

EXHIBIT D

CAPITAL PROJECTS

FOR 2024

Individual Project Sheets

2024 CAPITAL PROJECTS

WORKFORCE HOUSING FEASIBILITY STUDY PROJECT

Amenity:	Association-wide
Project Description:	Tahoe Donner and the greater Truckee-Tahoe region as a whole are undergoing a vast workforce housing shortage. The Association needs to be proactive in this area to continue attracting and retaining employees. The feasibility study will look at workforce housing needs, potential solutions and opportunities, including but not limited to: potential acquisitions, the Tahoe Donner campground and the forestry campus. This study will also include potential solutions to integrate with other employers in the area.
Strategic Plan Initiative:	3, 5



	Phase	Budget											Total
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	75,000	50,000	50,000	100,000	250,000							
	Construction						1,500,000	2,500,000					
	Total	\$75,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 250,000	\$ 1,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 4,525,000
Funding Source	Development Fund	75,000	50,000	50,000	100,000	250,000	1,500,000	2,500,000					
	Replacement Reserve Fund												
	Total	\$75,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 250,000	\$ 1,500,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 4,525,000

2024 CAPITAL PROJECTS

MAILBOXES

Amenity:	Association-wide
Project Description:	With more full-time residents in Tahoe Donner, there is a need to expand our mailboxes. We currently have 2,630 mailboxes split between four different outside locations. The project needs further analysis to understand the full scope and best direction for the association. Staff are assuming no roof structures at this time.
Strategic Plan Initiative:	5



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	75,000										
	Construction			700,400								
	Total	\$ 75,000	\$ -	\$ 700,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775,400
Funding Source	Development Fund			300,000								
	Replacement Reserve Fund	75,000		400,400								
	Total	\$ 75,000	\$ -	\$ 700,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775,400

2024 CAPITAL PROJECTS

NORTH PARKING LOT DRAINAGE IMPROVEMENTS

Amenity:	Alder Creek Adventure Center
Project Description:	The north parking lot adjacent to the building within the ADA parking stalls does not drain properly, creating maintenance and path-of-travel issues. The project proposes to regrade that area of the parking lot and possibly add hydronic snowmelt.
Strategic Plan Initiative:	1



	Phase	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Project Costs	Professional Services	30,000										
	Construction		150,000									
	Total	\$ 30,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
Funding Source	Development Fund											
	Replacement Reserve Fund	30,000	150,000									
	Total	\$ 30,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000

2024 CAPITAL PROJECTS

DOWNHILL SKI LODGE REPLACEMENT

Amenity:	Downhill Ski Resort
Project Description:	The downhill ski lodge has exceeded its useful life for the association and needs to be replaced.
Strategic Plan Initiative:	1, 2, 5



	Phase	Budget											Total
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	1,460,000	510,000	200,000									
	Construction		18,490,000	10,800,000									
	Total	\$ 1,460,000	\$19,000,000	\$11,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$-31,460,000
Funding Source	Development Fund	1,460,000	16,500,000	7,000,000									
	Replacement Reserve Fund		2,500,000	4,000,000									
	Total	\$ 1,460,000	\$19,000,000	\$11,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$-31,460,000

2024 CAPITAL PROJECTS

PEDESTRIAN BRIDGE ON 18

Amenity:	Golf
Project Description:	The golf course's pedestrian bridge over Trout Creek on the 18th fairway has failed. Full replacement is necessary.
Strategic Plan Initiative:	2, 5



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services											
	Construction	250,000										
	Total	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Funding Source	Development Fund											
	Replacement Reserve Fund	250,000										
	Total	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000

2024 CAPITAL PROJECTS

CART PATH REPLACEMENT

Amenity:	Golf
Project Description:	Re-paving of cart paths. Involves root removal, some grinding in areas (but not completely pulverized) and some patching with full asphalt overlay throughout.
Strategic Plan Initiative:	2, 5

