs the costs of the new proposal- as making the lodge ADA compliant is non negotiable, so people should just be weighing the delta of the full rebuild (tha

smaller

Prefer the 27k sq ft plan. Stop now this is our association. They do not own Tahoe Donner

It is adequately sized and modern. Nice indoor and outdoor space, and dining options. Tahoe Donner Downhill Skiers will no longer be treated like second class citizens.

More off season use for hiking, biking, dining, and other outdoor recreational activities such as bocci ball, BBQ area, picnicking, etc.

We support maintaining all amenities, even those we don't personally use. We purchased our home in Tahoe Donner because of the quality of amenities. We have seen other associations that have collapsed and become ghost towns because amenities were not kept current. In general, Tahoe Donner has done a great job of improving amenities, with the downhill ski resort being a notable exception. We love the amenities at the cross-country ski resort and wish we had something similar at the downhill ski r

New safe lodge up to TD's standards. Fully investigated by professional firms.

Negotiate / cap spend down by \$1M. Whatever it takes including reducing size by 2k sq ft.

TD Voices group has done a lot of harm within our micro society. To clarify, they have generated lies, misinformation, and generally cheated our members out of a good debate. If they don't want our amenities to meet our needs, MOVE AWAY.

Its long overdue.

Improves overall appeal to TD and keeps it relevant. This is a community that is more than homes and trails. We have to support keeping facilities up to date. Good for property values too.

A larger facility to support future growth

None

Nothing. Just manage costs as best as possible in this current environment.

Updated Lodge needed

I would like for more outdoor space as well/firepits. Obviously more indoor seating is needed, but on nice days it is nice to sit outside as well and enjoy lunch or a cocktail

Would like to see a nice bar for drinks during and after skiing be available!

I am very happy that the board is working on the larger size option. I am tired of TD always underbuilding for the long term and ending up with overcrowded amenities.

Even more deck space with overhead heaters powered by Natural Gas and not swapping propane tanks.

Please solve the overcrowding issues we have seen and do not get caught up in the misguided member groups who want to spend \$18m and fix nothing.

The amenities in a 50 year old master planned development need to be upgraded to current standards to add value to all properties. As a 24 year homeowner, I have seen several good projects completed, and one that fell short IMO. While expensive, new construction always costs more than we like, but will add value over the long term.

Please ensure it's a year round multi-use facility, summer/fall events included.

It replaces a structure that needs to be replaced due to age and ADA non-compliance.

The proposed size needs to be reduced. The proposed size is too large for the needs of our HOA; the proposed size is too large for the location and will have a negative impact on the nearby residents. Although we do not live near the downhill lodge, we do not think any homeowner's residence should be negatively impacted by the HOA. All ski areas have some days with high capacity. If we build for a capacity of 678, that should be more than sufficient. For the few days we would exceed the 678 cap

Modern and large enough to handle growth. One only has to visit any local ski resort this year to see just how great the demand is - and it's growing

Replacement enables TD to design it right from the ground up and have more flexibility without any existing structural constraints.

Not so much a change, but focus on patron comfort and convenience features and efficiency.

The value of TD properties significantly increased over the past few years. The amenities need to reflect that value and offer updated amenities that make investing in a TD property worthwhile and rewarding. We don't use the downhill ski lodge, yet very much support the need to upgrade that outdated, undersized, and less appealing amenity. Those that can afford TD homes, can afford \$141 assessment each year and it's a worthwhile investment. We think this has been well planned, evaluated, with va

As long as there is a place for those that don't downhill ski, but enjoy watching while warm and with a drink or food, we're good :). We use Alder Creek Cross Country Ski Center (what a beautiful upgrade), both to ski and to hang out. We likely won't do downhill skiing but we like watching and hanging out.

Keep up the great communication, transparency, ensuring a voice for all members. Stay strong :).

Reduce size of facility within the \$18 million dollar budget. I didn't purchase in TD to support additional facility growth for public usage nor to pay for subsidizing additional facility size for public usage

Too expensive

Incremental development funds should go toward burying power lines

Fresh, modern, and updated facility, in keeping with aesthetics of other Tahoe Donner amenities.

Would like annual \$867 costs to owners reduced or deferred out, if possible?

As an owner of a second home that is also a short term rental home, I like the idea of a new, larger lodge that can accommodate more visitors and will be a better flagship amenity that will speak to the quality of Tahoe Donner as a desirable winter vacation destination.

I would like to see a value-engineered design with smaller footprint cost analysis, as my one concern is higher assessment fees.

None- still need to dig deeper into the details/ cost analyses/ research/ design development drawings, etc

Not much

Too big of a project...make it smaller

Make it smaller

The current scope is beyond what is necessary for the lodge.

Reduce scope significantly. We do not need to spend that much money to renovate the facility into something more than it needs to be.

Too big and way too expensive. We do not use this facility and feel this is way too big an investment at this time.

Significantly reduced expenditure

This lodge proposal is way too much for a very small ski hill. Given the kind of year we've had, this is too big an expenditure to expect the membership to fund.

I Remember how you underbuilt the lodge and trout creek

Be sure you build only what is needed

I do not like anything about the proposal

The lodge is losing money. An upgrade to it will raise costs for homeowners and I don't even use the ski lodge.

Have you taken into consideration of people not being able to work? Covid? Long term impacts

50 years is old for a building, and it would be awesome to have a new lodge and it would increase our usage of the downhill ski areas.

Upgrade

We like that the facility will be updated and would hope that there could be year-round use to offset some of the cost.

If there is any way the total cost can be lowered with jeopardizing the project, we would hope that would/could be done.

It is way overpriced. I do not want my dues to increase. This board is out of control with spending and very irresponsible with they way they have managed this project. No transparency and many lies.

Limit the spending to 18 million, no proposed dues increase, or any assessment. How about saving ahead of time for such a big project? We teach our children this.....you can't have a car unless you can afford to pay for one. This lodge should only be built if there are funds to provide. Also, Tahoe Donner will never be Aspen, Vail, Palisades, etc. It's a bunny hill. It's a silly ski hill that has no future especially with climate change. Also, if you are going to build, put in a new fitness cent

STOP RECKLESS SPENDING AND THE RECKLESS BOARD.

An updating of the facility is needed but not such a large endeavor as is proposed

I would prefer the expansion be downsized and the costs of the projected significantly reduced.

We agree that the lodge needs to be replaced	The lodge should be much smaller than is being proposed by the Board. We have followed the downhill ski lodge discussions for years. The number of days of "over-crowding" is now being grossly exaggerated. Suggesting that there would be any significant off season use is absurd especially given the need to use shuttles for access. In part because of its location, the lodge will always be an awkward, limited-use facility. Significant improvements to the Northwoods Clubhouse would be a much be	The Board is unfortunately engaging in mud-sliding rather than meeting with the members who believe the new lodge should be smaller. How does that serve the community?
Larger deck and a more organized facility.	Since this is suppose to be a survey, a survey usually presents alternatives. What is the alternative. It is too large; it need the Town of Truckee to grant a variance because the proposed size infringes on the condos (I'm not a condo owner).	Get something cheaper.
I like the improvements, but I think it's too much cost and there should be another option that's not so expensive, like the Ecosign recommendation " 25,603 square feet.	Just too costly as-is, and I'm sure the construction cost will continue to skyrocket. Make it smaller, like the Ecosign recommendation " 25,603 square feet	
Upgrading areas that are in need. Making it safer for access to the hill.	Figure out how to reduce the cost. With no more lifts being built spending this amount of money seems quite high. Don't know if it will bring in more revenue but will surely bring in more expenses for owners.	How many more people will be able to access the hill with this renovation. It already gets extremely over crowded at times. I do not see anything to address this issue. So there will be a new structure but still really long lines on peak days.
We need to build it as big as possible to avoid being outdated at the time it is finished. We should not scale it back. It needs to be big enough to be comfortable and designed to accommodate future growth.	Nothing comes to mind. Err on the side of a bigger building.	None, sorry to see so much obstructionism to the current proposal. Needless and a waste of everyone's time.

I do think that it is time to do something about the lodge but not sure on the price tag and its impact on the Tahoe Donner property owners.

The current ski lodge is in poor condition. The proposed new lodge appears to be similar in quality to the Trout Creek and Alder Creek buildings, which add value to the development..

I have only used the downhill ski area once or twice but it was obviously built for a different time and does need updating. I think the current proposal has been well analyzed with multiple options evaluated. I think TD's ski area appeals largely to families and it is good that there is an affordable and more accessible option compared to other ski areas in N. Tahoe (we ski Palisades & Alpine Meadows).

'- Drop off facilities (vs just bus or walking from parking) - Expanded dining / seating - Expanded restrooms

I think a scaled down lodge in price would be more appropriate. Need to get buy in from the folks in Tahoe Donner. Will the lodge be constructed by local trades people?

No modifications to suggest at this time.

I am not an architect but I do question why the current preference in many places in Tahoe is for flat (or nearly flat) roofs. Given the amount of snow here I just do not understand this design aesthetic and question whether there will be costly repair issues down the road. I think there needs to be assurances around the final cost and repercussions if it is exceeded (although what those would be I do not know, perhaps a reduction in the amount paid to the architectural design firm?). If

'- Concerned that outdoor seating / decking is shrinking as depicted in plans. Outdoor seating on nice, busy days can be at a premium. Would like to ensure that there's plenty of space to sit. In general, the issue with all ski lodges I've experienced is lack of seating as people juggle gear, save space for others, or non-skiers wait for skiers. I'd like to ensure we have enough space inside and outside. - Traffic flow proposal. Would like to see flow proposal for how we'll handle drop off on

Will the lodge be constructed by local trades people?

Thanks for working to improve the ski lodge.

None at this point in time.

How can this be used off-season. The downhill area currently is dormant during the summer months, unlike the XC ski/adventure center which remains active. Not sure if there is demand for it, but would be great to see this able to support summer activities as well given the capital investment. Not sure what is possible there given few linkages to other areas from the downhill ski area.

Too many concerns to list all of them For starters No cap on budget Maybe 16% of TD owners use this DHSL..and then not exclusively for their skiing needs ..have users support it. Sell to private company. Size and "budget" is insane Other amenities used by owners with much higher frequency and round the year use would make sense I am just going to quit there because I know you do not care and this is futile

See previous comments

Again tired of wasting my time

Respectfully, I do not like anything about this proposal. During busy weekends in the Tahoe/Truckee area everything is crowded. The beaches, the gym, the pools, the beach restaurants, etc...I would prefer to see expansion of the gym with classes added. The area gets used year round by a greater population of residents and guests. There are many ski options in the area and TD ski hill is at the bottom of the list as to terrain. Putting that much money into the asset, in my opinion, would be

Having worked in construction for 30 years the one constant is Construction is Cyclical. Construction costs at their current levels are at an all time high similar to the stock market. and much like the stock market corrections will be made over time. It is my opinion that this is NOT the time to embark on a large construction project. I would like to see the project delayed by a couple of years and if that is unacceptable reduce the budget by 1/2 -- NOBODY I know uses the hill? I know a t

Why now? When Inflation is high Insurance is high gas is high why not wait for a couple of years. Give us all a break. this fight which I am not a part of seems to at this point be more about winning vs what the community wants? Let's just all take a breath. We have a divided country which is sad now we have a divided Home Owners Association? And please have some compassion for those who have been here a long time and are having a increasingly difficult time affording the community that we

I would like to see the Board also present a more modest proposal and let the membership have a choice between the current proposal and a more modest proposal,

It will add value to association
Nice but expensive
All

I like as proposed
Remodel the old one
Nothing

None
None
None

	<p>This is a major investment for the Association, which benefits such a small fraction of the community in those that use the amenity. Two missing components to the proposal seem to be the financial model of the new ski lodge (eg, will revenue increase from historical levels). And second, was an out license scenario explored? For example, private developers build the lodge, run the business and pay Tahoe Donner a royalty or rent? Thank you.</p>	<p>This is a major investment for the Association, which benefits such a small fraction of the community in those that use the amenity. Two missing components to the proposal seem to be the financial model of the new ski lodge (eg, will revenue increase from historical levels). And second, was an out license scenario explored? For example, private developers build the lodge, run the business and pay Tahoe Donner a royalty or rent? Thank you.</p>
<p>Can be fully funded without debt or special assessment. Will provide a better experience for members and guests.</p>	<p>Nothing</p>	<p>none</p>
<p>The downhill ski area is the best facility with respect to breaking even on cost over the last decade. We should maintain it. The same can not be said for the golf course which consistently loses money. Can the board consider increasing the green fees?</p>	<p>It is good to see long term plan with long term saving for the predictable future needs. To what extent is the HOA affected by California insurers withdrawing from fire coverage?</p>	<p>Will downhill facilities be shut for a winter or will the job be completed in a single summer? Has the board considered summer activities such as downhill bike trails in order to enhance summer use of the facility?</p>
<p>I have no opinion on the proposal other than I don't use the ski hill and I wish my HOA assessment would remain the same.</p>	<p>I would like to see summer activities, such as moving Bikeworks there, incorporated into the design. It could help offset costs. It looks like it's still being built with flammable materials. Perhaps we should start using materials that won't readily burn.</p>	<p>Make sure there is sufficient parking if increasing visitation. Consider having events there in the summer season.</p>
<p>All around better experience Year round amenity</p>		

It is not necessary but is justifiable to REPLACE the existing lodge, if this can be done at an affordable cost to the owners, without damaging the environment and if it improves the neighborhood quality of life.

It is much bigger than is needed to serve the owners, members and our personal guests. The purpose of the Association is to serve the interests of owners and members. The proposal violates the principle announced by the board president that "(Tahoe Donners') tax status prohibits us from being organized for profit." Being oversized to serve the 40% of users who are from the public, the proposal is an inappropriate use of Association funds. It is a risky venture that has been sold as a way to

Tahoe Donner can improve the experience for the 30% of members and save several million dollars on this project. Reducing traffic congestion, illegal parking and general crowding during the periods when most of our 24,000+ members are in Tahoe Donner will enhance everyone's experience. The board should be laser focus on benefitting its members. Selling excess capacity to the public is appropriate but the board and management are too focused on trying to sell to the public. Tahoe Donner is a

The initial architectural rendering prepared by the BSA architectural firm of San Francisco looks attractive, but it oversized and too costly.

Downsize the proposed design of 28,000 sf and spend less of our HOA funds for this single capital project which is 12,000 sf larger than our existing ski lodge facility. The size increase is not justified and I am concerned that it will be empty much of the ski season and the rest of the year. The 28,000 sf design was originally proposed by BSA architects to serve as a 4-season Event Center which I oppose, is not needed and inappropriate for our residential community.

Although I am a perennial season pass holder, the TD Downhill ski operation is a public amenity that 70% of TD homeowners do not use. During the ski season its usage comes predominantly from AirBnB and STR renters plus the general public. The proposed facility is 12,000 sf and 75-80% larger than our existing ski lodge that only operates during the 4-month ski season. If built, the proposed 28,000 sf design is likely to be under utilized and remain closed the other 8 months of the year. The n

There is a cap.

1. The small size of the slope & the number of lifts might not justify the \$25M investment for a month or two of usage that might also be impacted by GW. 2. The scope of the project should be reduced to minimize significant increase in TD assessment that could be a financial burden to some.

I would like a reduced scope of the project with a budget capped at ~\$18M. This can be mainly achieved by more outdoor usage of the facilities due to covid & other airborne viruses (less built structure) since most people ski when the weather is good!

