

# Tahoe Donner Property Owner Views on the Ski Lodge Proposal

*Key Findings of a Property Owner Questionnaire Conducted January 9-February 10, 2022*



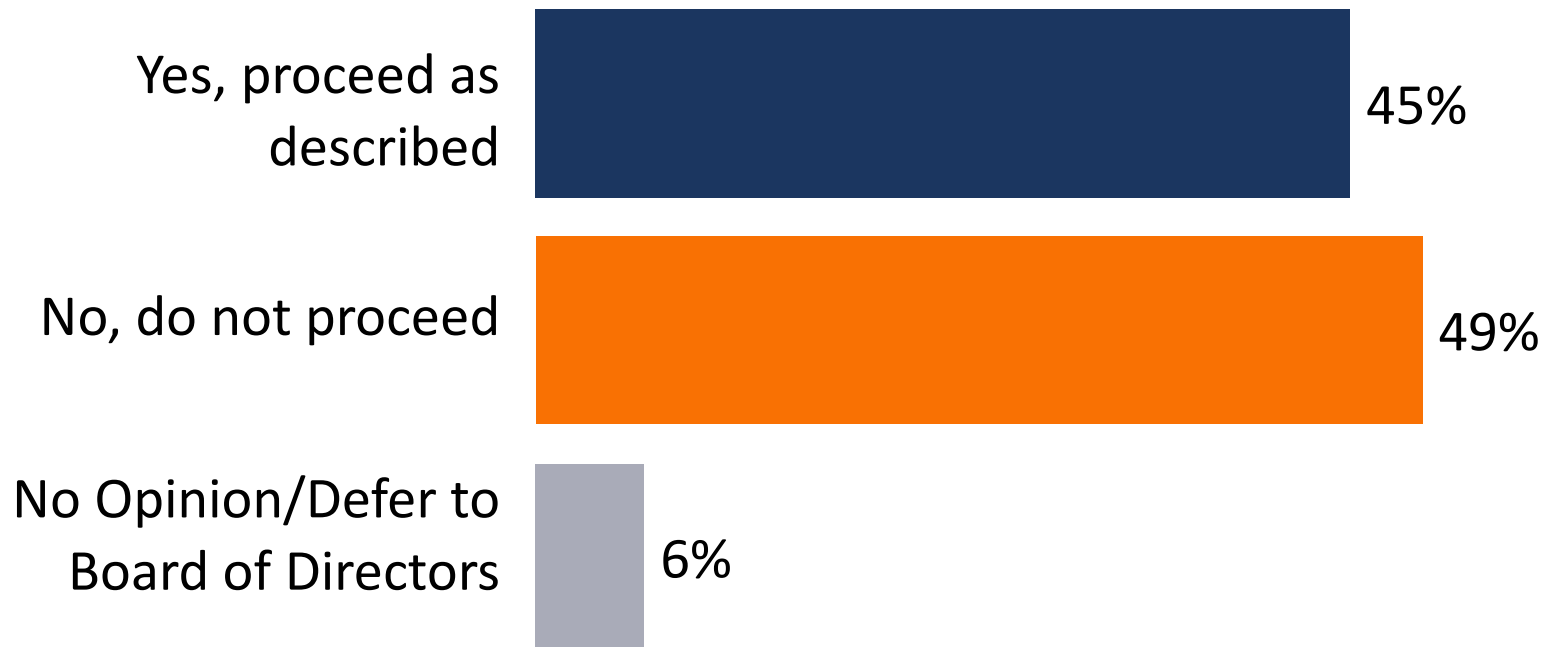
# Questionnaire Specifics and Methodology

<b>Dates</b>	January 9-February 10, 2022
<b>Questionnaire Type</b>	Online, Mail and Phone Questionnaire
<b>Research Population</b>	Tahoe Donner Property Owners
<b>Total Interviews</b>	3,053 responses out of 6,489 properties with contact information available (n=67 phone, n= 2,390 online, n=596 mail)

*(Note: Not All Results Will Sum to 100% Due to Rounding)*

# Property owners are divided on how to proceed with the process.

*Shall the Tahoe Donner Board of Directors proceed with completing the design development process, obtaining construction documents, securing permitting and hiring a contractor to construct a replacement ski lodge not to exceed 27,990 square feet and \$21.3 million plus a 10% construction cost contingency with the goal of beginning construction in 2023?*