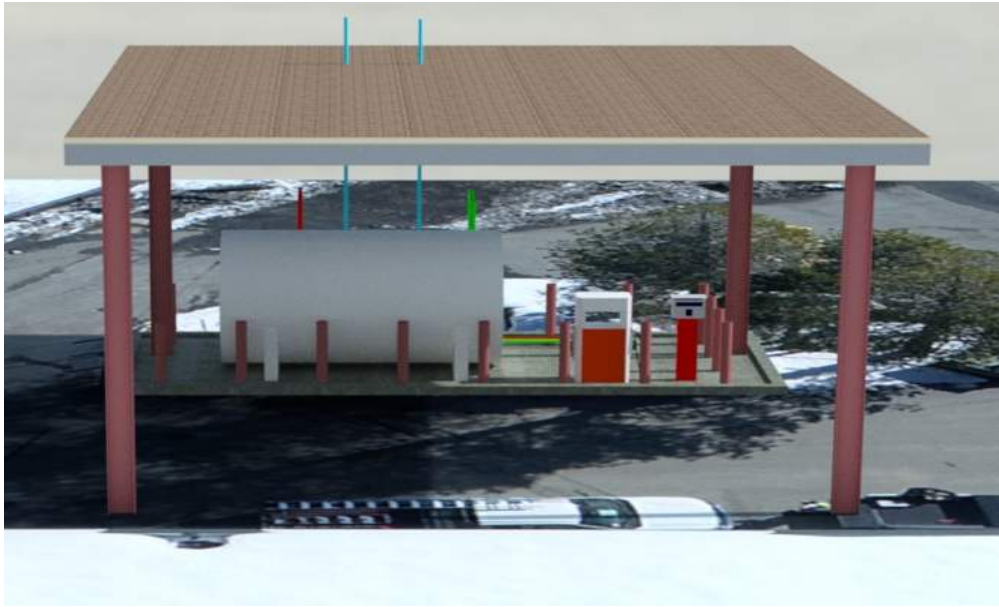


	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services											
	Construction	1,600,000										
	Total	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000
Funding Source	Development Fund											
	Replacement Reserve Fund	1,600,000										
	Total	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000

2024 CAPITAL PROJECTS

MAINTENANCE YARD FUEL STATION REPLACEMENT

Amenity:	Maintenance
Project Description:	The fuel tank and pump system at the maintenance yard is up for replacement. The project includes replacement of the fuel tank, pad, pump, new card lock system, roof structure and electric vehicle charging stations for future association electric vehicles.
Strategic Plan Initiative:	1, 5