I envision that the small beginner ski resort is mainly used in good weather condition so a large structure with a large indoor restaurant and gathering is not needed. BBQ can be setup outside to augment the small dinner inside specially with new airborne viruses with is for many years.

Updating the lodge will set us and our children for many years to come it will also hopefully open up opportunities to leverage for summer activities	Nothing. And I'd vote for the larger lodge given the minimal additional cost.	None
The thoughtfulness of the process and the final result!	No	Thank you for all involved in this project. As a Board member, I know how much work was put into this project so thank you! In our 30 years of owning in TD, I have always felt that every replacement has been under projected. How many times have we had to enlarged Trout Creek because it became too small for the members is just an example . I would hope the board will make sure that the building is built for projected future use as opposed to just current use. I would also like to say that I think the Board and everyone that has worked so hard on this new lodge has done an exemplary job in dealing with facts as wel
I like the fact that all aspects of the ski lodge are going to be under one roof as opposed to having a lodge and the yurt separate.	I have no opinion about changing anything currently	
I like replacing the old lodge and making it ADA compliant.	We do not need to spend that much money. We have other amenities that also need to updated. A smaller lodge that works with our small hill would be a better choice. My 10 yr old grandson learned to ski here when he was 4. Now we take him elsewhere.	Put a cap on the amount we are going to spend. Vote on this cap so all owners know the cost we will incur.
Improving the ski lodge.	There needs to be a cap on the amount of the expenditure and the size as proposed is entirely too large. Furthermore, the architecture as proposed is unattractive. I believe it is contrary to the Tahoe Donner style.	No other questions.
It's exhaustively researched and vetted.	Nothing.	I'm concerned that this very long, very intense process is crowding out other actions that the board should be considering. Let's get the Ski Lodge project done and over with.

It is adequate for the long-term and does not make the mistake that has happened over & over again at TD by skimping and then having to re-do or add-to several years later.

Replacing the old building. Bringing into compliance, and it's nice to eliminate the steep hill climb.

We believe it's too much investment in an amenity that has limited usage for members. People may teach their younger ones to ski there, then likely move on to other bigger resorts. A smaller increase in lodge size with options to add on or improve outdoor areas would be preferred, so that the budget can be trimmed down. Also with the drought frequency it seems unwise to invest so much here.

I don't like the current proposal. It's too much money on an amenity with limited potential.

If there is any value remaining in the current snowflake structure, I'd like to see it renovated for temp employee housing which can be accomplished by moving the new structure forward toward the hill.

My interest is in keeping TD Homeowners' fees as low as possible.

Lower cost option. In particular I see a footnote that projections assume a similar snowfall and usage to recent years. This seems like a dangerous assumption to spend millions on.

Re-evaluate the budget and scope.

Get it done! Quit fighting with the opposition. \$300 per year per lot is way too small an amount to cause all this disagreement and discord. Since the Board is confident in its position that it has the right/obligation to make this decision without an owner vote, then it should act. Let the opposition sue if that is their decision, and make sure that the Board counters for all costs of defense.

Beautiful building. Clear upgrade from current structure.

Building projects, especially in the current global shortage environment tend to well overrun initial estimates. The \$600k delta only between the two facility sizes appears small. Is a 10% contingency in the current environment sufficient? Does the lodge need to be sized to accommodate 40% external use as a Tahoe Donner facility?

Proceed with the design and construction of a new lodge not to exceed \$18M in total, all-in cost.

We believe in investing in the amenities of Tahoe Donner. This is good for our enjoyment as well as our property values.

The expectation would be that the project is well managed such that the assessment impact does not exceed the \$141 / year for 3 years to home owners.

The building needs to be replaced after 50 years. We all agree about that.

Price seems too high, or at least the board hasn't made a good effort to communicate what real advantage there will be to the high-priced version and the degree to which it will benefit all TD members, especially as only about 30% use the ski area. This needs to be affordable with revenue projections that support the argument for a larger or smaller version.

Why is the board constantly on the defensive here, when an open, good faith, dialog with all parties would help bring this to a consensus?

Too big and too expensive. I would like to keep dues low. HOA appears to forget everyone doesn't have as deep pockets as they have. It's already expensive enough to live here. Why do you want to make it worse?

Much smaller and cheaper

Try to have some sensitivity when you speak of how "cheap" HOA dues are, how trivial dues increases are, or how inexpensive improvements are. It's tone deaf to those in the subdivision who may be struggling

We are on board with the new Lodge plans.

N/A

Would like to make sure it stays on budget and is feasible with a plan for the future.

<p>I appreciate that the board has put so much thought and research into the design to balance cost versus features of the new building. Thank you for all of your hard work!</p>	<p>None.</p>	<p>Thank you for continuing to address the unreasonable few that are out there. I hope we can put this behind us and move forward with this project as costs continue to increase. Thank you all for your service!</p>
<p>I like the general notion of fixing up our amenities</p>	<p>Please rework the project/sacrifice some features or SF to come up with a lower price tag (not over \$18M). Put more money into amenities used more often by the members, like Pickleball and the pool.</p>	<p>This project is too contentious with such vigorous disagreement that it makes me (a neutral observer) wonder what is going on and why the board has not sought unity. Plus I think Donner should prioritize projects that will give the most benefit to the most members.</p>
<p>Cost</p>	<p>New is better looking and right now it does look outdated.</p>	<p>none</p>
<p>This facility is too small and actually depressing inside. A new facility will enhance the ski experience of TD to both owners and guests Reasonable solution to the visitor workload the site receives</p>	<p>Proceed as proposed. I would like to see a large outside area for skiers taking a rest</p>	<p>None</p>
<p>Very modern looking & will enhance TD overall</p>	<p>Do we have everything needed for multi season use? Let's maximize the use.</p>	<p>Larger is better, remember "The Lodge"! We really could have used more space in that building.</p>
<p>Potential draw for more traffic at the TD ski facility. It currently seems underutilized.</p>	<p>\$24M is a _lot_ of money. We would like to see what the less expensive option looks like. I am not opposed to a renovation, but the Cadillac version seems a bit much.</p>	
<p>I do not like the current proposal. It would primarily benefit the public and homeowners that are renting their homes. It will certainly increase HOA DUES. Those that are renting their homes could care less and pass the expense on to their renters.</p>	<p>Scale down the size and expense.</p>	<p>In a general sense, the project benefits the public and those that are renting properties to finance their homes.</p>

Not a good use of HOA funds. I am completely against this initiative.

Don't do it is my feedback

Spend money more wisely

Please make the new building classy and modern like Northstar

Nothing, too expensive for property owners who subsidize public use.

The increases in annual assessment dues is unsustainable. The ski lodge has no daily use fee and is subsidized by property owners. The outside public reaps the benefit and property owners are stuck with large annual fee assessments.

The ski lodge should be financed through per user fees. Amenities of Tahoe Donner are subsidized by property owner fees and current proposed increased are excessive.

I like that the proposal will better accommodate students and ski instructors; shifting from the yurt to the building will create a better experience

It would be great to create multi-use opportunities within the overall design schematic. A year round cafe, with outdoor fire pits, would bring a lot to the local community. Tahoe Donner also has a vibrant backcountry skiing scene that can be challenging to accommodate (a weekend drive to Glacier Way typically yields an overflowing parking lot). Combining the existing route up Sunrise Bowl with the downhill resort would create a 1000+ft vertical drop for backcountry skiers; parking at the downhi

Nothing in this proposal is likeable. Too expensive for a low use building that is idle for most of the year.

Cut the budget by at least half. The board should pursue a practical facility that fits the purpose, which is a facility only being used for 3 months of the year and think of a plan that the facility can potentially be used for other purposes during summer.

1) The board needs to stick the principle of spending the least money to build a practical building; 2) board needs to be transparent about all costs, including hiding costs like maintenance costs; 3) the primary purpose of the lodge should be serving the members. Any cost surge to accommodate extra visitors beyond members doesn't make sense. 4) absolutely no reason to increase future membership dues because of this.

I don't like the current plan. We don't need a facility that big or nice. This is for families not high end skiers. They ski here u til they are good enough to go elsewhere, teach their kids how to ski or if they can't afford palisades or Northstar.

Smaller. Modular. More affordable. The ability to start small and build out based on needs, weather, etc.

Transparency. Just state the facts. Take emotion out of it.

The building is architecturally attractive-- probably too attractive.

Review of overall spend and increase in HOA fees and timing.

I would like to see this significantly downsized/lower cost. This is a very large capital investment for something with limited member utilization. The ski hill a prime attribute of the association, with many better ski options available (as compared to x-country, the trail system, beach club, Trout Creek Rec, etc. Also, building to accommodate the very few times of peak capacity seems excessive.

I would like to see an analysis of how this would affect the profitability of the ski hill. Amenities open to the public should be at least near break even.

I'm supportive of expanding the lodge

I don't think the board has sufficiently explored alterative, lower cost options taking advantage of larger outdoor spaces.

While I'm generally supportive of the board, I don't think they've sufficiently listened to the large continent of members who are asking for lower cost options. All the communications, including this expensive survey, has been misleading and disingenuous. I'm voting no on this because I'd like to see more accountability, and more consensus before moving forward with such a large capital expense

We have a serious need to replace the aging ski lodge and I hope that Tahoe Donner will make this space available for members during non ski times to be used for meetings, group charter club meetings and other events as needed. Anything we build should be a multi purpose facility so that we can get maximum use out of it.

I would like to see that this design is taking into consideration the need for use of this building at other times of the year. ACAC is a large building that sits empty for many days of the year, the bar and the restaurant are hardly used. These buildings need to be available for TD members for other activities throughout the year.

Assuming this building will be available at other times of the year for TD member activities, I think TD should offer this to members for free or a small fee. My group was told we could use one of the conference rooms at Northwoods for a meeting for \$100. You have said the cost of this building is covered, so don't be charging TD homeowners to help cover the cost of this project.

Systematic factual review of TD needs and an economical solution to meet them
It seems to think ahead, my family will enjoy the new, bigger, more modern facility
Larger facility. Modern accommodations.

Nothing
nothing

None
none

Nothing

Current proposal needs a total rethink given the declining market as reflected in your own data showing a downward trend in usage. Benefits such as "climb to the chair" are irrelevant. Ski school accommodations work as they are and a minor inversion temporary buildings for the season would solve any issues without breaking the bank. Given the short season of skiing and lack of use of the ski area in other seasons, this is a bad investment.

Directors have not seriously considered the "do nothing" option, which IS ALWAYS an option. The data presented shows DECLINING number of days over capacity. This suggests we would be building a facility for a declining market. There are serious discussions as to whether skiing and snowboarding are dying sports both in the US and Europe. Snowboarding definitely is dying according to global statistics. Skiing is also suffering though less. However the combined market is seriously contract

Bold

Nothing really. It is ridiculous to spend that much money updating an amenity that is not used by homeowners, and then increase our yearly user fees. Really?

MUCH smaller scale. Upgrade what is there.

Since we only do this every 50 years, we should maximize quality and size

Please do not proceed with this expensive project.

Feels appropriate for the community- an upgrade really is needed	Think the 906 skier lodge would better accommodate demand	Any changes in parking?
Larger, but not too large.	Change scope. Do we need a new ski lodge? Just review that exterior design choices, sidewalks, signs and other items will stand up to the weather. Would love for it to look great for a long time, i.e. another 50 years!	none
It is thoughtful, fiscally reasonable (in fact, amazingly inexpensive, for what we're getting) and based on an enormous amount of research and data, responsibly and independently compiled. A big thank you to the Board and staff for doing this so professionally and maintaining calm under enormous and unfair pressure from a self-appointed group apparently bent on revenge after losing a fair election and selfishly unwilling to invest in TD.	Nothing.	I consider myself part of the silent majority within TD who have mostly sat back and watched the Board we elected and the staff we love be repeatedly challenged and insulted, and the facts lied about, by losers of an election who want to divide the community. Although I am all for a minority having the freedom to express its views and for the open and professional way in which the Board and staff have responded to "Tahoe Donner Member Voices", I'm tired of the conflict, believe that there is no
I do not support the current proposal.	Much smaller and much less expensive.	Do not proceed with this project as proposed. If done, it should be much smaller and much less expensive.
New and updated plan	Is this investment profitable to the HOA? Please provide more options to choose from	Please provide more financial data of the downhill ski

Keeping up with times is important.

I do not believe that a 28,000 sqft facility at a cost of 23.4 million for an amenity that is used primarily by the public is the best use of association dollars. Please build a replacement that limits size/cost to 18 million dollars.

I do not like or support the current proposal.

Cost for replacement at whatever size is possible should not exceed 18 million.

The current proposal should be stopped. If done at all, it should be much smaller and much less expensive.

1. Is this facility being build for the use in the summer for potential wedding sales, meeting space rental or other revenue generating opportunities? 2. Although all hospitality facilities need reinvestment to keep with the times, what is the marketing strategy to increase skier visits to expand operations to contribute to a better ROI and increased cash flow? 3. With exalating construction costs has there been discussion about phasing the project to reduce risk of rising costs? 4. Is t

The survey as presented is extremely one sided given that the board knows that there is significant opposition to the project. This is not what they committed to at their board meetings. It makes the mistrust level ratchet up to an even higher level.

The current proposal should be stopped. If the lodge is to be replaced, it needs to be much smaller than the current proposal and much less expensive. I do not support the current proposal.

Other than it is a new building, not much. The design and expansion do not take into account the impact on the surrounding homeowners, need for additional parking that the expansion will supposedly bring, address traffic issues or the 9 months of non-use. Nor does any of the information clearly state the ROI, the overall costs and the impact on additional increases in HOA fees.

I would like to see a smaller project. Only a small portion of the HOA actually uses the facility on an ongoing or consistent basis. Nearly, all skiers out grow the hill quickly. It is a great place to learn to ski, however, it is NOT a great place to expand your skill set. If this is truly a homeowner benefits we would need a SMALLER lodge and restaurant not a bigger one as most people quickly move onto one of the bigger mountains and likely go home to have lunch. Following the boards argumen

So far all the questionnaires and focus groups have been asked questions that skew towards the answers the board wants to hear. Ask clear transparent questions, discontinue leading the groups vs. listening (i.e. focus group leader stated "the HOA doesn't" have a choice but to rebuild" this is absolutely misleading and untrue. The HOA has ALWAYS had the ability to remove an amenity; granted not easily but the amenities can be removed. The BOD has a fiduciary obligation to operate in the HOA's

The old Lodge is extremely outdated. The new Lodge will enhance our home values by making TD more attractive and the ski area itself more profitable in the end. Investments cost money. That's just the way it is.

Enhances the outside deck area and modernizes food & beverage indoors

Nothing

We currently only occasionally use the ski area. However, My wife and I are lifetime skiers that are approaching our 70s, and see this as a great place to finish our skiing careers, and even hang out more in the future.

I like that the design will reduce the number of days when usage exceeds capacity and the aesthetics/design of the replacement lodge. I believe this project will help support property values within Tahoe Donner.

Nothing

Will there be alternate uses for the ski lodge during the summer, so the investment can possibly generate additional revenue to support TD operations?