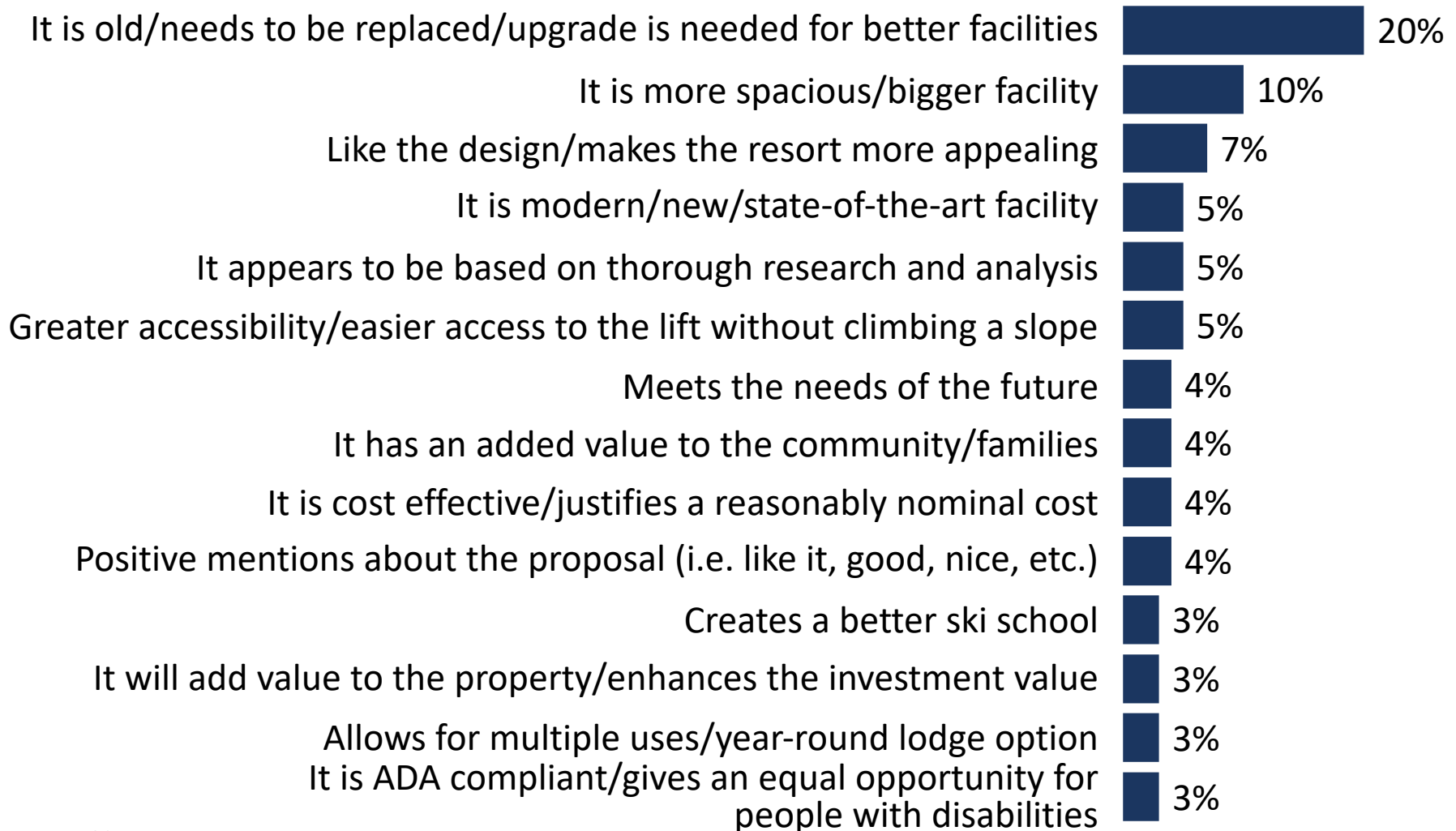


# Support by Questionnaire Mode

<b>Position</b>	<b>Phone (n=67)</b>	<b>Online (n=2,390)</b>	<b>Mail (n=596)</b>
<b>Yes, proceed as described</b>	46%	45%	44%
<b>No, do not proceed</b>	42%	49%	49%
<b>No opinion/Defer to Board of Directors</b>	12%	5%	7%

