

2023 STORM DAMAGE FUNDING: BOARD APPROVAL

May 26, 2023



RECOMMENDED ACTION

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

BACKGROUND

- Tahoe Donner saw a record-breaking winter season in 2022/23
- California had several state of emergency proclamations for Nevada County for heavy snow and cold temperatures
- Due to heavy snow load and extreme conditions, association assets have seen significant widespread damage
- 2023 approved budget does not cover repair work because of the unforeseen nature of the damage
- To prepare amenities for this summer and next winter, storm-damaged items need to be repaired as quickly as possible
- Staff is requesting a pre-approved fund to fix necessary damaged components in a timely manner



ANALYSIS

- Starting in February, staff have discovered various storm-related damages to facilities, including:
 - Damaged perimeter fencing
 - Roof leaks
 - Asphalt damage
 - Light standard damage
 - Deck damage
 - Frozen pipes
- As the snowpack recedes, storm damage is being discovered almost daily
- All damage is documented and tracked by amenity and by existing replacement reserve components
- **All affected replacement reserve components will be adjusted with new useful lives during the 2024 budget cycle**



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 Tahoe Donner's insurance carrier
 - If 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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THANK YOU