<p>The integration of the ski school and more streamlined access for ski rentals and returns is a good idea.</p>	<p>The project is too expensive as proposed (\$761 per sq ft). It is also too large. Tahoe Donner Ski Slope should not in any way be trying to compete with the regional ski resorts but rather continue it's tradition of a small family resort with an excellent ski school that is primarily designed for residents and guests but also able to accommodate additional paying members of the community.</p>	<p>Preservation of capital and efficiency of operating expenses should be at the top of the priority list when designing a new ski lodge that meets the needs of Tahoe Donner and our community.</p>
<p>Actually, I'd like you to proceed with updating the lodge. . . but not at that price and the impact it will have on our Association dues. My husband and I are pensioners and make our place in our beloved Tahoe Donner our primary residence. The timing of this project, during a pandemic and with building prices soaring, is unfortunate. Certainly, there must be a good solution that won't seriously impact all of us. I still ski, as do my kids and my granddaughter is learning at TD at age 3. Please I</p>	<p>The price associated with the size of the facility. Most importantly that the increase in our dues are not as high as the ones you plan on.</p>	
<p>Upgrades the ski hill amenity which is a major amenity that needs to be up to standards.</p>	<p>Ok as is.</p>	<p>None.</p>
<p>Nice plan, but too expensive</p>	<p>A plan that does not raise my dues substantially More details about a lower cost option or if it is infeasible why so.</p>	<p>None</p>
<p>I do not like the current proposal.</p>	<p>Scale back. Too expensive. Proposed increased space will not be used except for a handful of days per season. Increased space benefits public use. I see no reason for TD members to subsidize public use on a money losing amenity.</p>	<p>Board of directors unresponsive to opinion or alternative proposals. Tunnel vision to their own grandiose plans. Deceptive representations by the TD BOD.</p>

Updating/replacing for sound reasons makes sense provided the implementation is conducted via fair competition with NO benefit to the decision makers

No comment

None

Very little. I support replacement of the lodge but the current proposal is too big, too expensive, too impactful on neighbor setbacks.

I request an \$18 million option be developed and presented to the community. This \$18 million lodge will still allow us to build a reasonable lodge with moderate annual dues increases of 2-3% while leaving room for future capital investments.

I think this board needs to stop sending biased, inflammatory emails that further erode trust in the board & damage our community. This board needs to understand that a very large percentage of the community questions the boards motives, judgment, honesty and integrity. Every email and pamphlet the board sends has information and data that conflicts with past information shared in meetings, slides, bylaws and more. It is time for a reset and for the board to develop a proposal for a smaller l

I would like to see a ski lodge to accommodate TD owners and there friends. I don't care about public use.

A lodge that would be for TD owners and guests. Lowest cost possible.

It is hard navigating between what the board says and the independent group. The increase in our assessment is a very big concern.

I like the larger lodge.

I have confidence in the Board to make those decisionslp

None

I think we need a new ski lodge but not as large as proposed.

Too much money and space. We don't need another huge kitchen and restaurant. Keep the yurt for employee space. Events (weddings etc) will never happen at the ski hill because of HOA there. We keep building larger venues because there is higher public usage, and members are paying for it. Start to follow the golf course model....cater to members first, public second. You have the reservation system down. On busy times, sell tickets and parking first to homeowners (no refunds!) then sell out at c

<p>I'm most excited about the expanded food area, bar, indoor seating, and most importantly the outdoor hang out areas.</p>	<p>We frequently use the lodge. Although small in size, our family hasn't had issues with the current size. Bar, food area, and indoor seating could be bigger, but not worth the large increase in association fees. I would like to see a way to pass a lot of the costs to the public. If the members are flipping the bill for this project, I say make ADA fixes and required structure fixes and keep it simple.</p>	<p>If the new lodge would offer year round activities, I would be more open to the cost. Mountain bike park? Summer live music? I would also want to see mountain improvements. Night skiing? Better parks. Grade mountain run so it easier for beginners.</p>
<p>I like the architecture.</p>	<p>I would still like to have a smaller lodge, but understand the cost savings are minimal.</p>	
<p>Improving the current area</p>	<p>Nothing</p>	<p>I want to find out how much it is going to cost to each owner</p>
<p>n/a</p>	<p>please make the lodge smaller and less expensive to save funds for other improvements such as the Northwoods lodge. the ski area is not overcrowded on most weekends, only during the holidays and only 30% of members actually use the ski area. the ski hill is too small for most skiers. Please adopt a much lower cost option; please do not raise HOA fees.</p>	<p>do we really need a 28,000 ski lodge that will sit empty for 8 months?</p>
<p>Upgrades are warranted and the cost seems in line with construction standards</p>	<p>Just like to make sure our money is put to proper use and schedule is maintained so there is no up charges on delays</p>	<p>Has there been a contractor brought onboard yet? Will this go out as a negotiated or hard bid project? Deeply concerned about financial cost size of lodge doesn't match local membership usage. Facility should be upgraded but limited in scope and size to match owner needs not public usage. Annual increase of hoa dues rising</p>
<p>The expanded capacity because the current lodge does not have enough capacity I like the idea of larger, more easily accessible facilities and ski school.</p>	<p>None The cost is still high, so perhaps not such a large facility is needed.</p>	

Not much. Don't assume there is a great desire for a new lodge. It is alder creek a big improvement. I think not.

I feel like a lot of work has gone into the decision over the last few years. In addition, things cost money to upgrade and replace. I trust the work that the TD employees and board have put into this.

The asset is long past its useful life. To spend \$6-\$10 million to update a 50 year old facility is ludicrous. I'm also tired of a handful of locals attempting to hijack a development. Our amenities will never operate at a profit. They are assets we signed up to support.

At last some action!

AN updated ski lodge is good for all home owners as it increases the home value and potential rental income.

Resist worrying about capacity constraints and capacity days. That is a bad statistic. There are not 600 people there for 7 hours. People come and go. Stop thinking about "contemporary" food and beverage options. Most skiers at TD don't go there to eat. It's secondary. Also, at many areas there is a climb of some kind to access the lifts (alpine, squaw). Ours is not that bad. Build another staircase not a new lodge.

Nothing

Possibly outline in a more "simplistic" way the actual impact on assessments. It seems the "vocal locals" believe that nothing should ever change.

It's fine, don't delay it by arguing about the fine print!

The size increase and \$ spent seem excessive. We don't even ski at the location and will personally not profit. We would prefer if other amenities had higher priority like pools, marina etc that we use with our kids.

I am a shareholder at Mad River Glen a co-op ski area in Vermont. There are many "old" structures. Renovation, not rebuild is the key. Also, when the single chair needed to be replaced, funds were raised (donated) to replace it with a new SINGLE chair. It is one of the things that makes MRG unique. What makes TD unique? At TD We should want to try and keep the charm of the old ski lodge. We aren't really competing with the other ski areas at north Lake Tahoe. The current TD

I am sorry that the very noise "TD Member Voices" have been so aggressive and annoying. In my opinion, the amount of money that both they and you are spending is quickly going to lead up to the difference in what they think should be spent anyways! Anyways. Thank you for your hard work and thank you for dealing with these cranky members.

Move forward get this to a vote of as many members as needed. I believe the majority will be in favor.

Keep us informed, and bid it "open shop"

	<p>I Have lived in Tahoe Donner for 30+ years and I am now retired on a fixed income. I would like to have a Lodge that is cheaper than the one proposed. I do not want to be driven out of the area due to the fact I can no longer afford to stay.</p>	<p>Can the Lodge be smaller than the one proposed?</p>
<p>The yurt is a temporary structure and at some point will incur replacement or additional maintenance expenses. I read that the current proposal is to merge that into the new lodge, so that seems like a long term planning. I also agree that the current cafeteria is subpar and overcrowded.</p>	<p>Given that Covid-19 is considered endemic, ability to enjoy a meal or drink outdoor (on the better weather days) will be even more important. For the times when being indoor is unavoidable (bad weather, going to the restroom), indoor air quality is important to guest and staff. Does the new design incorporate improved air handling technologies available today? Can the current lodge plan be adjusted to prioritize these two areas?</p>	
<p>LGTM</p> <p>Better service and better experience; food; open all year</p>	<p>I think it would be cool to take bikes up the ski lift in the off-season, which would generate some revenue for the lodge when not snowing.</p>	<p>N/A</p>
<p>I agree that the building needs replacement rather than retrofit</p>	<p>I would like to see a substantial decrease in the size and cost of the project. I do not want to see an increase in our assessment to build an unnecessarily large ski lodge that the majority of members, my family included, do not use. The amenity is mostly used by the public. I understand that HOA laws require that the members pay for capital investments and we can't just use the funds the public provides, so the only fair path forward I see is substantially reducing the cost to reduce the membe</p>	

Given that his new lodge will be around for at least 50-60 years you have to make it a large size to accommodate the future. I also think eventually at this size you can add more to it than just skiing, such as weddings, events, possibly mountain biking etc.

Consider using it year round.

Don't listen to the minority that think it needs to be smaller and cheaper. With the medium house prices up there around Million dollars it makes sense to spend the 21.3 million

Bringing facility up to code and current architectural standards.

I would like to know if the revenue generated by use of the facility will pay down or replenish the up front capital expenditure. Simply raising the HOA fees is standard practice for TD and it's an unreasonable practice.

1. It is better sized and a better design. 2. It moves it forward. The longer we wait, the more expensive every option becomes. 3. The new design makes the ski area more attractive and enhances the value of the amenities and, thereby, improves all of our home value. 4. As working from home becomes more feasible over time, there will be an increasing percentage of full-time residents which will put increasing stress on all of the amenities.

1. I would like to see it made larger--it will never be cheaper to do so and, as the percentage of full-time residents increases we will need much greater capacity for our amenities. 2. A much larger lodge would provide options for other type of off-season activities--such as events (wedding, corporate), or recreation (think summer toboggans, ...), thereby allowing us to benefit from the lodge investment during summer also, and not just during winter. 3. I like the lodge being made larger and

How much have costs increased due to the delay caused by the vocal lodge opponents?

After touring the existing facility last summer, it is obvious that the building is inadequate in every respect, but particularly relative to fire safety. The new design is modest in scope without the feared over-commercialization that is claimed by many of its opponents. This amenity will add to the value of our TD Homeowners' properties, without creating a crazy burden. We commend the Board for its transparency and outreach. Bob & Shelby Vezeau

We are satisfied with the currently proposed design. None at this time.

It addresses my biggest concerns, which are toilet capacity and the uphill walk from the street.

I wish there were some way to have drop off at ski level (not that I ride the bus these days). It looks like you still have to walk uphill (although not as much elevation as now.)

Please get on with it! I'm beginning to worry I'll be too old to ski when it finally happens. And please stick with the preferred plans. I think the people who are arguing for the smaller version have never looked into the rental room or ski school operations. I turned down a job at TD Downhill because I couldn't imagine working out of a dungeon.

Please develop \$18M option instead. We do not want larger lodge as it is rarely used by members. Updates of other amenities that are more frequently used by member should be prioritized. We also do not support a more than the \$18M project as we want the board to assure a low to moderate due increase in the future.

No other questions. \$21.3 million plus contingency is too high.

Absolutely nothing! A new lodge is NOT necessary, and a "yes" vote will only result in increased dues for all who live and pay taxes HERE.

I would love to see the proposal defeated.

What services do I actually receive from my current association fee? I posed this question politely before, but you folks couldn't even show enough courtesy to answer me. Remember, some of us who live here work for local companies and don't drive Teslas.

Increased capacity, "new", potential use off-season

Lower cost if possible. Control costs where possible

I would like to better understand in slide 14 of the Sept 2021 presentation, the "net impact to annual assessment per owner." It seems that the first one should be favorable (revenue minus expenses) and the second (capital) unfavorable?

I think the new lodge will be outstanding and I would be tempted to get a season pass there for our family again when this is done.

I would add about \$10M to the cost. This seems low and I think we should do it once and do it right.

I support the Board to make decisions on our behalf and appreciate their leadership in making this project happen.

What we have today was good for the past 50 years. We need to build for the next 50 years. The difference between the other proposal of \$18M vs the \$21M+10% is not material. Get the extra sqr footage for the additional spending.

Nothing

Nothing

Nothing, except agree it is likely prudent to replace rather than remodel current lodge.

Too large, too expensive, and design does not compliment other Tahoe Donner buildings. The organization does not have the money and it will cause other projects to be delayed and our HOA fees to increase dramatically. It does not need to be that big--our hill is a bunny hill and the customers are mainly non homeowners. The design impedes on the homeowners at adjacent condo property, which it is concerning that the TD Board does not care about this infraction to these homeowners. I believe th

Respect the input of all homeowners. Management and the board have not done that and have stubbornly refused to consider a lodge replacement that will not jeopardize the financial future of the HOA. There needs to be a vote of the entire HOA, not an advisory questionnaire.

Agree with expansion of Tahoe Donner ski lodge project but do not agree with scope. Spending is too large and needs further reduction.

Limit spending to \$18 million and make the capacity smaller.

None

it is too expensive given the frequency and use of the lodge by TD members. Instead of full replacement, would prefer to see upgrades and additions to meet the most pressing issues. for example, build out a better restroom and check in area for the ski school. Do not need to replace the entire lodge - focus on more economical upgrades to fix top problems.

see prior response. Focus on upgrades and additions instead of full replacement.

none

Current building needs replacement to expand services and capacity

nothing

none

Nothing. I am a biostatistician and epidemiologist, and I do not believe the cost, size and usage calculations. Nor do I believe the past studies or member input data. As an epidemiologist, my expertise is study design and assessment. If asked, I volunteer to go over all of these claims.

Rather than building a new lodge for millions, I advise doing the minimum needed to meet ADA and pandemic requirements, e.g., access ramps and handrails, restroom facility accommodations and cafeteria seating. What's more, the pandemic now mandates revised building capacity, seating distance and other specifications"-all of which make the "new" lodge numbers inapplicable. I urge TDA to use funds for fire prevention and residents' protection. Our community needs new infrastructure [a

Protecting our homes and residents should be our priority!

Our strength is in instruction of younger skiers. This keeps property values high. This is our niche and we need to get up to date fast.

We need food service there that can be used year round. How about a small restaurant?

We need to increase parking too. What is planned?

Smaller size, lower costs.

Nothing. Too much money for such a small mountain.

Needs to be radically scaled back commensurate with the size and utilization of the overall mountain. The current proposal is way out of scale given usage.

This feels as if it is being railroaded down member throats. If the membership does not want to proceed at this level of expenditure the board should back down. Also we should not be subsidizing an amenity like this for the 40% of users who are non members. There should be surge pricing for non-members when the mountain is crowded.

Ongoing maintenance costs will begin to add up, and the work done on alder creek was great.

Start soon as the cost of inflation will increase the total cost. Deliver on time and under budget to gain the trust of the property owners.

Truly should reduce fees for Homeowners not guests and increase on public in an age increased renting in the short term rental market.

Appears to be based on thorough and competent research and analysis.

Why wasn't most of the cost already accumulated in Replacement Reserves?