# Property owners like that the proposal upgrades facilities, is more spacious and is appealing.

*What do you like about the current proposal, and why?*



# Verbatim Comments

*The lodge needs to be replaced and the board has done its due diligence.*

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

*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.*

*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.*

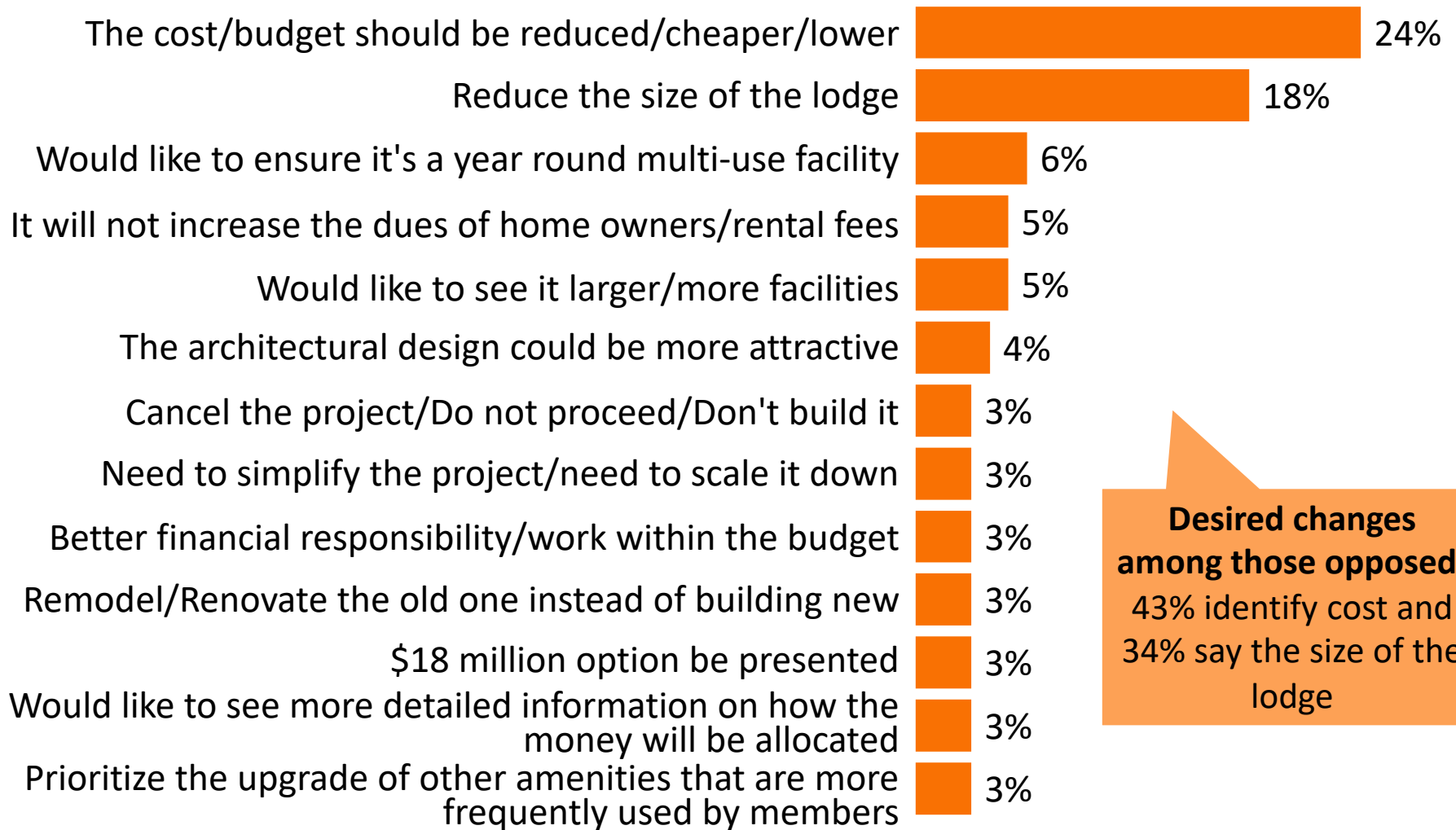
*I agree that the ski lodge needs a facelift.*

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

*An upgrade to the facility is sorely needed for TD to remain competitive with other Truckee developments. As an owner the amenities drive home value.*