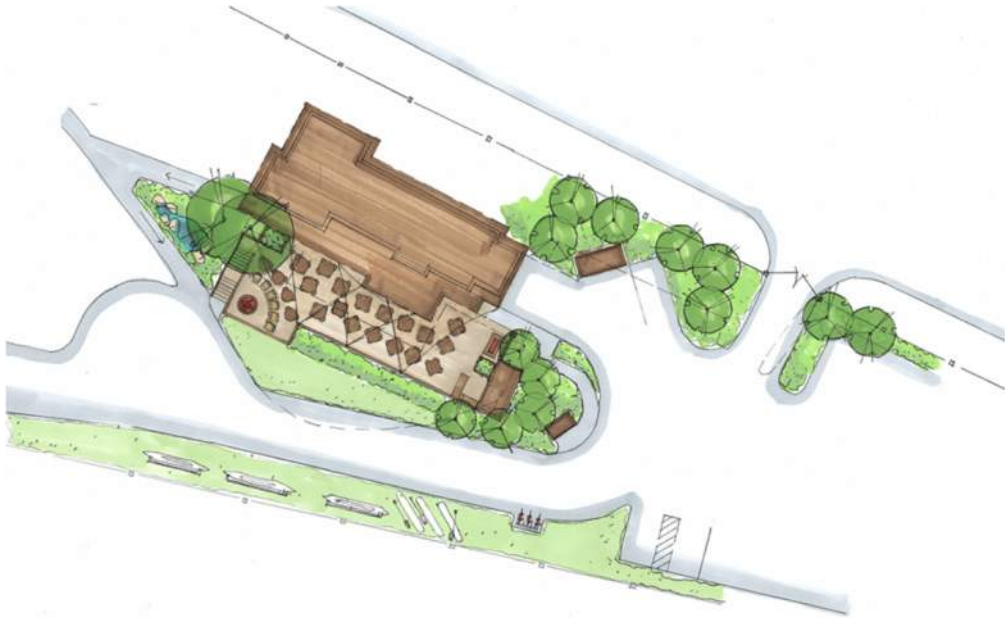


	Phase	Budget											Total
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	107,794	106,000										
	Construction		1,000,000										
	Total	\$ 107,794	\$ 1,106,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213,794
Funding Source	Development Fund		356,000										
	Replacement Reserve Fund	107,794	750,000										
	Total	\$ 107,794	\$ 1,106,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213,794

2024 CAPITAL PROJECTS

DECK EXPANSION + SHADE STRUCTURE

Amenity:	Beach Club Marina
Project Description:	The marina is lacking deck space and shade structure adjacent to the grill. The project proposes expanding the existing deck into the lawn area and better utilizing the space for member enjoyment.
Strategic Plan Initiative:	2



	Phase	Budget												Total
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	70,000	40,000											
	Construction			650,000										
	Total	\$70,000	\$40,000	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$760,000
Funding Source	Development Fund	70,000	40,000	225,000										
	Replacement Reserve Fund			425,000										
	Total	\$70,000	\$40,000	\$650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$760,000

2024 CAPITAL PROJECTS

BOAT HOUSE/SNACK SHACK REMODEL

Amenity:	Beach Club Marina
Project Description:	The marina snack kitchen and back of house space is becoming inadequate for our current usage. The area needs to expand, likely into the boat house storage area.
Strategic Plan Initiative:	5



	Phase	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Project Costs	Professional Services	50,000										
	Construction		250,000									
	Total	\$ 50,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Funding Source	Development Fund											
	Replacement Reserve Fund	50,000	250,000									
	Total	\$ 50,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000

2024 CAPITAL PROJECTS

CAMPUS MASTER PLAN AND PROJECT

Amenity:	Northwoods Clubhouse
Project Description:	The Northwoods Clubhouse campus was built in 1971 and is one of Tahoe Donner's oldest amenities. The association is beginning to outgrow its original facilities, and several facilities are beginning to exceed their useful life. The project is a full master plan of the associated area, including parking capacity expansion, Northwood Clubhouse remodel/replacement, tennis center building remodel/replacement, pool expansion, hot tub addition, recreation revamp (playground, horseshoes, bocce ball, archery, volleyball, etc.). This will likely be a phased project due to the size and scope.
Strategic Plan Initiative:	2, 5



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	50,000	50,000	2,000,000	100,000							
	Construction				5,300,000	3,000,000	3,000,000	4,500,000				
	Total	\$ 50,000	\$ 50,000	\$ 2,000,000	\$ 5,400,000	\$ 3,000,000	\$ 3,000,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$18,000,000
Funding Source	Development Fund			2,000,000	3,000,000	3,000,000	3,000,000	4,500,000				
	Replacement Reserve Fund	50,000	50,000		2,400,000							
	Total	\$ 50,000	\$ 50,000	\$ 2,000,000	\$ 5,400,000	\$ 3,000,000	\$ 3,000,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$18,000,000

2024 CAPITAL PROJECTS

LODGE GENERATOR & BAR SHED

Amenity:	The Lodge Restaurant & Pub
Project Description:	<p>Due to the expected future rolling power outages for fire prevention protocols and the need for emergency shelter areas for members, Tahoe Donner facilities need backup power solutions.</p> <p>The temporary pop-up bar at the Pavilion no longer satisfies Nevada County Environmental Health requirements and a permanent bar structure is needed. The project provides for a generator at The Lodge for backup power, as well as a permanent outdoor bar for the recently completed updated Pavilion.</p>
Strategic Plan Initiative:	1



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	50,000										
	Construction			400,000								
	Total	\$ 50,000	\$ -	\$ 400,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Funding Source	Development Fund	50,000		400,000								
	Replacement Reserve Fund											
	Total	\$ 50,000	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000