I want to have more options be presented to the members and understand possible options to avoid over-investment.	I feel like I do not have a clear idea what has contributed to the cost and whether it is a wise investment. It is definitely a very big investment, so having extra communication would make me feel more confident.	
Blend into surroundings	How are you accommodating for the changes in City of Truckee plans to limit Short Term Rentals? This would likely impact avg daily usage as tourists would decline due to a lack of sufficient accommodations to allow families to enjoy multi day trips Should be a BIG concern across the whole of TD planning	See Q3
Given the condition of the current lodge, it does need to be replaced.	I'd like it to cost less and be smaller, but understand that that was considered and only saves \$600,000 out of \$21+ million. I hope the \$600,000 is correct	Thank you to the Board for emailing corrections/clarifications to what has been said by the Member Voices group. For an average person this is all hard to understand and weigh.
I do see the need for the ski lodge to be replaced.	If you want to build a bigger lodge I would like to see it increase revenue to the HOA. I see no plan to increase public usage or for off season revenue producing activities such as special events/weddings etc. I do not want to build a bigger exclusive use lodge just to be financed by our assessment. Being a full time resident on a tight budget living in one of the smaller homes in Tahoe Donner we can't handle a substantial increase in annual dues. Tahoe Donner HOA has always provided great valu	I
We don't like it. It is way too big in our opinion.	We would like the smallest building possible 18K foot max. This is an extremely tiny ski area and the building should be commensurate with that.	Keep it small is our only comment

I don't like the fact that we are funding a project that will be used by more people that are not homeowners. You have 2 lifts for god sake. Remodel the existing lodge and call it good. To spend that much money is absolutely absurd. I own a house in the Colony in Park City and we are spending a little bit more for a large capital project BUT it is only for the HOA. No public use whatsoever. Seems like all of the restaurants lose money every year which tells somebody is not running things efficie

I'd like to see the existing facilities remodeled.

Waste of HOA owners money.

Modernizing a differentiating amenity that will be used for decades to come, and bringing it up to modern codes and utility.

'-Make the downhill ski area more competitive with other options available in the region for family / friends / STR guests -Add value to TD properties by increasing overall amenity appeal for potential TD community buyers - Increase versatility of downhill ski area during summer & shoulder seasons

'-Limit annual HOA increases as much as reasonably possible -More detailed plans how the downhill ski lodge improvements could increase versatility of the downhill ski area in summer & shoulder seasons (ex: MTB skills park, outdoor dining / music, small events)

More space, smarter design and better accessibility. Amenity improvements are good for the entire community.

N/A

None

Seems like a reasonable size and cost.

NA

None

I trust the board and very appreciative of the amenities here at TD.

I do not like the current proposal.	I would like to see the proposal dropped. It is a waste of our money for something that is not bringing value to our community. This money shall be spent in much more responsible ways that protect our community and its people.	I VOTE NO on the project
Seems big enough to accommodate the number of skiers present on weekends/holidays.	Nothing	None
The current lodge needs to be updated; however, it is wise to not over build for the area and use. Plus, the cost of the total project is unreasonable.	See answer to Q2. Update the interior - expand bathrooms, cafeteria and give the rest a face lift.	The budget is unreasonable and will come in more than budgeted. The ski resort is not a world class or local class area. The ski area is perfect for beginners, novices, and people learning to ski. This type of clientele will never pay Squaw, Northstar, etc lift prices. Do not over build for the area. A face lift is fine
Nothing.	The Tahoe Donner Ski Hill is a tiny bunny hill not worthy of the current proposal. An EXTREMELY scaled down remodel and faster chairs??	If this goes thru which I hope it doesn't...How much are the association fees expected to go up?
The lodge needs to be replaced. Old small facility		
Improving the amenities of our community are great for making it a better place to live and spend more time.	The cost would need to come down significantly. There are so many more things the community need and I do not think it's worth either the upfront or ongoing money to build and maintain what's in the proposal. I would rather see minor improvements now and proposals for things that improve the clubhouses and underground power!!!	Let's put this behind us and refocus our energy on something that will more dramatically improve Tahoe Donner.
The design looks great and I think having a new ski lodge will be a great asset for Tahoe donner members.	Nothing	None
Updating the facility is a big plus to the association	Happy w the current plan	Thanks for all the hard work

I don't like it at all. 1st, bad time to build with inflation and cost of lumber. 2nd, don't need a structure of this magnitude since few members use the ski amenity(30%) in TD

Downsizing of the project

None

We think the board and management have done a great job throughout this project. Thank you! We don't think the lodge can or should be designed by 6300+ association members, let alone a seeming minority who want to micromanage this project. What happens when Northwoods design comes along? We hope the results of this survey will allow the entire association to move forward.

Everything! Solves so many problems.

I like increasing the size; making it so I don't have to climb a hill before accessing a lift; presumably modernizing the cafeteria which is abysmal; accommodating a childrens ski school.

I didn't see anything about modernizing the cafeteria. The food is blah and the atmosphere is "modern prison". I'd like to see - more hip and modern foods service area.

Nothing

It's the perfect size and increase in costs is acceptable

Cost if possible , for obvious reasons

None

I am in total support

Just proceed at speed

We like an update but current costs are a big concern. A smaller scale project is preferred. Concerned about increases to HOA fees to support this expensive project.

Costs as proposed and explained seem unsustainable and would not like to have to pay increased HOA fees to pay for this project in the long run. You can't accomplish all people for peak times and believe this project is cater to peak times and not year round resources. If there is a limit to the number of tickets that must be sold, then that is a solution and a hyper large building is not required. Thanks!

Would prefer alternate solution to current project.

	<p>The current proposal is too elaborate for the little hill. We are not a "ski resort". I would like to see a proposal that is more modest. There is one for \$18,000,000 which sounds more appropriate for TD and its members. Please present a modest alternative for consideration by the membership.</p> <p>The cost is too high. And commensurate with the higher cost the facility is larger than we feel would fit at the location. Figure out a way to lower the cost and provide an effective facility at a lower square footage.</p>	
Clean design that would fit well with the area		We would appreciate a more objective description of all that is being considered.
Long overdue; Much needed upgrade		
New facilities better	Too expensive; Make it smaller; Personally never use it	
We'd like to be proud of all TD facilities!		
Too expensive and a 27,990 sq. ft. lodge is for bigger than necessary for the size of the ski hill. There are other needs at TD; Not a larger lodge	Smaller lodge and far less cost to build the lodge; I've been a homeowner at TD for 25 years and have skied there once!	Get reasonable, a larger and more expensive lodge should not be considered.
	Request an \$18 million option be developed and presented	
Selected best option		
Scale seems right		With inflation and pandemic, we can't believe cost projections will hold
It is a well-considered and researched response to the inadequate and unsafe current lodge. The HOA is lucky not to have been sued for resulting accidents.	I like the proposed design. We don't need a wedding venue. It is a bad idea for the community.	A friend was injured skiing down by the staircase to meet the bus due to a mat at the bottom. They opted not to sue. It will happen again.
	Scaled down; Too much capital tied to a very tough industry; Remodel	
Inappropriate lodge size	Put to a HOA vote per HOA charter rules	Install neveplast.com; Turn ski hill into 12 month amenity

It is an unnecessary and expensive burden for members to bear. Net loss proposal	Minimally repair or destroy current lodge. The ski lodge is a money loser I do not use 15,000 sq. ft. to 28,000 sq. ft. is too big! Aim for a smartly-designed 20,000 sq. ft. lodge.	Eliminate the lodge and reduce already burdensome fees.
I don't like it. Agree that old lodge needs to be replaced but not by huge model represented. Just get it done already!	I want a smaller version because I do not think \$21.3 million will finance. I am also sure dues will increase as well as huge special assessments. None. Let the experts design this.	Worried that proposed cost will go above 10% with outrageous construction costs Where will additional parking be? Why do you think this will not negatively impact the condos? Unrealistic! None Membership (HOA) dues shouldn't fund a ski lodge for public use. No benefit to my family or ownership, just overcrowding of our roadways and facilities.
Pretty, but too costly Most bang for our buck!	Maximum construction cost \$18 million plus 10% contingency (max)	Keep TD affordable and available for families How about developing a backcountry area in Sunrise Bowl?
I like the update to the facility. Look forward to a quality amenity comparable to the cross-country facility. We think TD should go for it and build the biggest building they can for year-round enjoyment.	Would like to see ski team/school area maximized. Larger with summer restaurant and activities	Looking forward to the ground breaking! Do not hold back or compromise -build a beautiful, year-round facility
Nothing	Cancel it. Way too expensive for a bunny hill	Stop spending so much money to impress visitors
Larger capacity	Plans for building to be used during non-ski season	

Nothing	I would like to see a remodel of the current building.	Why is there always another reason to increase the annual assessment?
It needs to be updated and modernized, and it's a major fire hazard!	None	Cost is too high for homeowners. Building is not used full time for that cost
It's too big for our needs. The slopes will never grow, so let's limit family size. ADA is good.	Size should be to accommodate 650/day. No larger than 25,000 sq feet not to exceed \$18.5 million + 10%	None
Good idea Well thought out and properly planned for our community.	Funding Nothing	Who is going to pay for this?
Improving TD facilities for future value	Work carefully to ensure ongoing operations are closer to cost neutral	
Nothing!! Lost all trust in current Board	Membership vote!	All the current Board does is not abide by rules of HOA and call for a vote. They should all be recalled.
Will increase property values	Need to reduce scope and budget. New budget needs to include all overhead costs -not just direct. Put it to a vote of membership -current member usage does not justify the expense.	
Nothing. Too big and too expensive	Scrap the entire proposal and design a much smaller and appraise one for a bunny hill I don't think there should be any blackout dates for all annual ski pass holders.	

That it has activated myself and many others to speak up rather than deferring to unfamiliar managers and consultants to make decisions that will impact us for years.	It's too expensive, unnecessarily large and neglects TD residents actual needs, costing exorbitant fees for many of us who don't use it and did not sign on for a commercial resort and project catering to non-residents.	You need to listen to members' needs, opinions and include them in decisions rather than badmouthing them when they have different opinions and try to participate in decision-making. They have offered data and information that's researched with alternative pathways. STOP disregarding us!
We do not like the current plan/proposal. Too expensive!!	We would like to see other proposals that are less expensive -like the \$18 million proposal Keep budget and contingency to less than \$16 million, so reduce sq .ft.. of lodge and /or premier amenities	Listen to your members! Design a more modest building that can serve TD needs for safety and functionality; Concerned about how to pay for the building
Looks beautiful for a world class ski resort. Unfortunately, we only have a bunny hill!	I would like to see some cheaper options.	We need to be financially responsible and retrofit the old lodge or build a reasonably priced lodge without raising dues.
It's too big; Not a good use of funds	Downsize considerably -the ski hill should be more for members -and less for public	
Good proposal. Let's do this.	Lower cost -too much money for something many do not use or will ever use.	
Not convinced of need now	Timing - F26 start capital planning now	
The Goldilocks approach	When designing, keep in mind potential other uses in non-snow years. Spend \$18 million only No - Do not move forward. A full member vote would be in order. Give more options in pricing.	None This is a beginner hillside; Beuild accordingly
Nothing	Much smaller lodge; Much less cost; It is way too expensive	I think we should spend \$4-5 million to remodel the current lodge, including ADA requirements.

I do not think spending \$21.3 million is in the best interests of TD homeowners. It is excessive and not what the homeowners want. It should be voted on.

A significant improvement to a great amenity

Too much money

Everything access to ski lift -rental area, food area; Can't wait

Building does need replacement.

Upgraded facility, ski school and food service

Less money; Smaller! Not a fan!

Too expensive.

A less costly upgrade less impact on member assessment and other projects

Let us vote! HOA's

What is the return on investment?

Would like to see facility in use year-round, i.e. Mountain bike and hiking trails

I think bringing up the facility to code and new energy standards is realistic. The price is not.

If the cap is \$21.3 million, then the size of facility needs to be condensed to around 22,00 sq. ft. (see below)
\$18 million-dollar option

Realistically, costs will increase and no one wants their HOAs to increase to pay for a facility that only benefits some.

Finance the project and repay with increased user fees.

Nothing. See below

Current proposal is way too much money to improve a ski hill that may not be viable in the very near future. Global warming. Please face reality.

Sounds like it's needed

Concerned about increases in assessment on top of development increase; We all need to be able to afford it.

Very nice-looking for a larger ski hill

Downsize. You are only going to attract as many people as you can accommodate and those who desire to ski a small hill

Too big a project and too costly. People won't be attracted by a fancy lodge. They want a decent hill to ski.

Seems to be adequate but not an overbuild	Honestly, I am tired of seeing yearly increases in assessments but realize that keeping amenities in good condition are appropriate.	When will the additional assessment begin and end, or will it be a permanent increase?
Like the ability to enjoy the lodge space, even if not skiing. Looks great	Not sure if usage in off-season is mentioned; But it would be great to have it open in summer	Make sure to take advantage of all the wonderful views!! Thank you!
Time to update and upgrade this facility		
Nothing - I don't use the downhill ski lodge.	\$20 million? Way too much! (\$700/sq. ft.) Decrease cost - cap at \$18 million	Figure out how to expand existing why not remodel what is there?
Ski school; Larger dining area	Nothing; Due diligence has been done and will be going forward!	None
I agree DSL needs to be rebuilt -but members deserve right to approve design.	The design! It is not in keeping or similar to other TD buildings. Owners should approve design.	The property should be designed for year-round use and events.
Would prefer refurbishing the current building -keep dues lower - people are hurting!	Put a surcharge on skiers instead of all! Cost of something we probably will never use -use the money to support venues dedicated to residents only	The hill is for limited skiing and mostly beginners; People move on to other ski areas
Looks great. Much needed!	Nothing. Just get started and ignore the negative nay-sayers.	How soon can we get started? Can we please have a nice bar with good food that's open year-round with outdoor dining?
Improving the site	Explore financing options as presumably the new building will increase revenues Put a cap of \$10 million. Use the existing partially	See #3
Current proposal has been very inclusive of building and user needs.	Nothing to change	Please move forward with this project. The board has been very open and complete with the entire process.
Too big; Too expensive; Need to change with the times; More unused in future -decrease [...] space; increase cut [...] space	Decrease [...] capacity - [...] are here to stay; Law usage most days: too expensive and don't encourage more people to come	None. Stop the project. Get current. Put resources toward fire prevention! Safety first!

