

AMENITY ACCESS POLICY PROCESS

MAY 26, 2023



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OBJECTIVE

1. Review progress to date
2. Understand the difference between workshop and member meeting
3. Review the multi-phase process outline
4. Agree on process

REVIEW: GUIDANCE TO DATE

1. Determined the Board has a broad authority to develop a new Amenity Access Policy – February 2023
2. Guidance points agreed upon at the April 2023 workshop
 - a. Defined the desired outcomes of the policy update – April 2023
 - b. Reviewed data requests from the board and surveys, including the 2022 Amenity Access Survey – no additional data requested at this time
 - c. Agreed that user classes and subclasses need to be created and/or defined – **first Workshop, Scheduled Upon Agreement of Process**
 - d. Agreed to use tiered access pricing, other peak period limitations and any other tool that makes sense to address member concerns
 - e. Agreed that private amenity access revenue should target around 7.5% - 8% of operating revenues (consider cost recovery in the future)



REVIEW: AMENITY ACCESS POLICY UPDATE OUTCOMES

- Outcomes were developed in the winter of 2022 with the member working group through reviews of the C&Rs, Bylaws, Covenants Rules and Resolutions
- Outcomes were presented to the Board on February 25, 2022, March 25, 2022, November 18, 2022 and April 12, 2023 special workshop
- Outcomes were defined and approved by consensus during the April amenity access workshop session

- Promote a sense of community among members

- Protect the amenities, environment and membership

- Foster member enjoyment and use

- Simplify the policy for ease of understanding and administration

- Support a long-term sustainable and equitable pricing system

- Clarify user categories

A MIX OF WORKSHOPS + MEMBER MEETINGS

WORKSHOPS + SPECIAL MEMBERSHIP MEETINGS

- Have a series of workshops to explore a variety of components of the policy
- Special membership meetings to check in, update on the status of the workshops and provide opportunities for direct member feedback

WHAT IS A WORKSHOP + SPECIAL MEMBERSHIP MEETING?

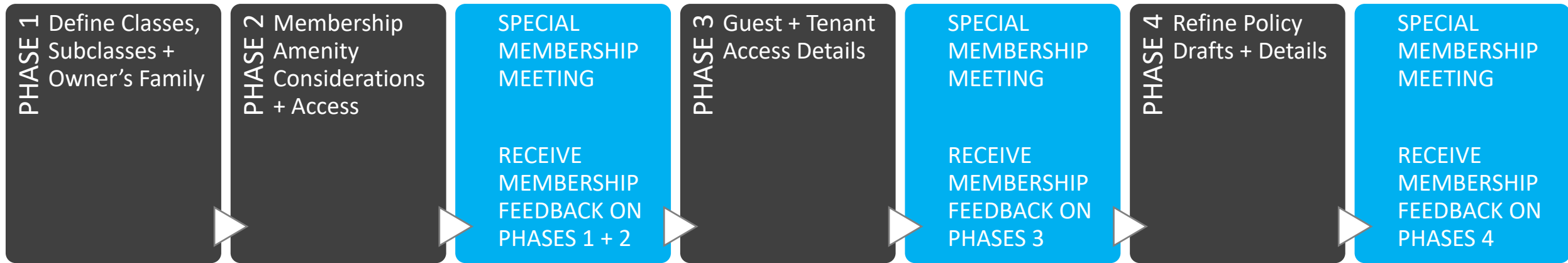
WORKSHOP

- Focus on a specific segment of the Amenity Access Policy
- Board directors are all active members in the discussion to narrow down ideas
- “Roll up sleeves for making progress”
- A creative approach to ideas and new ways of thinking about access
- Some segments of the policy may take more than one workshop
- Takes place on a weekday, business hours

SPECIAL MEMBERSHIP MEETING

- Weekday evening meeting
- Provide updates on work completed in the previous workshops
- Provide extensive feedback opportunities; comments and live feedback (when possible)
- Looking for endorsement or general direction on ideas
- Often cover multiple segments of the policy within one meeting

MULTI-PHASE APPROACH



NOTES

- One step may require one or more workshops
- A phase may take approximately one month, depending on the number of workshops required