# The budget and size are owners' biggest concerns.

*What would you like to see changed in the current proposal, and why?*



**Desired changes among those opposed:**  
43% identify cost and  
34% say the size of the lodge

# Verbatim Comments

*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.*

*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.*

*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.*

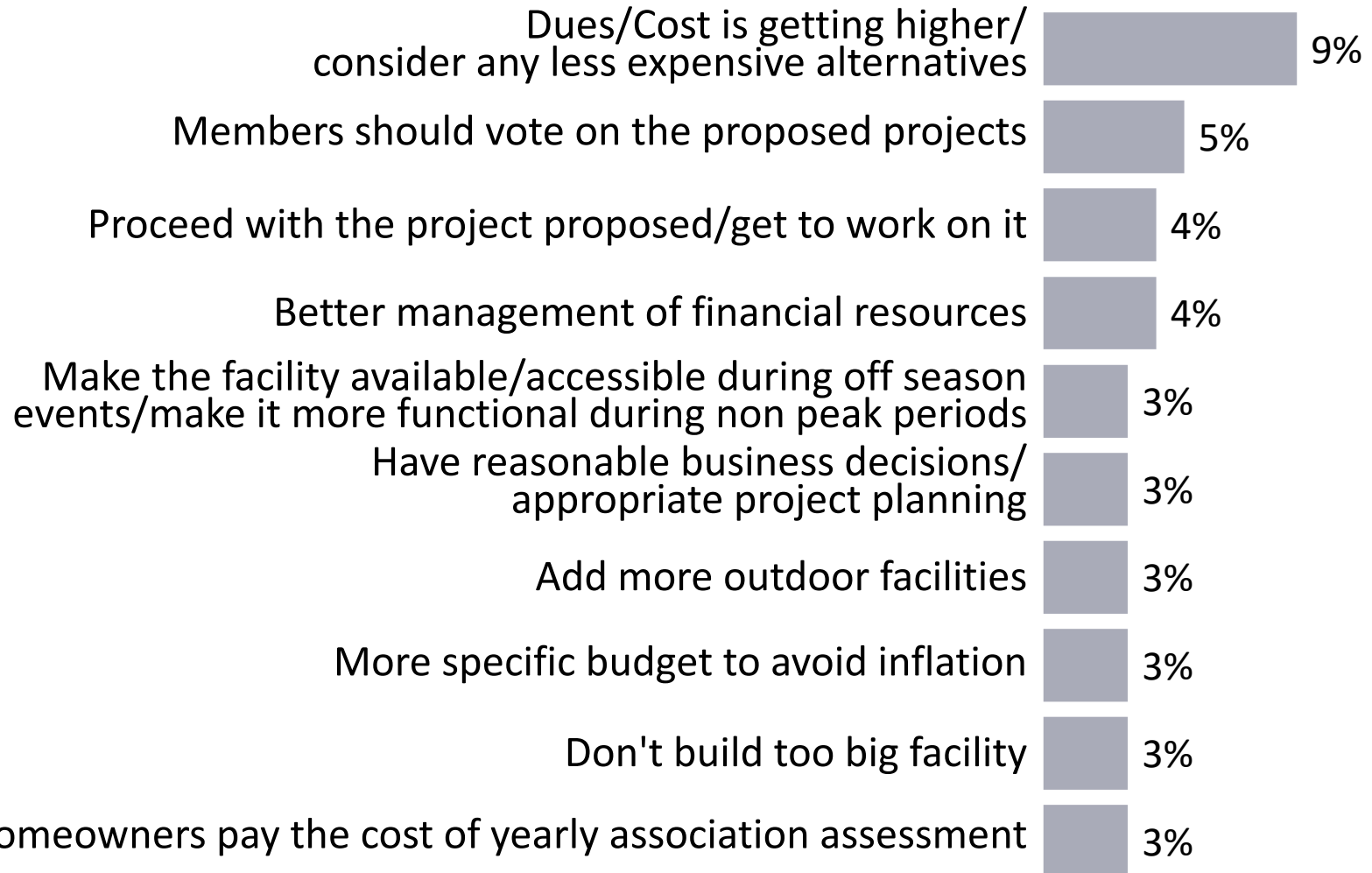
*The project will cost a lot of money and could increase association and annual use fees. Fees are already high.*

*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.*



# The most common questions related to costs and input on the project.

*What other questions/comments do you have regarding the proposed project?*



# Verbatim Comments

*Rate increase to be spread over 5-7 years.*

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

*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.*

*It is 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.*

*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.*

# Cross tabulating Responses and Open-Ended Questions

- “Yes, proceed” respondents like the project and don’t want to see much changed.
- “No, don’t proceed” respondents care more about size and cost than the average member.
- A fairly significant proportion (16%) of the “no, don’t proceed” respondents indicate an awareness that the lodge is old and needs to be replaced.
- In the open-ended item for additional questions and comments, “no, don’t proceed” respondents raise concerns about dues and costs.