2024 CAPITAL PROJECTS

IMPLEMENT TRAIL/TRAILHEAD PROJECTS IN THE TMP

Amenity:	Trails and Open Space
Project Description:	An updated Trails and Open Space Master Plan is currently being conducted. This funding is a placeholder for future projects that arise from that study.
Strategic Plan Initiative:	2, 4, 5, 6



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services											
	Construction	100,000	100,000	100,000	100,000	50,000	50,000					
	Total	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Funding Source	Development Fund	100,000	100,000	100,000	100,000	50,000	50,000					
	Replacement Reserve Fund											
	Total	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000

2024 CAPITAL PROJECTS

CLASS-1 TRAIL FROM TROUT CREEK TRAILHEAD TO

ALDER CREEK ADVENTURE CENTER PLANNING

Amenity:	Trails and Open Space
Project Description:	Master plan to study the feasibility of constructing a class-1 multi-use paved trail connecting the Trout Creek Trailhead parking area to the Alder Creek Adventure Center.
Strategic Plan Initiative:	2, 4, 5, 6



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	200,000	200,000	200,000								
	Construction											
	Total	\$200,000	\$200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$600,000
Funding Source	Development Fund											
	Replacement Reserve Fund											
	TSSA-1	200,000	200,000	200,000								
	Total	\$200,000	\$200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$600,000

2024 CAPITAL PROJECTS

GLACIER WAY PARKING LOT EXPANSION

Amenity:	Trails and Open Space
Project Description:	The Glacier Way Trailhead parking area is one of the most popular trailheads for both summer and winter use. The current parking lot is undersized for its current use. There is also a need for permanent restroom facilities in this area. The project expands the parking lot and adds a permanent restroom facility to the site.
Strategic Plan Initiative:	2, 5



	Phase	Budget											Total
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	55,000											
	Construction		900,000										
	Total	\$ 55,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 955,000
Funding Source	Development Fund	55,000	795,000										
	Replacement Reserve Fund		105,000										
	Total	\$ 55,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 955,000

2024 CAPITAL PROJECTS

EUER VALLEY RESTORATION PHASE 1 (COYOTE CROSSING)

Amenity:	Trails and Open Space
Project Description:	Euer Valley has undergone numerous human impacts from various activities over the past several decades. Tahoe Donner teamed up with the Truckee River Watershed Council to begin restoration of the valley. The phase 1 project includes stream channel work and recreation improvements, including a new bridge across Prosser Creek and a boardwalk providing access across the valley (Coyote Crossing).
Strategic Plan Initiative:	2, 4



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services											
	Construction	3,000,000										
	Total	\$3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,000,000
Funding Source	Development Fund											
	Replacement Reserve Fund	356,164										
	Grant - Watershed Council	1,500,000										
	Total	\$1,856,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,856,164

2024 CAPITAL PROJECTS

SOUTH EUER VALLEY ROAD

Amenity:	Trails and Open Space
Project Description:	South Euer Valley Road is a multi-purpose doubletrack road that runs along the south side of Euer Valley. The road provides trail connectivity access in the summer and is utilized as a cross country trail in the winter. It is the only emergency access road on the south side of the valley. The road is in need of maintenance to continue providing these services.
Strategic Plan Initiative:	2, 4



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	12,000										
	Construction	125,000										
	Total	\$ 137,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,000
Funding Source	Development Fund											
	Replacement Reserve Fund	125,000										
	Grant - Watershed Council	12,000										
	Total	\$ 137,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,000

2024 CAPITAL PROJECTS

ALDER CREEK TRAIL FJORD TO CAMPGROUND

Amenity:	Trails and Open Space
Project Description:	Heavy maintenance on existing trail to address flooding and erosion concerns
Strategic Plan Initiative:	2, 4



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	50,000										
	Construction		85,000									
	Total	\$ 50,000	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Funding Source	Development Fund											
	Replacement Reserve Fund	50,000	85,000									
	Total	\$ 50,000	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000