

AMENITY ACCESS POLICY UPDATE - STATUS REPORT

August 25, 2023

MULTI-PHASE APPROACH

The multi-phased approach was established at the May 2023 board meeting. Currently, the staff has progressed through phases 1 and 2 and is preparing to host a Special Membership Meeting to hear member feedback relative to the direction provided for the phase 1 and 2 subjects.



AMENITY ACCESS POLICY UPDATE OUTCOMES

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

REVIEW – GUIDANCE TO DATE



GUIDANCE TO DATE

1. The Board determined it had a broad authority to develop a new amenity access policy in 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 categories and subcategories need to be created and or defined
 - 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)

GUIDANCE TO DATE – CONTINUED

3. 85%+ definitions of user categories and sub-categories at the June 2023 workshop
 - A. OWNER: Any person in which title to a residential parcel within the subdivision is vested at 15% or greater as shown by a recorded grant deed on file with the Office of the Nevada County Recorder, and the owner's family, making them eligible to obtain a member photo ID card
 - B. OWNER'S FAMILY: Any individual who has a relationship to an owner that is one of the following: spouse/domestic partner, mother, father, mother's spouse/domestic partner, father's spouse/domestic partner, children, child's spouse/domestic partner, domestic partner's child, grandchildren, grandchild's spouse/domestic partner, sister, brother, sister's spouse/domestic partner, brother's spouse/domestic partner



GUIDANCE TO DATE – CONTINUED

- C. TENANT: Any individual who occupies an owner's property in exchange for payment of rent, monetary or not
- D. LONG-TERM TENANT: A subclass of the TENANT user category that includes any individual who occupies an owner's property in exchange or payment of rent, monetary or not, for a period of 9 months or longer
- E. SHORT-TERM TENANT: A subclass of the TENANT user category that includes any individual who occupies an owner's property in exchange for payment of rent, monetary or not, for a period of 30 days or less (*30 days is also the Town of Truckee criteria*)
- F. SEASONAL TENANT: A subclass of the TENANT user category that includes any individual who occupies an owner's property in exchange for payment of rent, monetary or not, for a period of 31 days to less than 9 months



GUIDANCE TO DATE – CONTINUED

- G. GUEST: Any individual who has a non-tenant relationship with an owner, seeking access to the amenities with an owner's permission
- H. ACCOMPANIED GUEST: A subclass of the GUEST user category that includes any individual who has a non-tenant relationship with an owner, seeking access to the amenities with the owner
- I. UNACCOMPANIED GUEST: A subclass of the GUEST user category that includes any individual who has a non-tenant relationship with an owner, seeking access to the amenities without the owner
- J. INVITEE: Any individual who visits an Association amenity who does not qualify as either an owner, guest, or tenant, and is a member of the general public