# Conclusions

- Tahoe Donner property owners are evenly divided on the proposed ski lodge project.
- The most appealing aspects of the plan are that it replaces a dated facility, that it is larger, and appealing aesthetically.
- The biggest concerns relate to the cost and scale of the new lodge; these concerns are predominant among those who oppose the construction.
- Consistent with this feedback, owners' biggest open questions relate to costs and size of the project.

# Appendix

- Cross tabulated results to open-ended questions

Table 2: Q2 What do you like about the current proposal, and why?

	Q1 SKI LODGE PROJECT RESPONSES			MODE OF INTERVIEW			
	Total	YES	NO OPIN	ONLINE	PHONE	MAIL	
Base	3053	1372	1503	178	2390	67	596
Like the design/resort more appealing	7	10	5	4	7	4	5
Old/Needs to be replaced	20	25	16	16	22	33	11
Positive mentions about proposal	4	5	3	4	4	24	3
It is more spacious	10	19	3	5	12	9	6
Need more information	1	0	1	1	1	6	0
It is modern/new/state-of-the-art	5	7	3	7	5	4	3
Adds value to property	3	6	1	3	3	4	2
Improved drop-off and pickup points	1	1	0	0	1	0	0
Expanded restrooms/bathrooms	1	1	1	1	1	0	0
Expanded cafeteria/dining areas	2	3	1	2	2	0	1
Keep the facilities safe for everyone	1	2	1	1	2	0	1
Greater accesibility	5	7	3	3	6	1	3
Expanded seating areas	1	1	0	2	1	0	0
Meets the needs of future	4	7	1	3	4	0	2
Creates a better ski school	3	4	1	3	3	0	3
Fits with building codes and req	2	3	2	2	3	0	1
Demonstrated due-diligence	1	2	1	1	1	0	1
Year round lodge options	3	5	1	5	4	0	1
ADA compliance	3	3	3	1	3	1	1
Environmentally-conscious	0	0	0	0	0	0	0
It has added value to community	4	6	1	2	4	0	2
Trust Board of Directors	1	2	0	2	1	4	0
Considers other alternatives	0	1	0	0	0	0	0
Potentially generates more income	1	2	0	1	1	0	0
Cost effective	4	6	2	2	4	0	3
Based on thorough research	5	10	1	3	5	0	3
Improves services	2	4	1	3	3	0	0
It has a clean look	0	0	0	0	0	0	0
Makes it more competitive	0	1	0	1	0	0	0
Long overdue/needs to be done now	1	2	0	2	1	0	2
Nothing/Negative mentions	21	2	39	7	22	28	15
Other	3	4	2	2	3	7	1
Don't know/Refused	24	20	25	46	19	6	48

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Table 3: Q3 What would you like to see changed in the current proposal, and why?

	Q1 SKI LODGE PROJECT RESPONSES				MODE OF INTERVIEW		
	Total	YES	NO	NO	ONLINE	PHONE	MAIL
				OPIN			
Base	3053	1372	1503	178	2390	67	596
Cost/budget should be cheaper	24	5	43	11	25	22	22
Reduce size of lodge	18	1	34	6	18	12	16
Need more information	2	2	2	2	2	15	1
\$18 million option to be presented	3	0	6	0	3	0	4
Clear financial cap of \$16 million	0	0	1	0	0	0	1
Want it larger/more facilities	5	8	3	4	5	0	4
Architecture could be more attractive	4	4	4	2	4	0	3
Ensure year round multi-use facility	6	7	5	7	7	0	2
Cancel the project/Do not proceed	3	0	5	1	2	0	4
Parking limitations/issues	2	2	3	1	2	0	1
Not increase dues of homeowners	5	2	8	5	6	0	3
Want to see possible revenue/profit	2	1	3	1	2	0	1
COVID-19 safety	0	0	0	1	1	0	0
Sustainability/Eco-efficient	2	1	2	2	2	0	1
Benefits of community/residents	2	1	3	2	3	0	1
Simplify project/Scale it down	3	1	6	0	4	0	2
Transparency regarding costs	3	2	4	3	3	0	2
Better financial responsibility	3	2	4	3	3	0	2
Give members right to vote on issue	2	1	3	3	2	0	3
Remodel/Renovate/Update old one	3	1	6	1	4	0	2
Prioritize the upgrade of amenities	3	3	3	1	3	0	1
Homeowners should be priority	1	1	2	1	2	0	0
Another alternative proposal	1	0	1	0	1	0	0
Transport system/better trails	1	1	0	1	1	0	1
Nothing/Don't want any changes	11	23	1	4	12	18	6
Other	8	5	11	4	8	28	4
Don't know/Refused	25	38	9	54	21	16	41

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Table 4: Q4 What other questions/comments do you have regarding the proposed project?