Too expensive - there are other options	Expensive	Other areas of Tahoe Donner need updating, etc. Too much money being sunk into this one project - Time to reconsider a less expensive option so another amenities can be updated, too.
Not much. It's fiscally irresponsible at \$23 million	Changed to \$18 million Something smaller, less expensive; Membership consensus	An option should be given for members that is closer to \$18 million.
Modernization of features and raising top level relative to lifts	Have an independent assessment of construction costs of size options before proceeding beyond 30% design	So expensive for non-skiers Need a complete analysis of amenity fee costs to cover future capital improvements
Global warming=Less snow! TD needs a new big pool. Use it year-round. Pools are too crowded.	Proposal for "public use" will continue to destroy the peace and quiet of TD. Why ruin the community?	Dump it. Do smarter things with the millions. Take care of residents, not transients.
That the current lodge is getting updated. It needs it, but a simple upgrade.	We don't need a grandiose ski lodge. We're not competing with Sugar Bowl and Northstar. Scale it back. Snow is less due to climate change.	I would like to see scaled back plans and don't want to see the project proceed as is. Scale back cost and size. Devote savings to other projects like Adventure Center parking, etc. Keep annual owners assessment low.
The cost	Too much money; No more cost to homeowners; Too little of a hill for too much lodge!!! Limit budget to \$10 million	New lodge will increase traffic to the area
Meets current needs	The question about whether the lodge will be used for other, off-season purposes should be clarified. We would like assurances that the design is not being influenced by a decision about off-season use that has not been made fully transparent.	We strenuously object to noise-generating off-season use of the new facility (such as an event venue). That would destroy the peace and quiet of our neighborhood.
It's long overdue	Larger	1 more lift

Great job! Not used	Not used Scale it back in size and ensure money available for other projects without increased HOA dues. That the project be cancelled or a reduction in scope. Current usage does not justify \$21+ million	Hope ready on time! None
This is not the time nor the place to add more costs for the owners! Wrong target; 60% own/40 public 80/20; Too large at 29,990; 16.5K preference; Too expensive \$21.8 million = \$18 million prefer	Let people recover from the devastating past couple years! 80/20 mix owners/ public use; 16.5K sq. ft. size=\$18 million budget	Target <5% annual assessment. Increase 3 years cap max
My concern is assessment increase or the desire not to have the increase.	Keep it smaller, more efficient. Go with something that can be paid for with current budget. Stop excessive spending or keep cost down.	
Th project has done a complete study and shows what is need.	Acquire more land for a bigger project; Expand ski hill to Hawks Peak	Expand ski hill to Hawks Peak
Meets current needs	Please clarify that the design is not being influenced by assumptions about off-season use. Keep the replacement at no more than 20,000 sq. ft.; Feel that is adequate for member usage	We strenuously object to noise-generating off-season use of the new facility (such as an event venue). That would destroy the peace and quiet of our neighborhood. Overdone for this size ski hill. Would need to raise HOA fees too much
No new lodge; Current lodge is functional. Spend money on other must need project!	No change is necessary. Current lodge is funcitonal and adequate for its purpose.	No new lodge; Waste of valuable resources
1) Meets the needs for the future; 2) Allows easier access to the slopes; 3) Allows better ski school facilities	I do not think there should be any changes.	I want this project to happen. All of Tahoe Donner will benefit. It is a great place to begin skiing.
The inclusion of room for ski instructors and kids programs; The ski hill is a great place to learn -keeping that focus is key.	Include summer use from the beginning. Might not change the design but more use justifies the expense more. Bike summer activities at the ski hill ++	None

It's clear there will be no special assessment.	I'd like to see a guarantee that we won't be charged more than the \$141/year for 3 years (or some similar figure -maybe up to \$200 max).	
Much needed improvement The lodge is in need of replacement!!! The current lodge is too small to handle all the people who come to TD and as a member, I would like a better facility.	bigger and more deck space and please make sure you have enough bathrooms	Do not listen to the people who always want to complain.
I would love to see improvements so the lodge/hill continue to be a destination for beginner and family skiers.	Please remodel and update. The ski hill is a tradition and a treasure. Embrace and enhance the design.	I'm very grateful to the Board of Directors for their efforts and appreciate the opportunity to express my concerns.
We have enjoyed the ski resort for many years and will continue to do so.	We request an \$18 million option to be developed.	Snowfall may decrease in the future due to climate change. How much will the downhill ski facility be disrupted during construction?
Minimal cost to homeowners		
Overbuilding Seems to have taken an appropriate decision based on resort usage	Limit new ski lodge to 10% of present square feet. Make ADA accredited and improve parking	
	Proposed lodge to large for tiny size hill; Reduce size	
	Options: 18,000 sq. ft.; 21, 000 sq. ft.	All or nothing approaches should fail. Few of us trust the Board now.
Appropriate upgrade to keep value in the amenity 1) Easier access to slopes without climbing the hill; 2) Better internal layout; 3) Upgraded facilities leading to a better experience; 4) Improve ski school to remain in keeping with "Good place to begin" \$21.3 million; Where will this money come from? Too expensive!!	Is the roof flat???	Were there other bids? Would like increased transparency regarding selection of BSA See Q2 I don't want my dues going up to fund this.

Nothing. Too much capital expense for a small hill. This is not a resort destination.

Lower cost smaller building option

This is a ski hill, not a destination resort. Focus members' funds elsewhere. Quit reckless spending!

Nothing. Cost projections are based on inaccurate assumptions. I want to see money spent in the Northwinds Clubhouse which is used by many more members than use the ski lodge.

Scrap it and start from scratch. The costs do not justify being spent on an amenity used by so few members.

The use of TBWBH Props and measures, political organizations to conduct this survey. Are you serious? We are not stupid.

Nothing! You guys must be smoking something really good. Get a grip.

We do not need a bigger ski lodge.

You guys like to spend other people's money. What about climate change, etc.?!

Too expensive and too large - plan for smaller new buildings.

The process the association is going through

A needed facility. As is, the ski lodge is inadequate.

[frowny face]

Too expensive; The ski hill is not that great -sorry

Make it work without special assessment - otherwise, no vote

That you are trying to do this right as opposed to going small and having to expand/remodel later

None

None

I want the entire HOA membership to vote on this. We do not use TD ski facilities and don't want to increase size of lodge for no reason. Focus on MTB trails!

Why do we need a ski hill like TD? It's too small as is and global warming

Make it a year-round destination with summer activities, not just winter games/sports/food/music

Nothing

Smaller square foot lodge; Spending cap

Needs to be put to a vote! Too expensive! Too big (lodge proposed)

Appropriate consideration and communications. I will use it. Go!

Still too expensive

If it's actually the ninth-most used amenity, why the justification for such a huge expenditure?

Like the design	Keep the cost where it is	Make sure the kitchen is an adequate size. Have an area which could host dinners, member meetings, etc. Try to find other uses such as for summer camps, etc.
	A smaller lodge; Not necessary to have a big lodge to support a small hill	It cannot pay for itself ever. The hill cannot support a big enough usage. Homeowners would have to support it.
Nothing. I even ski there and think this is a waste of money and resources.	Investment in ski lodge should be kept to the minimum amount required. This is a low use amenity.	Can this please be reconsidered in its entirety? It's a huge waste.
	1) Show us the smaller option at \$18 million; 2) Adopt a res. Confirming that the optimal fee increase per year should not exceed 3%, ever.	
It is well thought out for future needs and enhancing TD.	Nothing	Stop listening to the minority of whiners and get the project rolling! How will the facility be used in non-winter months?
	I'm concerned about other long-term capital projects and available funding without material HOA fee increases.	
I like the idea of a new facility. The XC Ski Center turned out great. "If you build it, they will come."	Move forward with a good quality lodge/construction/design even if it costs a little more	Consider redoing the ski lift infrastructure - faster lifts?
The lodge is old and needs to be replaced for current and future use. TD population has increased.	Nothing; Too much time and money wasted discussing and redoing proposals. Let the Board decide. Sell the naming rights to the new lodge! Win-win!	Just do it.
I trust the Board.	None	None. Thank you!

I like a well-designed, modern ski lodge.	Whatever the Board determines	Let's support the Board, who has done so much work and move forward!
New building, safe, up to code. Easier access, good views of ski slope, expanded deck	Size, cost, style. Due to basic hill and Z lifts, slope will never be used enough to warrant the proposed replacements. Would like to see "lodge" style -more like Alder Creek	Need to close slope while construction is proceeding. Respect membership. Allow members to vote -proposal involves use of our monies.
I think it is a great idea to update the lodge to a new facility.	Nothing	None -your board is doing a great job!
	Scale down size to bring the cost way down. We do not need a ski lodge this big. Just remodel the existing lodge. It's only a small ski area!	There's no way our assessments won't skyrocket. We don't need this. New lodge plan is too expensive and too large for the skier crowds. It doesn't get that busy! Don't compromise the scope of the project just to get it approved. Do it once -do it right.
Thank you for all your hard work! Go for it!	No need for a larger lodge	
	We are full timers (20 years); Have never used ski lodge here; We are on fixed income and Tahoe Donner is pricing us out of our home with continued assessment increases. A \$400+ assessment after 4 years -too much	
Size and cost of design - good		
	Prefer the option for lower price plan to be developed and presented (\$18 million plan) 1) Show us a smaller option at \$18 million; 2) Adopt a res. confirming that the optimal fee increase per year should not exceed 3% ever.	Why was the less costly \$18 million plan not presented to members in the first place??
Addresses needs of a growing association; Replaces old model, inadequate facility Increased space is long overdue. Price seems reasonable.	Nothing Please make sure current steep slope to ski lifts is eliminated.	It's time to move forward. Our members deserve modern adequate facilities. Board is doing good job with available budget

I raised my kids at TD and now my grandkids. The addition of the patio and yurt is great since my kids grew up in the 1990's. Consider covering the patio and lots of hooks inside to hang backpacks, then people won't steal a table for all day use. This has worked at other ski resorts very well. Food and beverages never make money at TD.

Smaller and less money; No need to enlarge a place that is only utilized fully on weekends and holidays for part of the year

It prepares for the future. It will help property values.

Well planned and fits Tahoe Donner needs well

Make sure the new lodge is a nice place for families to go.

Nothing. Very satisfied.

Hope you made it big enough

None. Hope it turns out to be commodious and successful, like the Alder Creek Center!

We support the \$18 million option with the maximum cap limit. The reasonable and responsible option

You are taking TD to a place that it can never pay for itself! Get real. TD is a beginner ski hill. It will never be anything else.

It should be finished by December 2024 or you will lost that ski season. Is there lots of outdoor eating spaces? Will the \$141 go down in 3 years?

Nothing

Keep it simple, less fancy

Stay on budget

Nothing! There is an overabundance of overcharged fees that most property owners do not like!

Nothing. There is not an adequate ROI, and many other ski resorts available.

Prefer not to have a ski resort

Too much money spent without an adequate ROI, or voice from members

The current lodge needs to be replaced and this looks like the best option.	Anything that can bring the overall cost down	
Nothing; It is too much of a financial burden on those of us who will be paying it off.	The association fees if more than doubled in ten years. We would like to see it scrapped! Money does not grow on trees!	Do you realize that many residents and property owners are on a fixed income?
Why are senior property owners being priced out of or limited access to both the downhill and XC ski areas?	Until seniors are given access at affordable prices, no new development of ski areas	See Q2 and Q3 above! We are hoping that the use of this building/grounds are kept to ski season only. Traffic speeding around the turn from Northwoods up the hill is already of concern.
Nothing	Reduce footprint and reduce size and stay within \$18 million; Let the members vote!	Consider global warming
Possibility of year-round use; More spacious to do more things and accommodate more guests		Move forward already! Let the Board do their job - they were elected.
I love the design. I wish it were bigger.	I think we should plan for the future and make a large, beautiful, year-round facility.	Let's do it! Thank you!
I agree we need to do the project. Good investment in family fun.	The parking lot and shuttle system is a bit cumbersome. Too expensive; Construction costs are going up 20% per year right now	Let's do it.
It tries, a little, to look at our future needs 30+ years out.	Boring design, maybe too small; What do we need 30+ years from now -something bigger	Be bold wen money drive the function we will get a building that will fail (this is why we don't drive American cars). We have to look at building forever; Don't be cheap about design or function.
Total community involvement on behalf of the property owners -Thank you	No change -please build to the future	Thanks to all the committee members serving this important project
Meet the ADA requirements. Meet the current users' demands. May attract more paying visitors, therefore income for TD	Cost of replacement for ski lodge should be absorbed mainly by users -skiers, through fee structure	Replacement project expenses should not impact overall annual assessment fees on property owners, especially non-residents

I don't ski TD.	I don't want to be assessed for it.	Stay positive in the face of negativity
It looks nice; Will give needed space	Is 28,000 the right size?	Will it block the views of Tahoe Donner lodge owners? Will the facilities offer year-round activities?
The lodge is small and out of date. New bathrooms are a must have.		I do worry about it raising homeowners dues.
Looking forward to more room for dining, etc. and a larger kitchen for staff.	No	None
Well thought out and properly planned for our community.	Nothing	
	I'd like a smaller, less expensive replacement for TD residents.	
Proposal to fix accessibility issues and safety factors	Consider more options at lower cost. Find out what the membership wants built.	10% overage on building cost is way understated...especially with materials cost. How much will it really cost??
	Reduce scope and budget; Remodel existing facility; Current proposal is excessive, unnecessary and reckless!	Bylaws need to be amended to make sure this process does not happen again in the future.
Time to do it has come	Needs more deck space looking up at the hill	Suggest you prepare to phase the project because the bids as mostly exceed the estimate. Do you have plans to continue operations during construction?
I don't like it.	I am against the project.	The current lodge is good enough for me. We spend too much money.
What about improving Northwoods and doing a smaller project at the ski lodge?	It seems expensive. I wonder if the project can be done for less?	Just wondering if other options such as outdoor facilities should be considered as COVID has not gone away

Bringing in kids' ski school; Eliminating uphill to lifts	Significantly reduce size design for homeowners and guests. Ignore room for non members. We are not a ski resort destination.	I believe this HOA Board has turned a deaf ear to their members. There should be a vote on replacement size and cost options.
Like taking care of deferred maintenance but a replacement like this is uncalled for	I do not think this project should go forward as cost is too high and return too low.	While I would like to see improvement, lodge costs too high for return on investment. Climate change is limiting snow, making this project unreasonable.
	Just want to make sure project costs and assessments do not get out of control	1) Make sure project cost doesn't exceed the \$21.3 million; 2) Will the development fund portion of the assessment be lowered from \$867 after the project is complete? I don't want the assessment to stay at that increased level.
	Smaller lodge, a larger lodge will not increase revenue and members should not be subsidizing a facility that is 70% + used by the public - unprofitably at that.	Why haven't alternative revenue sources for the ski area been evaluated to fund DHL build? Lift-served biking is an easy service to add. Music, etc. Again, members should not subsidize public amenity if not profitable.
The lodge does need to be replaced, but need not be so big.	Make a smaller ski lodge. I've often been there when tables were "staked out" for hours by non-skiing family members. Sugar [...] has signs on tables with time limits.	Since only 30% of ski days are from members, I suggest doing a marketing study to determine maximum charge for non-owners. Most ski areas have gone to variable pricing to level out demand.
It is well researched, thought out and necessary.	The current proposal leaves out how the new facility will be paid for.	Without this new facility, TD becomes second rate. We need to update our facilities.
	Cost to TD residents; Usage of lodge is by a small number of TD residents	Very concerned about the \$141 increase to our assessment for 3 years and then held. \$423 per year increase after 3 years is a lot!!! I think you have underestimated the cost. It's going to cost more!!!
The proposal will make Tahoe Donner a ski destination for young families and beginners. Property values will also increase.	Would not change anything	I hope this questionnaire will allow the quieter voices in the community to be heard. It would be short-sighted not to complete the project.

Affordable; Allows for increased space; No hill to climb to reach lifts

What's there now is garbage. A new lodge is sorely needed.

It deals with expected growth; It is a middle-ground solution; It is necessary
It's beautiful, helps property values and can't wait to use it

None

None

Will be a great amenity; Maybe talk more about all the amenities it will have
Replacement SL under \$19 million "completed." No increase in HOA fees

Best value

Stupid to build 16,000 square foot building when we can build 28,000 square foot for \$5 million more.

Smaller scale; Not to exceed \$15 million

I would like the development of the ski hill to be put to a membership vote! Come up with 3 plans -A, B, C; The Big Buck Project. Let us choose.

How much did your flashy questionnaire that says nothing cost?

Too expensive

Make it smaller

Kudos to the TDA Board for thoughtfully investing in our community to improve the member experience and home values.

Priority given to TD residents
Will increase property values

I like the modern look and feel of the design and the more efficient layout. Also, the closer proximity to the ski lifts

Hopefully the restaurant and bar will be a year-round amenity.

Don't spend money on a new ski lodge. There are many better places to invest the money.

Finally, skiers are being thought of. Golf is always favored! Why not raise their membership fees??

