



STAFF REPORT

DATE:

May 17, 2023

TITLE:

2023 Winter Storm Damage to Tahoe Donner

RECOMMENDATION:

By Motion:

Authorize the General Manager to add a 2023 winter storm damage component to the replacement reserve study in the amount of \$200,000 to repair unforeseen damages throughout Tahoe Donner Association.

BACKGROUND:

Tahoe Donner saw an unprecedented and record-breaking winter throughout the 2022/23 season. Over the course of the winter, the State of California and the Tahoe Area experienced severe winter storms from December through March. The State of California had several state of emergency proclamations for Nevada County from heavy amounts of snow and extreme cold temperatures. Due to the harsh snow load and conditions, many association assets have seen significant widespread damage. Due to the unforeseen nature of the damage, the 2023 approved budget does not cover this work.

To prepare amenities for both the summer season and 2023/24 winter operations, it is necessary to have storm-damaged items repaired as quickly as possible. Staff is requesting a pre-approved fund to fix all necessary damaged components in a timely manner.

ANALYSIS:

Starting in February 2023, staff discovered various storm-related damages to its facilities, including damaged perimeter fencing, roof leaks, asphalt damage, light standard damage, deck damage and frozen pipes. As staff has begun to open seasonal facilities that were closed during winter operations and as the snowpack recedes, more storm damage is being discovered on a nearly daily basis.

All damage is being documented and tracked by each amenity and by existing replacement reserve components. All affected replacement reserve components will be adjusted with new useful lives during the 2024 budget cycle.

OUTREACH:

N/A

FISCAL IMPACT:

The total storm damage costs cannot be determined at this time. The proposed \$200,000 would be taken from the replacement reserve study. All affected components will be adjusted in the Replacement Reserve Study during budget cycle which will offset this upfront expenditure.





Staff will continue to work with the association's insurance carrier. If the total repair costs exceed our \$100,000 deductible by \$50,000 or more, staff will file a claim and reimburse the Replacement Reserve Fund.

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Authorize the General Manager to add a 2023 winter storm damage component to the replacement reserve study in the amount of \$200,000 to repair unforeseen damages throughout Tahoe Donner Association.

ALTERNATIVE:

Have staff prepare a staff report for each individually damaged component requesting General Manager and Board approval before moving forward to replace damaged assets.

ATTACHMENTS:

NA

Prepared by: Ali Concannon, Replacement Reserves Manager

Reviewed by: Jon Mitchell, Director of Capital Projects and Facilities

General Manager Approval: _____ Date: _____