	Q1 SKI LODGE PROJECT RESPONSES				MODE OF INTERVIEW		
	Total	YES	NO	NO OPIN	ONLINE	PHONE	MAIL
Base	3053	1372	1503	178	2390	67	596
Dues/Costs getting higher	9	3	14	6	9	6	9
Need more information	2	2	3	3	3	12	0
More accesible open spaces	1	1	1	1	1	6	1
Members vote on proposed projects	5	1	9	4	6	4	4
Do not proceed with project proposed	2	0	4	0	2	0	2
Add more outdoor facilities	3	3	3	2	4	0	2
Better transparency/more visibility	2	1	3	0	2	0	1
Management of financial resources	4	2	6	2	5	0	3
Make the facility available in off season	3	4	2	2	3	0	3
Waste of money/Not worth it	2	0	3	0	1	3	2
Proceed with project proposed	4	8	0	1	4	0	3
Consider impacts of climate change	2	1	2	2	2	0	2
How long will it take to complete?	1	1	1	1	1	0	0
Specific budget to avoid inflation	3	2	3	5	3	3	1
Consider building smaller facilities	3	0	6	1	3	0	3
Address the parking issues	1	1	1	1	2	1	1
Don't make it too fancy/keep simple	0	0	1	1	0	0	0
Stop listening to vocal minority groups	2	4	0	1	2	0	1
Homeowners not taking burden of cost	3	2	5	1	4	0	2
Provide factual information	2	2	3	3	3	1	0
Appropriate project planning	3	2	3	2	3	0	2
Space as a safe haven for emergencies	0	0	1	0	0	0	1
Should serve the public's interest	1	1	2	1	1	1	2
Provide more shuttles to access resort	0	0	0	0	0	0	0
Focus on members of the association	2	1	3	2	2	1	1
Spend money elsewhere	2	0	3	1	2	3	1
Consider fire prevention/protection	0	0	1	0	0	0	1
Need/Essential/Important facility	1	2	1	1	1	0	1
Don't need new facility/renovate existing	1	0	2	1	1	0	2
Solutions to possible problems/delays	1	1	1	2	1	0	0
How will it affect HOA fees?	1	1	2	2	2	0	1
How will it impact local street traffic?	1	1	1	1	1	0	1
How will facilities be used in off season?	1	2	0	2	1	4	2
Not need for majority of members	1	0	2	1	2	0	1
Don't want dues to go up for project	1	0	2	2	1	0	1
Trust Board and experts	1	2	0	3	1	0	1
Make a plan that fits place environment	0	0	1	0	0	0	0
Being thankful for members opinions	1	1	1	1	1	0	1
Being thankful for the service	2	4	0	1	2	0	2
Incorporate renewable power generation	0	0	0	0	0	0	0
Provide more options	1	0	2	0	1	0	0
Will it be profitable?	2	1	2	2	2	0	1
Should stay family-oriented ski location	0	0	1	1	1	0	0
Keep us informed	1	1	0	0	1	0	0
Don't stop other projects	0	0	0	0	0	0	0
Resort closed during construction?	0	1	0	0	0	0	1
More professional/expert contractors	0	0	0	0	0	0	0
Members and Board united	1	0	1	0	1	0	0
What will be the size of the building?	1	0	1	0	1	0	0

PERCENTAGES



Table 4: Q4 What other questions/comments do you have regarding the proposed project?

	Q1 SKI LODGE PROJECT RESPONSES			MODE OF INTERVIEW			
	Total	YES	NO	NO OPIN	ONLINE	PHONE	MAIL
Base	3053	1372	1503	178	2390	67	596
Large enough for future growth	1	1	1	1	1	0	1
Not necessary/other issues important	1	0	1	0	1	0	1
More options for restaurants	1	1	0	1	1	0	1
Make it more classy/a modern facility	0	1	0	1	0	0	1
Provide better internet service	0	0	0	0	0	0	0
Homeowner benefits of this project?	0	1	0	0	0	0	1
Don't like the Board/Out of control	1	0	1	0	1	0	0
None/No questions/comments	9	13	5	9	9	49	4
Other	5	4	6	4	5	12	4
Don't know/Refused	35	39	30	52	33	0	50

PERCENTAGES