The design is very appealing. The size is appropriate (27,990 sq. ft..) for the number of skiers and families; Cost is reasonable	A larger parking facility would help	None
Good analysis of current lodge; Too crowded and size is not adequate; Good investment for TD		
Replacement to bring to code/ADA	Lower price to reflect more modest facility	TD will never be or compete with Northstar or other major ski area. Shouldn't try. Beginner Hill. Have public pay more to use ski. Members should not subsidize public use.
Overdue. Get on with it now.	Will leave changes to judgement of trained, well-versed professionals familiar with the project.	This project should be part of continuing improvements including putting all utility connections underground.
I like that other alternatives were considered and that there will be no additional assessment.	Keep the old-fashioned feeling of the lodge, if possible. I don't want annual dues to increase.	I don't use the ski resort but if the building is old and undersized, it needs to be replaced.
Too costly	Downsize to fiscally responsible plan	Board of Directors needs to listen to our concerns
Nothing - costs too much money; Nobody goes there Building for 2022-2072!!	Remodel what is there	Do not want my costs going up Can you keep ski hill open during construction?
We really like the design and the safety that the new structure provides.	We think that you did an amazing job with the proposal and are hopeful to see it come to fruition.	N/A
		Where is the outside deck for having lunch? If no deck is planned, where is the outside eating area?
Continue to add value to property owners; their guests		
Not necessary and too expensive	Looks like an LA art gallery - Group think expand to Sunny Bowl	I think it will be under utilized just like Alder Creek.

N/A	Find a compromise between the 27,990 sq. ft. idea and the present size.	Will the condo HOA allow summer activities -i.e. weddings at the new lodge?
Maintaining quality facilities is an important investment in our HOA. The plan is not excessive but well designed.	None	None - Thank you!
The lodge update is long overdue. Much needed. E.g. Only one urinal and (men's) toilet for the entire upstairs bar cafeteria and dining deck!	Would like to also see a third chair lift from mile-run to the top of Sunrise Bowl with a ski-over bridge over Ski slope Way connecting back to mile-run.	Why can't we just move on with this project and get started??? Why are we allowing a small group of hateful, mean-spirited, negative, nay-sayers to stall the project???
Nothing. Too big and too costly. Need to spend money on other amenities.	Reduce size to what originally discussed	Make the facility usable all year.
ADA compliant; No hill to climb to get to the lift; Updated and modern like the cross-country center and lodge		Add lots of outdoor fire pit areas (like at the cross-country center)
	Build a smaller ski lodge at lower cost. Our ski hill is only used 4 months/year.	TD does NOT need large lodge since we have a small ski hill, not big resort like Squaw or Heavenly.
Jon Mitchell's project management	Hot tub/pool added please?!	Nice work, Jon Mitchell!
At \$24 million budget and contingency and 6,600 lots, that's \$3,636 per resident or \$364/year over 10 years per resident. This seems reasonable to p[...] a 50 year old asset. Over 50 year [...] \$72/year per lot		We voted for Board of Association to make these kinds of decisions.
Creative. It will be amazing.	Nothing	None -thank you.

We want BOD to be very fiscally conservative. This price seems very high for what we get, especially since our HOA goes up. Don't get carried away with our money. You have an obligation to protect our assets, but also our fees. You want to be a premier ski place for families which is great for our future but you can also spend too much. Please look at it with more conservative eyes. We are not meant to be a large super ski place.

That it's proceeding with improving facilities

Not much

Wonder who is making all the money on this

Nothing

Too large...Too costly...

It is large and plans for growth.

I am selling my property. No opinion.

I question the whole idea of a major investment in ski slope given climate change and alternatives.

Seniors should be able to opt out. The increased costs of dues is a hardship for long-time residents.

A smaller lodge -majority of users are not TD residents

Reduce size and cost

Please develop and present an \$18 million option.

Go bigger.

Well done!

Better address option of do nothing and/or renovation

Does not need to have 300 people plus eating area -sounds like you are making a banquet space. We have a tiny hill. \$15 million, at most.

Smaller, less expensive lodge

TD members are footing 100% of the cost, yet are 30-40% of the users. Non-members and public should pay higher rates to help finance. A much larger lodge would not increase property value. Thank you.

None

	I would like to see an \$18 million option. I want to have a comparison of at least two proposals so we can have a choice.	What will the cost of insurance for both options? Replacement costs (rebuild). Insurance costs for liability for operating the lodge and ski lift?
Put this demolition/parkment to a vote of all owners	More deck space; \$16 million tops; Can we remodel	Poor outreach; This is PR. Does not tell full story of costs
	Too costly; Too big; We do not want to compete with large ski resorts	We live on a fixed income that does not keep up with inflation. Keep our prices as low as possible.
Good capacity; Room for growth accommodating ski school		Will the facility be usable in the summer?
Do not like the amount of construction for new lodge	Scale down the size of the ski lodge. This proposal is far too much money which we don't have. The area and demand suits a much smaller sized lodge. The amount for construction and smaller lodge	We are fine with the current lodge and no increase in HOA's.
	Reduce the total allowable; Spend to no more than \$20 million	
New lodge, yes, but seems very ultra modern in looks	From front and rear elevations, roof seems very flat. About 18' of snow we just got in December? No attic for mech., etc. or for look to match mountain area	No mention of year-round use for different activities; There must be competitive bids with minimum (3) contractors, disclosed to all members. All mech. Trades must be bid competitively.
Update, Upgrade	Overbuilt for limited parking and ski runs that can't be enlarged. Size and cost should be decreased.	Project too expensive!

It's a small hill. No need to expand. Do not want. I never see people there. No parking room.

Like ACAC; Build for the future!

We needed an update just like all of our old facilities

Cancel. Too much money. Not needed. Parking/traffic control?

None. Just don't start another project before another one is complete.

Why build another when it is not used. The current facility is fine. Too few people use it. Where do they plan parking? Current set up is adequate. With people out of work, we just can't afford it.

\$141 for 3 years, not bad; Are we going to have other assessments during this time?

Why do you spend countless hours vetting the proposal but intentionally omit any reference to the potential use of the facility for member purposes?

I would like to see a much smaller lodge -18,000 sq. ft., as befitting the hill and the community.

Board and GM should be much more open, transparent, public spirited -not sneaky and private

Bring in snow making machines

The cost is too high and building does not to be this fancy

Downsize the ski lodge -This is a bunny hill. Spend less money

Hold cost at \$23 million.

Get a different architect.

This should be put to a vote of all property owners.

That the current outdated lodge is being replaced with a modern, new facility

Everything looks great!

None

Not one thing!!!

Use the 24,908 plan; Stop raising our yearly rates

Smaller building to fit TD

I/We don't want to spend the money that has been described. We want to follow the opponents' comments and suggestions. Please LISTEN to the constituents!!

No P's? Cost is way too high!!!

You should not steam roll over the residents/homeowners desires. We are more interested in other issues/activities, not the ski area/building.

Let's see some alternate proposals for less money

Just options

Outside of the unrealistic cost assessments and resulting impacts, I'm in favor of a larger, more efficient running lodge designed in part to include space for a children's ski school.

A guarantee that the cost of the proposed ski lodge will not exceed an increase of \$141/owner/per year for the next 3 years with no [...] construction cost contingency

What assurance is there that future Boards will hold the development fund portions of our annual assessment at \$867 per owner? What about unexpected new projects? What about the 10% construction cost contingency? How many construction estimates have you ever seen come in on budget? What makes you think this will be an exception? Even with a 10% contingency?

I think access to the ski lodge needs to be improved.

1) Less cost - too much of an increase in dues; 2) We don't need a huge lodge when we don't have a huge hill. The size is why it's fun.

I don't like the Board spending money they don't have and then trying to make us pay for it and trying to sell it by downplaying cost.

Nothing.

Drop it. Too expensive.

Nothing

Too much money for a weak ski hill

No special assessment; Make it smaller

It is important to keep this facility up to date and we approve of the size recommended by the Board as well as the financing.

No changes recommended

Eliminate ski school in the building, use the yurt; Compact simple design not to exceed 18,000 sq. ft.

It is well thought out and researched. It will ensure property values are maintained due to desirability of location and amenities.

None

It is exactly what we need! Beautiful! It will increase property values and enjoyment.

What are the plans to use the lodge during the non-ski season?

1) Current facility in need of replacement; 2) Beautiful, right-sized facility; 3) Keeping TD updated will help maintain and increase home value

None - and we trust the detailed knowledge of our Board

Great job!!

Will the facility be available off-season for events? -Catering capacity? -Weddings, special events, etc.?

Agree that lodge needs replacement	<p>Too costly. Too much increase in annual assessments. I would prefer a smaller, less expensive facility</p> <p>Need a significantly lower cost option. All who live in TD are not wealthy.</p>	
I like the exterior design.	Raise fees for non TD members.	<p>Consider use for non-winter use -hiking, etc.</p> <p>Open trails for winter hiking, skiing backcountry</p>
	<p>Where is the plan for more uphill capacity? New charges? More hill to accommodate all the new skiers and parking?</p>	Do you still plan to use the condo land? Traffic?
<p>Need it to be revamped; Increases value to all homes!</p>		
Nothing - it increases my yearly dues.	I am against upgrading.	I do not want this project to proceed.
<p>Definitely need to replace; Have looked at options</p>	<p>I would vote for the scaled down 24,908 sq. ft. alternative and lower the contingency to 5-7% max.</p>	<p>Why is it so important to worry about outsider use? Build it to handle members and guests and some public use but limit that usage.</p>
	<p>Cap the spending at \$18 million and max \$2 million cont.</p>	
<p>I like that you have communicated plans and costs to us and it will be more comfortable and usable.</p>	<p>Keep costs down as much as possible. Possibly charge public even more to help offset member cost</p>	
<p>We desperately need a new lodge and we think the Board has explored all options. Thank you.</p>		

	Reduce over all cost to be in line with an \$18 million option -too much increase on annual fees as is	Prefer less on ski lodge and spend on upgrading marina/beach area and pool
Go big or go home	Add more ski runs! Expand/Add lifts I think a remodel without need for special assessment would be more appropriate. Too big; Too costly!	We have experienced the impact of climate change for at least 10 years. To invest in a project of this magnitude when there may be no snow in 10-15 years makes no sense.
I do not like anything about the new lodge current proposal. Homeowners should not have to pay additional dues for a lodge they will not use.	Lower the cost and size of the lodge so it does not raise homeowner dues. The ski hill and parking capacity are limited. A lot of homeowners will never use the lodge. Less expensive proposal that will not raise annual membership assessment	Please do not turn Tahoe Donner into the Bay Area. This new proposal is likely going to lose money and not pay for itself. Drought and COVID make this the wrong time for this expansion project.
Nothing	Smaller, less expensive facility; Match the quality of the ski hill	Have you considered the impact of climate change? Other projects -fire safety, building up dates may be more improvement
Nothing.	Made smaller because the ski hill is primarily used by the public, not TD residents	I would like a smaller, less expensive lodge.
Nothing	The cost, the proposal is over the top and much larger than needed	Let members vote
The fact that a new building is being considered; 50 years is a long time for existing structure	No comment; We have always been cross-country skiers.	I have been a property owner since 1980. My kids use to love the ice cream event at the ski hill. Good luck with project. Would not like this to cause the association fee to increase a lot.
I appose the proposal as I do not plan to use the facility nor have I ever used it.	I'd like to see the cost estimate breakdown for the minimum cost to upgrade the existing lodge.	What is the maximum amount our homeowners' dues will increase? Is there a cap?

<p>Make ski lodge ADA compliant.</p>	<p>Reduce size to 18,000 +/- square feet-19,000 square feet max. Keep cost below \$20 million.</p>	<p>Amenities are for owners and residents. Stop trying to make TD destination resort.</p>
<p>I like nothing. It is too big and costly for the amount of use it will provide.</p>	<p>Make the building smaller, less expensive, and self-generating of its revenue</p>	<p>Do not build this little-used building. Replace the old lodge with a less expensive new building.</p>
		<p>TDA needs to reevaluate the value of such project in terms of: 1) Climate change; 2) Usage by homeowners; 3) Contribution to overall property value; Given shortages/inflation/scarcity does TDA really need to invest in ski hill at all?</p> <p>I understand the necessity for a new lodge but the proposed lodge will not pay for itself or even one close. Additionally, we need a much more modest lodge as befitting the ski hill.</p>
<p>It needs to be done!</p>	<p>N/A</p>	<p>N/A</p>
<p>Nothing - too expensive! Fiscally irresponsible! Operating costs last year = \$21,695,942; We cannot spend that much one building when we operated with a \$6 million deficit.</p>	<p>Board members to fulfill their fiduciary responsibility; Development fund only has \$12,806,142, which is 50% of the proposed building cost. How can you spend it on ONE building and say you still have enough for all the other projects?</p>	<p>It needs to be kept simple, useful, and be ADA compliant. It does not have to be built to "peak" days but rather an average between current lodge and peak days -between 600 to 725 skiers/day. Parking limits capacity before the building does. I see it because I ski about 100 days/season and during the week the building is basically empty! Also, it is only needed between December 10- April 10 ~4 months out of the year.</p>
<p>Increased eating areas in side and outside</p>	<p>I can't tell if food purchase/scramble area is big enough or whether designed to accommodate people waiting in line. Comply with CCRs and setbacks I would like to see consideration of potential increased operating and maintenance costs for the new, larger facility.</p>	<p>Plan and provide high quality ventilation. This won't be the last pandemic.</p>

Nothing!	<p>Too expensive. This should not cost so much that we have to raise our homeowners fee.</p> <p>Smaller building concern about steep increases in dues forecasted as well as this year</p>	<p>The Board should not be spending money on any project without a vote from members.</p> <p>Questionnaire should have included option for lower cost proposal</p>
It needs to happen. Building it at a good size so there will not be any add-ons, like the lodge		Move forward with it.
Reroute shuttle bus away from lower 500 parking area.	<p>Make it smaller. Much too expensive</p> <p>Do not like the architectural design of the lodge -it does not seem to fit with the environment.</p> <p>You are spending too much money. Select the lower priced structure.</p>	<p>The lodge does not appear to fit in with mountain environment. It [...]. We are disappointed with design.</p>
Not much	<p>\$18 million cap on construction!</p> <p>Need to scale down significantly to reduce costs</p> <p>The overall cost is too high, especially for non-skiers.</p>	
<p>Don't!</p> <p>Modern design; Improved access; Improved dining</p> <p>Modernize the building and improve an important TD amenity.</p> <p>Much better plan for ski school -secure; Avoid hill climb to lift; More dining space</p>	<p>Reduce square footage and reduce cost</p> <p>We wish the cost was less, so that capital funds could be diverted to other projects</p>	<p>Do BD members have what resident-owners want or do they have what BD wants?</p> <p>None</p> <p>Regarding "other" capital projects (response to #3), we would rather spend money toward a goal of putting utility lines underground.</p>

New lodge, yes, but seems very ultra modern in looks	Roof seems flat and we just got 18' of snow in December. Wouldn't pitched roof allow snow run-off and provide a lot of room for mech., etc.	No mention of year-round use for different activities; There will be competitive bids by GC's and all subtrades -NO design build that locks in all mech. Members given chance to review bids before decision
I like nothing!	<p>Cancel this project now! Start with a vote from all members regarding the feasibility of such a project.</p> <p>We are concerned about additional assessment costs.</p> <p>We do not need this large of a facility. Stop spending money.</p>	This whole thing sounds bogus! A project of this size should be subject to a vote by the membership. Was this done? I don't remember - whole things seems illegal.
Q	Less money spent on amenities few residents use. Annual fees are already high!	<p>Is there planned summer and fall usage of a new downhill lodge? The cross-country has biking and equestrian</p> <p>Concentrate on ways to leave during emergencies such as fire and earthquakes!</p> <p>We need fiber optics for internet.</p>
Good looking. Increased space. Level to lifts.	Outdoor tables and BBQ?	I like the funding, [...] and increased space; Better food venue
Too expensive!	<p>I'd like to see a local (Truckee) architecture firm do this job. Think local!</p> <p>Scaled down in cost and size</p>	<p>I'm susicious of BSA, an SF-based firm's design in Truckee/Tahoe -The roof - lines in the rpeiminary designs I've seen are no fit for snow-load. Try again, please. The UCC cases don't seem [...] valuated.</p> <p>HOA fees have increased a lot over the past few years. Need to stop increases for a few years. Work within budget</p>