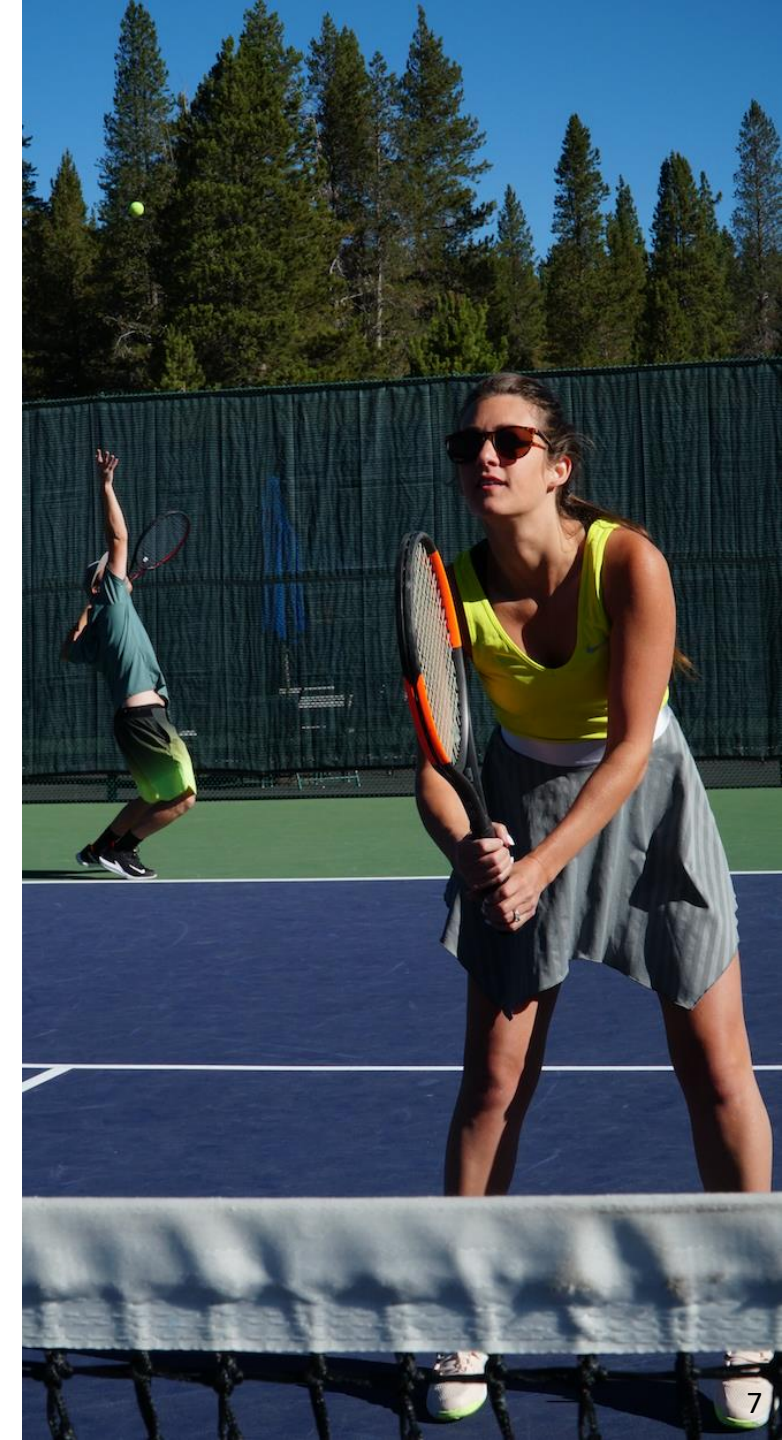
EXAMPLE WORKSHOP 1

Date determined upon agreement on this process

WHAT WORKSHOP 1 WILL INCLUDE:

- Focus on defining classes and subclasses
- Provide a clear understanding of what is defined in our C&Rs and Bylaws (framework to work within) versus what is defined in our policy or undefined (and can either be defined or re-defined, if deemed necessary)
- Creating a definition of:
 - Owner's family
 - Guest
 - Tenant
 - Invitee
 - And appropriate subclasses

Workshop 2 next steps will be provided at the conclusion of Workshop 1



THANK YOU