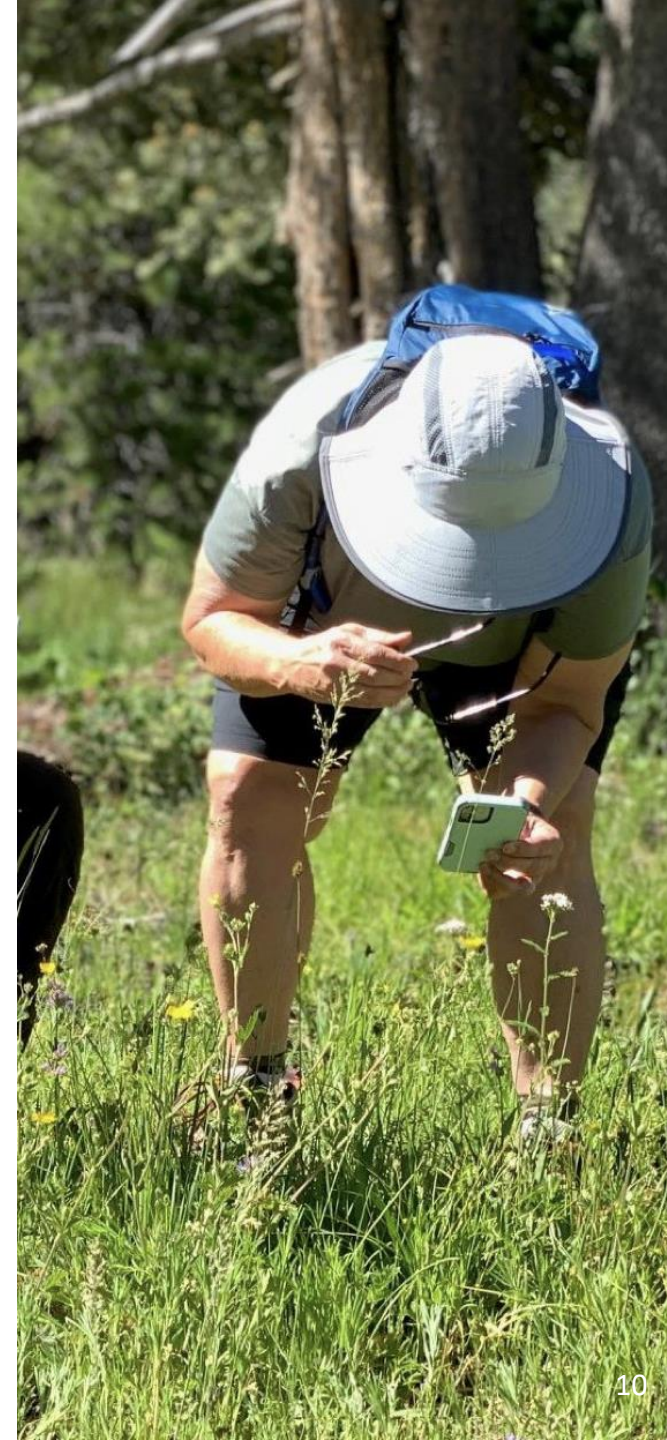
GUIDANCE TO DATE – CONTINUED

4. At the July workshop, the following guidance was determined:
 - A. Member photo ID card should be tied to individuals (who are eligible for cards under the policy) and not transferable.
 - B. The limit of member photo ID cards that are issued should be capped per property (rather than per family who may have an ownership stake in that property)
 - C. There should be a limit on the number of member photo ID cards that are issued per property, and for analysis purposes, that limit is currently at 10 cards
 - D. For analysis purposes, to move forward to the next step in the process, staff should consider the following options:
 - a. Two member photo ID cards included in the assessment, with up to 8 additional cards available for purchase
 - b. Up to 10 member photo ID cards included in the assessment per property (no cost for cards)



GUIDANCE TO DATE – CONTINUED

5. At the August workshop, the following guidance was determined:
 - A. Proof of familial relationship will be required via official documentation to determine Member photo ID card eligibility with online submission as an option for the membership
 - a. Staff to recommend a transition plan to get all member photo ID card holders compliant with the new policy requirements
 - B. Member photo ID cards should be issued to qualified owner's family members as low as the age of three



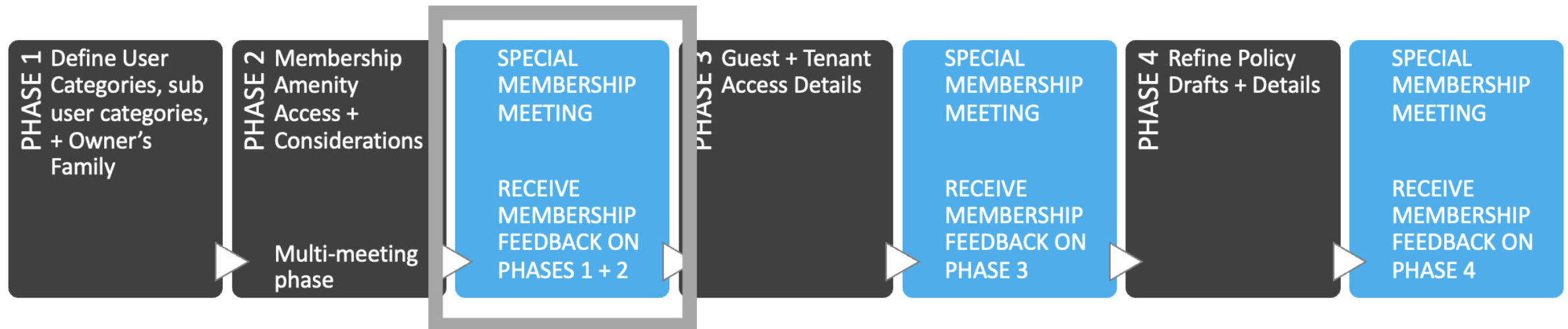
GUIDANCE TO DATE – CONTINUED

- C. For the upcoming special membership meeting, staff will present three alternatives for access revenue methodology:
- a. Two member photo ID cards included in the assessment with private amenity access included
 - i. Up to 8 additional cards available for purchase for an annual fee
 - ii. Each additional cardholder has the option for an annual access fee, or access can be had for a daily fee
 - b. Up to 10 member photo ID cards included in the assessment per property (no cost for cards), with cardholders allowed unlimited access to the private amenities with no daily fee
 - c. Up to 10 member photo ID cards included in the assessment per property (no cost for cards), with each cardholder having the option for an annual access fee, or access can be had for a daily fee



NEXT STEPS

Staff will host an evening Special Membership Meeting to review the board direction with the general membership and receive feedback on phases 1 and 2. After that meeting is complete, a Board Workshop for phase 3 (Guest and Tenant Access Details) will be held.



TENTATIVE CALENDAR

- **SPECIAL MEMBERSHIP MEETING – FEEDBACK ON PHASES 1+2:** Week of September 18
- **GUEST AND TENANT ACCESS WORKSHOP 1:** Week of October 16
- **GUEST AND TENANT ACCESS WORKSHOP 2:** November (if necessary)
- **SPECIAL MEMBERSHIP MEETING – FEEDBACK ON PHASE 3:** November or early December
- **REFINE POLICY DETAILS WORKSHOP 1:** 2024
- **SPECIAL MEMBERSHIP MEETING – FEEDBACK ON PHASE 4:** 2024



THANK YOU