New ski lodge much needed	Scale it down to 24,908; Too expensive!	
Beautiful design! It's time to upgrade		Will the building be carbon neutral and/or LEED certified?
Build it once!	Design in even capability; Make it a 4-season venue	
Re-evaluation of current needs and desire to improve member experience	I would like to have a dedicated drop-off area. My family skis more often than I do, so I drop-off and they have to walk or wait for shuttle	Build as big as possible; Construction never gets cheaper
Like amenities proposed and accommodations for ski school/rentals	I like the look of the other rec centers (Trout Creek, Alder Creek). I wis the proposed architectural style was more like Alder Creek. This rendering looks too modern for ski lodge.	Would love to see extended hours at lodge for dining/drinking. Hopefully, there will be ample outdoor space for BBQ and firepits; Radiant heated patio?
Too expensive; No need to spend \$1000/sq. ft.; Existing facility is great	Stop this adding projects; How about undergrounding the wire utilities?	We trust the board. Thanks!
The Board has taken a responsible approach towards vetting the best solution(s) for the project.		The cost of this flyer is an example of spending unnecessary funds. A simple flyer would do fine.
Find a new route to the lifts, without the steep climb!	Looks good to me	I do not think that this projects needs to be done and do not think that it will improve the value of my property or my happiness in being at TDA
		Please keep us informed of costs and any change in plans.
Too large...Too costly...	Reduce size and cost	We found the online option impossible to do. We could not get the questions for this survey on the Tahoedonnersonsurvey.com.
Nothing; It will benefit very few owners. Really only helping ski condo owners	Put in another lift and expand terrain	I have skied there and it is poorly attended. It is a drag on our budget. The lodge is fine for what it is.
I do NOT support building any new building.	Lower assessments; They go up every year.	Lower assessments. I want to pay less!!

	Go bigger and better for the future	Don't undersize like the golf course clubhouse
Some type of new lodge is needed but construction costs are now at all time high (not good time to build); Assuming the additional \$141 per year assessment is maintained after the required 3 years is a bad idea.	Salaries, insurance and other costs at TD are at an all time high already; The Board needs to be more cost efficient on cost saves and not simply opt to pass on higher costs to the 6,000+ homeowners.	Thanks for your service and for caring to ask these questions!
Too much money; Do not ski; Runs too small Appropriate expenditure based on current and projected needs	Cancel the proposal; Too much for small ski runs; Parking is terrible	Money should be used for fire protection. Go!
The architecture and modern style are beautiful.	Smaller, less expensive project more in line with the small neighborhood ski hill that it is.	It just feels like a lot of money spent on a ski resort when there are so many options for skiing in Truckee. The ski hill is so small and limited. It feels like a smaller unexpensive facility would be adequate.
Able to drop off grandkids for ski school as drive up; Better lift access; More space; Level entry		
It looks good.	Do not build. Nobody in my family skis there.	None
Zero -too expensive	The project needs to be less ambitious. TD should not attempt to compete with the larger resorts. Would vote yes for \$18 million-dollar option	Updating the current building is ok; Frankly, the current facility meets the needs of TD. People can go to other hills if they want more. Yes for remodel. No for \$21.3 million option. Yes for \$18 million option.

Board process seems to be appropriate and taking this pause/survey for further member input is healthy

We would like to see deeper exploration of more multiple use of the replacement building. We would like the Board to take the cost including contingency not exceed \$21.3 million unless additional fee us is identified. We strongly feel we should make an investment like this be more productive year-round and develop alternative uses, given the risk of shorter ski seasons due to climate change impacts on our local seasons.

We don't need a kitchen, shop or ski school. We need a larger deck, changing area and large back rooms. Sell snacks and drinks only this is not a destination ski venue -less!

This has been long overdue.

Expanded facilities should provide a meaningful daily experience and eliminate the hassle currently associated with all aspects particularly for families with small children.

Since members are paying for this, they should receive deep discounts on tickets, lessons, food

The anti group has raised some good questions. We elected the existing board and expect them to consider their comments and make the best decision for the long term.

The design and capacity for an increase in skiers and current use

Please explain benefits of this project to existing Tahoe Donner homeowners who don't use Tahoe Donner ski resort.

Needs an upgrade

Increase size to better accommodate existing level of usage. Improves children's ski school facilities; Addresses steep, unsafe walk up to lifts from parking areas

Nothing. The current plan seems sound and well thought out.

We do need to keep up our amenities, but this seems excessive.

I am concerned about scale and cost -both are too high.

I wish it could cost less but would rather support this proposal than get such an inferior product by paying less
Needs to be replaced. I like the new design!

It needs to be done. \$141/year/3 years is manageable. Tahoe Donner should have a good, accessible ski facility.

Lodge needs replacement and appreciate much work has gone into planning

Some type of new lodge is needed but...

Nothing

Nothing!!!

Nothing - I don't use the downhill ski lodge.

Until senior property owners are given access at an affordable price, no support for and new development

The building proposed looks ugly. Last month we had a 10 feet of snowfall in 3 days and you are putting a FLAT TOP building on the ski hill?

Size! Disingenuous positioning with members. Interested (very) parties...not disinterested/neutral parties are guiding board recommendations

Construction costs are now at an all time high; Assuming the additional \$141 per year assessment is maintained after the required 3 years is a bad idea; Salaries, insurance and other costs at TD are at an all time high already; The Board needs to be more efficient on cost saves and not simply opt to pass on higher costs to the 6,000+ homeowners.

Too much money being spent on this; Less money - more modest lodge. Hill is small; Better uses for these monies

I do not support the expansion of the Tahoe Donner ski lodge.

Smaller lodge -less square footage; Lower cost - \$18 million max!

Decrease cost - cap at \$18 million
Develop a plan a new lodge with a maximum cost of \$18 million

See Question 2 above

Somehow, we homeowners were told this project would cost more than \$200 per lot. Apparently misinformation. If TDA had kept us better informed, early on, you might have avoided the bruhaha. Good luck!

Rebid it! There is no believable way the smaller square footage proposal is only \$600K less. How stupid do you think members are? Rebid the smaller option!

Thanks for your service and for caring to ask these questions.

Needs to be put to a vote by all homeowners for a spend this big

The ski lodge's current size is fine as is. Rarely is it overcrowded.

Why is this being rammed down our throats?!?

why not remodel what is there?

See Q2 above

	Make it smaller, less expensive! Don't make homeowners pay for public use. Amenities should be for Tahoe Donner members only.	
	Reduce the square footage of the project.	
Too expensive. We don't need or want the general public.	Reduce its size and scope, or raise lift fees to cover cost Do the minimum. In a few years, we won't have snow for skiing.	
Nothing	Lower costs; Not so ambitious; Smaller footprint	Why do property owners pay for skiers from outside area? Charge non-owners much more to cover any upgrades.
Good...	Make it [...] to children	The bigger, the better so we don't have to come back to this later...Like Trout Creek Rec...
The right size ski school and rental area	I would like to see that our annual assessments remain low and the proposed project even with a cap will be exceeded because you cannot accurately estimate the cost given our inflation that will continue for years. You need to re-evaluate the design and cut it back and provide detailed contingencies for when you exceed the projects cost. You all never take into account increased operation costs that occur with each of your growth projects. Let's support the amenities that have high usage by your	
We need a new lodge	Sorry -too expensive I didn't see a deck.	Love what you're planning to do - go for it!

Nothing	I raised my kids at TD and now my grandkids. The addition of the patio and yurt is great since my kids grew up here. Consider covering the patio. Lots of hooks inside to hang backpacks -then people won't steal a table for all day use. Food and beverage never makes money at TD.	Need a more realistic plan and subject to member vote.
The 30% phase allows time to scale this down and realize cost savings.	Too large, too costly. Reduce the size, reduce the cost It feels oversized to meet the needs of homeowners, who are, in effect, subsidizing public use with no analysis of costs vs. return. A 900+ skier capacity is for the very rare days when public use spikes.	
Nicely thought out The kids' ski school!	Spending cap should be made for the project of 19.0 million. In my opinion, cost estimates and assessment impacts are suspect and subject to a lot of misinformation and questionable interpretation.	What are you going to do about parking? It's a mess now.
	Delay the project for 3+ years. The chart above for number of ski days over capacity has declined from 2015 to current. Global warming is perhaps reducing snow levels at TD elevations. The funds on hand to replace our amenities appears to be underfunded.	Too large for current levels of business of annual ski days
		Mountain too small for that many skiers; Increase deck to lifts and ADA upgrades. Add restrooms. Seasonal building limited uses for a lot of money
Well balanced on need and progress Meeting accessibility standards	None Facility too big for demand	None Consider \$18 million all in option

Needed updates and expansion

Would really be nice to add another lift

We only support IF project scope and budget is managed tightly and never exceeds the \$21.3 million amount.

While a new lodge sounds cool, I don't think it should be a priority. It is a small beginner hill.

Would like to see remodel options below \$5 million. Don't think current issue with lodge are big deal.

Would rather spend resources on Northwoods Clubhouse and other amenities and not raise dues as much

Overdone; Too big; Too much money

Too many problems in the winter with that big flat roof, because of snow load. Looks like a horse barn

Good to update facility to comply with code and ADA

Construct more modest, less costly facility in keeping with fact TD is beginner hill, not a Northstar/Alpine, etc.

Have public pay more to use. TD owners should not subsidize public use. Am retired, fixed income, don't ski anymore

Nothing. We are in favor of a new facility with more modest size and cost.

Too large (and expensive) for our hill which can't be expanded. All cost being to members with only a small percentage of them using the facility.

Yes or no vote by members with 50% +1 casting ballots. We do ski there.

I am adamant about being against this project and DO NOT want our dollars invested in it!!

I think you should build another ski lodge on the mountain higher.

The ability to increase the lodge building in the future should the need arise

It's oversized and too costly. We aren't a destination resort for the public.

The Board doesn't have authority to unilaterally make these expenditures without a member vote

Amenities are an important part of the Tahoe Donner community.

If cost exceeds estimate - downsize or increase owner assessment.

<p>Give me a few minutes...I can't think of anything.</p>	<p>Because the existing building for back-of-house operations and add 2 levels at the current back deck</p>	<p>Why would any company that has a fiduciary responsibility to its constituents demolish such a large capital asset? Re-use it. Global warming means this lodge will likely have less than a 20-year useful life as a ski lodge.</p>
<p>Nothing</p> <p>I and my family are skiers and we agree that the current building needs replacement but we would like to see more control on the costs of the project.</p>	<p>Too large, too costly. Reduce the size, reduce the cost</p> <p>I would like to see it not exceed price for construction of the project. The wording above seems unclear of the not to exceed is the sq. ft. or price.</p> <p>Keep it below \$18 million</p>	<p>Need a more realistic plan and subject to member vote.</p> <p>Provide incentives if the construction company comes in under budget and penalties if they do not complete the project on time.</p>
<p>Assessment costs are already too high -even adding said \$141 amount is high with insurance going through the roof, management should be concerned with the homeowners' budget.</p>	<p>Save enough funding without adding to assessment cost -then build accordingly. Stop increasing our assessment costs!</p>	<p>I do not see any benefit to a new building and excessive spending. As homeowners, we should not have to pay for this. Stop increasing our assessment fees, unless you want everyone to rent out their property to pay for all the cost associated with increase in Tahoe home costs. The current lodge is cute as is and works.</p>
<p>Well thought out. Love the clean look and feel!</p> <p>It takes into account current needs plus growth.</p> <p>You are upgrading so this building will last at least another 30+ years -and you can find additional uses for more year-round usage!</p>	<p>Make certain it can also be used in summer, too!</p>	<p>Other design elements to support summer/off-season use?</p>
<p>Meeting accessibility and safety standards</p>	<p>Smaller and less expensive! Why is 25K sq. ft. considered "scaled down" when the current one is 15K sq. ft.? How about 21.22K sq. ft.? Cheaper design?</p>	<p>Increasing the annual assessment by 18% is not trivial. I don't get a 6% pay raise every year.</p>
<p>Updated facility and not having to hike up the hill</p>		

Big enough to attract revenue from other sources such as summer concerts and summer camps	Nothing	Design should include minimal CO2 generation and maximal heat efficiency. Proceed. Get it done. 'Build it and they will come.'
We need to make improvements	Scale back. We are overspending.	I believe all operations in TD should be reviewed for profitability.
A new ski lodge is needed. The ski lodge definitely needs to be rebuilt.	Not enough owners participate but will have to pay Size is too big; Not cost effective	I trust the board to act in our best interest as a community.
No vote Nothing; Not necessary	Smaller and less money; No special assessment To disregard this... It's not necessary	Waste of money
I do not like the current proposal. Yes, the old lodge should go, but not at this expense.	A smaller lodge at \$18 million suits Tahoe Donner much better. This isn't Martis. Design on front elevation; Less cost; The cost of this slick, glossy questionnaire is also a waste of HOA money.	You're fucking nuts to think a "scaled down" 678 daily skier capacity is too small. Get real!
Too costly; Terrible design	Less dues	Alder Creek has a "ski lodge" look. This design looks like below-market housing.
New attraction. Both winter and summer draw camp I love the design, the size, and the idea. Amenities like this are what make TD special! Too much money	Nothing Just add on and only spend what we have	

Too big and too much money; Misdirected resources!	Smaller and less money; More trails, more peds, less cars; We don't need a huge resort!	Why?!? Remodel and add on. Don't tear down and add to landfills! Improve ADA and outdoor space! Please listen to the people.
Room for more skiers, especially ski school		None. Our kids are older now, but we thoroughly enjoyed the reroute J-10 years ago. It's a great amenity!
There is nothing about this proposal that I like. Stop the propaganda to get this project accepted. It make be a 50 year old lodge. Do you realize Sugar Bowl Lodge is 83 years old?	Squaw Valley Lodge is 63 years old. Consider a remodel. Do not build for the public. We are a private association and only need to accommodate our members and not the public which we have to subsidize. You know exactly how many lots and homes ther are here so we only need to account for that and only a small percentage of owners fully use the downhill lodge. Stop the spending. How long before I have to move out of here???	
We do not like the current proposal.	Do something simple; Don't like the design of the building; Only time we are busy during a holiday We request an \$8 million option be developed and presented. Smaller lodge at significantly reduced cost (1/2 of proposal)	We want a smaller facility that HOA members can enjoy and not the general public. The proposed assessment is excessive given percent of homeowners who never use this facility!
I like proposed larger lodge to accommodate larger crowds.	A smaller, less expensive option More snow making equipment I would like there to be a formal vote on this project by the HOA membership, i.e. the people who will pay for it.	None

<p>Agree something needs to be done to update current lodge</p>	<p>Too big, too costly for an amenity used primarily by the public and only used for a percentage of the year. Small beginner hill doesn't need this fancy lodge</p>	<p>Building should be used for year-round activity for TD members; Concerned about ever increasing dues and future capital project funding</p>
<p>Seems like a good response to an obvious need</p>	<p>Updated cost estimates</p>	<p>What happens in the event of cost overruns to make sure the project is completed? Will there be any increase in the annual assessment?</p>
<p>Easier access; More interior space; Smarter design for skiing access</p>	<p>\$18 million</p> <p>Sounds like another equestrian center boondoggle. Why can't we just rehab the building?</p>	
<p>Cost is too high</p>	<p>Cost should be lower!</p> <p>It is too expensive and not necessary. If the ski lodge is too small, don't have it accessible to the public.</p>	<p>Cost is too high</p> <p>If members can't vote, the Board will do what it wants. Only necessary repairs-improvements should be made!</p>
<p>The old lodge is a dump and outdated. This is the centerpiece of the association. Let's build a beautiful facility that can be enjoyed for another 50 years.</p>	<p>Get rid of the \$21.2 million especially. Whatever it costs, build anyway and bill the members. It's worth it.</p>	
<p>Not much</p>	<p>Build it like the cross-country center, only smaller</p> <p>We would like to see an \$18 million option be developed and presented.</p>	<p>This should be put to vote of all homeowners. We feel that the lodge can be pared down a bit from the \$21.3 million version.</p>
<p>The old ski lodge needs to be replaced with an up to date building. The new building should be larger to meet anticipated needs.</p>	<p>Would like it to look more like a rustic ski lodge. Not too modern.</p>	<p>Please proceed with the new ski lodge. This extra debate is wasting money.</p>
<p>A new ski lodge will be a good for Tahoe Donner families.</p>		

A lot of thought and work went into the proposal. Current lodge can't be renovated.	I haven't see all of the drawings, but the numbers seem reasonable for size of the project. Increases owners' property value	I wish there were fewer antagonistic emails about everything, but mostly the proposed lodge.
Can accommodate current skier usage even on busy days without breaking the bank	The proposal aims to accommodate the number of people on 3 peak days/season.	Have you considered impact of climate change?
Nothing - Our homeowners dues are already too high without adding unnecessary building	Do NOT DO this-homeowners fees are too high	Scrap the lodge update. Spend the funds on better fire prevention so our homeowner insurance decreases.
Not much. Too expensive	Cost less	Why do you always have to upgrade things that do not need it -just to spend money?
Nothing Yes we need it. But now is not the time. Bad economy and work force problems	Too expensive! Put on S[...]f till a beter economy and more certain workforce	
	The 27,990 square foot size is much too large. The cost of \$21.3 million is not affordable. Too big, too expensive...NO!	
Seems to be reduced scope from what came before, which is at least the right direction The original lodge is a bad design and cheaply built. It is time to do it right. Looks good! Nice for new families!	Reduce the cost further -I don't want to pay \$141 per year, or more, in increased dues The design should consider options to support use through the entire year. Move fast!	Why can't scope be reduced to match only what revenue of ski lodge operations will pay for?
Definitely need to replace and upgrade current facility	Too grandiose and expensive. Feel like we are building it for outsiders vs. members and our guests	All good for TD! I know we would like to make money off our amenities so as word of a lodge with capacity to accommodate outsiders; But I only care about members and their guests' usage.

Good to upgrade facility to reach current students[...].	Too expensive. Probably too big. I prefer to cater to Tahoe Donner community, not the public.	I am concerned proposed lodge is too big for ski hill and the climate change will eliminate skiing in Tahoe Donner in the foreseeable future.
That we have a ski hill which contributes to the value of the TD. We need to say current.	Focus on what will work for membership at a lodge size of 18,000 square feet at \$18 million or less.	You can put lipstick on a pig but it's still a pig. TD ski hill is not worth this proposal.
Modernization and replacement of an aged asset		None - proceed
Sounds beautiful but too much	A less expensive alternative; Request lower cost option	Since there are no mailboxes available, could that please be a priority?
Nothing	Much smaller lodge; Much less cost; It is way too expensive	I think we should spend \$4-5 million to remodel the current lodge, including ADA requirements.
	Please develop \$18 million option. We do not want larger lodge as it is rarely used and other amenities should be prioritized.	Please stick with \$18 million max budget to assure moderate due increases in the future.
	Too large and expensive	It is too unclear what it will cost the homeowners. Emails each day contradicting the previous day Will the ski resort be closed during the year of construction?
I'm fine with a new lodge but the current proposal is too expensive.	The current proposal is too big considering the size and capacity of the hill.	I've owned a home in TD for nearly 30 years. I raised my family here. The increase in fees will drive seniors out of TD.
Needs an upgrade - good for property values		
	Find space to build more toilet stalls for women. A woman with small children will occupy 1 stall for a long time -she can't help it.	Still looking for ways to use this facility in the summertime. Conferences? Weddings? Other sports? Movies?
Nothing	The amount of money you want to spend on this is insane!	Re-elect a new Board. This is fiscally responsible.

We like the upgraded plan. Thank you.
It needs to be done!

Overspending on a venue with limited use

Do not spend the money in a facility with limited use/growth potential.

No 5-year development fund assessment fees increases; Fund increases with user fees

I like the new design and goal of having a new lodge.

I have no response.

That is to make sure to have a good oversight of the cost and expenses.

I like that that it is replacing the ski lodge with something new. I like that it is thoughtfully considered. I believe that it is going to add value to the property and I will personally use it.

The proposal is fine. I might like to see more plans for summer use.

I don't have any.

It updates the lodge to current modern times. The existing lodge is very old and needs update.

I have not seen the current proposal, so I have no change request.

I have not seen the details of the proposed project, so I have no questions.

We would keep up the economy.

I don't know about the details of the proposal.

I don't have any thoughts about it.

It needs updating.

They should consider reducing the size by moving the administrative offices or space to another location. The administrative offices should be moved to another location.

I am concerned about how can it be used outside the ski season.

I don't really like the proposal. It is overpriced.

It is because of the price. I just don't think that it is worth spending all of our money.

They need to plan more for the outdoor space areas.

I like nothing about it. There is nothing about it. They charged enough already. Everything costs way too much. The prices should eventually go back.

I would like to just drop it all. They remodeled it a few times already. The 50-year-old building isn't that much old. My house is at the same age with Tahoe Donner. It would be a waste of money doing that.

It is not time. Everything is up with 20 percent in cost. I would wait on the project until crisis. I don't agree with it.

There is nothing. I have no comment. I have no opinion about that.

I have no comment.

There are none.

I have no opinion.

I don't have any questions.

It is good to upgrade the size of the new lodge. The size of the project doesn't make sense. I am not sure if the size of the project is appropriate. It is too large.

It is the downsizing. The size of the lodge and also the scope of the project should be changed.

There is nothing much at this point.

It is going to make it better and usable by having a bigger facility for anyone to use.	You don't have any budget for the 21 million.	They should make sure that it is going to be usable and accessible for the residents of Tahoe Donner. Not just the people living there will be using it.
It is too expensive for an amenity that would lose money.	I want a smaller lodge if any.	The proposed project should be put to a members voting and not be decided by five individual.
I like the design. What it is intended for is nice. It costs too much money, that is why I'm against it.	The budget it is too big. They need to make it half.	It is too expensive.
I'm just doing what they say and what the board says.	There is nothing.	There are none.
There is nothing. It is way too expensive.	I just want a much lower price tag. We don't need that big ski lodge. It needs to be at a much lower price.	I don't want my HOA dues to go up because of the ski lodge project.
I don't like the current proposal.	It isn't talking about doing accounts with the climate change in the neighborhood.	There are none.
The current proposal is expensive. They represent pestering the home association there and increasing the bills.	They should not build a brand-new one. The cost is an issue. It is going to increase the home association fees and revenue.	That proposal should be put on hold until the home association gets feedback from its members.
The current ski lodge is terrible and needs to be upgraded.	I don't want anything changed.	Nothing comes to mind.
I am not sure if I like the current proposal. Also, I am not sure if we need this proposal.	I don't think we should do it at all.	I have none.
It will improve the value of all of our homes.	Nothing comes to mind.	There is nothing I can think of.
I would like for it to be more spacious.	I can't think of anything.	I have none.
I did not say that I liked it.	They need to consider the cost, size of the building and usage between the homeowners and the public.	There is nothing I can think of.
The old one is too expensive.	I can't think of any changes. I didn't read the proposal.	I rely on the document that they send me at home.
I like the design, detail and correspondence of the current Tahoe Building. I have agreed with the board over the last few years.	I can't think of anything about the board of directors and the process. I like the current proposal.	I don't have any questions, comments or suggestions about the proposal.

It is great to have a new lodge to have a new place.	They could reduce the square footage.	The board needs to listen to the people's concerns.
It is a good idea to renovate it, but I am not sure that it needs to be big for a ski lodge like that. It isn't such a large size.	They need to look at more economical solutions or have other proposals that could be done in more phases.	I am unclear about the economic impact of the project. I would like to understand more about the economical impact of the project on myself.
The current ski lodge is inadequate for the current demand.	I don't want to see any changes.	I have none.
I support it because I have faith in the Board of Directors. I trust the Board of Directors completely.	I leave all changes up to the Board of Directors.	I have none.
I don't like it.	Generally, I don't think that the whole Tahoe Donner ski area is worth an investment at all.	I don't really care about it. I don't think it is worth the investment.
There can be many different ways to build a lodge. There could be a document to look at the proposal or the proposed new lodge. It is hard for me to provide an answer without reviewing those details. We do need a new lodge. That is for sure.	I want to see more details. I didn't get the chance to look at the email or website. There can be more details about the plan with the new lodge.	I want to understand more what is being proposed, but it seems like it is all the information you have.
It needs to be updated.	We need better fencing. They need better training. The teachers did not know where the students were. They should keep track of their pupils.	There are none.
It needs to be updated.	It is to downscale.	Are they considering a construction underground? Are they putting utility lines underground?
It is an engaging facility. It needs to be replaced.	It could be a multiuse facility as much as possible. In other words, it should not only be for lodge skiing. It should be for events, like mountain biking and everyone else. It is not a limited-season facility.	There are none.
It sounds that it updates and brings a new building. It is big and nice.	I can't comment on that.	That is all.

I like that. We need an updated lodge. It is like the usage capacity of the lodge. I like updating it. The better it accommodates the usage of the lodge.

It is brand-new. It is time to change.

It will draw more people. The lodge is pretty old. We haven't used it for quite a few years. It is important to have the flow of people back.

There is nothing. I don't like anything about it.

I like the idea of building the new ski lodge. The neighborhood will like the place for gathering, but I don't think it is the right time to do it.

We do not have an opinion.

The lodge needs to be replaced. It all depends on the antiquated ones. It really needs to be replaced. The lodge is really old. I support that plan.

I don't use the lodge. I will probably never use the hill and never ski on the hill. I personally don't care about it at all. I will not use it in any form.

The lodge needs to be replaced, but it should not be so big.

There is nothing.

My understanding is that it is going to be higher. It is going to be closer to the economy.

I would like to see more than one option. I want to see at least one option to a different budget and a different design to compare.

I don't like any changes. That is fine.

It is not that I have a specific opinion. I probably more have questions about the financing of it.

It needs to have the cost significantly reduced.

I like them to address the power line in the underground before building a new ski lodge.

I have no opinion.

I would like to see the architectural plan and change it. I would like to see the design look, like the Alpine Loop.

I would like to make it small and cheaper.

The cost could be less.

I don't have an opinion other than that I don't want to pay any payment. I don't want to pay for a new ski lodge.

I have no opinion.

I like to understand better the short-term impacts and the long-term impacts to the annual association fee. I also like to know what other project are being considered as for the renovations or upgrades of the facilities. It looks good.

We, as a family, will really enjoy it. It is a very good idea. It is enjoyable. It is family-friendly.

No project should begin without the votes of the Tahoe Donner owners.

I prefer to spend money bearing the power lines in the neighborhood.

There are none.

There are none.

Will it be functional and used during the summer?

There are none.

There is nothing.

I'm disabled. It is making the new lodge accessible. It will make a parking lot for the disabled.

I have not researched about it. I will if there is any time frame to go for the board of directors' meeting.	It is hard for me to give an opinion. I haven't searched it yet.	One question is how it is going to be paid for. It is how it affects my membership dues, which is going up steadily.
I don't like the current proposal.	I don't understand the reason for building a new building. The current building should be remodeled.	The ski lodge's purpose should be for the Tahoe members and not for the public.
It is going to be nice, but I'm more into having less taxes for everything. They are awfully high.	It is to stay on budget. I don't have any one way or another.	That is it.
It is an old lodge. It needs to be replaced.	I don't know much about it to make a decision.	I need to know more about the financing of the project if it is approved.
Integrating the ski school is a good idea. Streamlining the ski rental area is a good idea.	The current proposal is too expensive. We should decrease the scale and not try to compete with other ski resorts.	I have no other questions or comments.
They should not proceed with that plan. Overspending the future usage will not justify the cost.	I would like to see the current issues that the building resolves without expanding the building.	It has not been going on for a long time. The board needs to resolve the conflict.
I like the project to modernize the lodge and increase the capacity, but it is too expensive. The project is too large.	The overall scale needs to spend much. It doesn't need to be large. There is a proposal for a wedding, which is not appropriate in the community. Even if it ends early, the sound is too loud. It comprises the area.	I don't have any questions. I understand everything about the proposed project.
I know that it needs to be replaced. I don't use it very often, so I don't have any other opinions about it.	I really haven't checked it that much to see the changes. I don't use it that much.	There are none.
It will update the facility that is very overdue.	I'm not the expert. I don't know. I don't propose any changes.	My comments have to do with the naysayers or the group of people who are creating negative comments. They are very down on the board of directors. They are trying to stop any litigation. They are wasting time and money.
The building needs to be upgraded. It is because of the property values of the homes. It has the ADA or Americans with Disabilities Act compliance.	There is nothing. I would like the proposal to be smaller and cheaper.	There are none. That is very disappointing with the process. There is a hidden agenda behind it.

I like how it is going to upgrade and modernize.	I would like to see a year-round facility, a concert hall, and an amphitheater. It should not be used only in the summer. It should also be used during the winter.	Are they going to raise the homeowners' dues? Are they going to raise the fees?
The lodge is out-of-date. It needs to be updated or remodeled.	I have nothing to change. I trust the board's recommendation.	There are none.
I don't like anything about the proposal. I believe it is a poor investment for one of the least used amenities in Tahoe Donner residences.	The current proposal should be scrapped. The most minimal amount of refurbishment necessary should be accomplished to keep the building safe and within code. If this cannot be done at a reasonable cost to modify it, the ski host should be shut down. This is because there are very few people who wish to utilize a beginner ski hill if they are moving here for the purpose of skiing of the bigger mountains such as Northstar to Squaw Valley, Alpine Meadows and Sugar Bowl.	I don't have any more questions.
I don't like the current proposal. I don't agree with it. The cost is too high for that lodge based on the revenue to generate.	I would rather see a proposal for a renovation at a significantly reduced cost.	I want to see an expansion of the trail versus the spend they will money on the lodge.
I don't know much about the details of the new building. It is time to upgrade the facility.	I don't have a comment on that.	I want more information on what exactly should be done.
I like the update and the availability or another possibility to ski.	Nothing should be changed in the current proposal. I don't have anything to change.	It is the cost.
I agree with it. It is necessary. It is an appropriate project.	There is nothing. I am fine with the current proposal.	It is too hard to base it. There is a lot of set of misinformation provided by groups that oppose it.