

TDA LRPC DECEMBER MEETING NOTES

Meeting Date: December 8, 2022

Location: The Mezzanine Room at the Northwoods Clubhouse and Zoom

Committee Members:

Joe Balan	Jim Beckmeyer (Chair)	Denise Gauny (Minutes)
Jackie Ginley	Laura Lindgren	Rob McCray
Jerry Meek (Vice Chair)	Dan Simmons	Ward Sproat
Michael Sullivan	Mike Vivas	Keith Williams
Jon Mitchell (Staff)		

Liaisons: Julie Vietor, Julie Thornton, Don Koenes

Guests: David Mickaelian (TDA GM)

1. Call to order & acknowledge / welcome member guests; “please hold comments” (Jim)
 - a. The Chair called the meeting to order at 2:02pm. All committee members except Joe B., Keith W. and Mike V. were present; Mike V. joined the meeting later. All liaisons were present. No member guests were recognized.
2. Action – Motion to approve last meeting minutes (Denise)
 - a. Denise G. called for a motion and vote on the November meeting notes. Ward S. motioned, Rob M., second. All in favor; motion passed 10 – 0.
3. Discussion – Walk through agenda (Jim)
 - a. Jim B. add an agenda item to say a few words about his decision to leave the LRPC before his term, scheduled to end in 2023. No other changes to the agenda were noted.
4. Discussion – Jim leaving the LRPC early (Jim)
 - a. Jim B. offered a few words about his impending departure from this committee. He stated that we are well positioned for 2023. He feels strongly that our committee has not been supported nor engaged with the TDA BOD. Staff engagement was a challenge and David M. (TDA GM) has been very clear that Staff involvement in 2022 would be difficult, which is why we had requests for consultant help. He felt he had to “make a stand” which resulted in his leaving the group to pursue other volunteer activities. Jim felt the progress the team made acting as an independent group was very good, adding value for Tahoe Donner. For 2023, it seems Staff will be in a better position to support our work and we now have the full attention of the Board. Jim may consider a return to the committee in 2024.
5. Discussion – CS Report Edit Plan - LRPC Member Round Table Jim / All Members (This agenda item is for members to openly share recommended edit thoughts, feelings, concepts, methodology, etc. We will then decide on a go forward plan.)
 - a. The committee spent over an hour on this specific topic. All Committee members that were present weighed-in on the document. The overwhelming

opinion was that the document is great for what we had intended it for and feel it is a really good baseline for moving forward. The feedback from the Board and Staff to produce a deep-dive analysis of each amenity is new information and not the original intent of the document. All agreed that the request is important and valuable, but it is a lot of work that will require a ton of time from this committee and Staff, which has been a challenge this past year.

- b. Don K. weighed-in as Board Liaison that they recognize that this feedback has come late in the process and he sincerely apologized. He provided clarifying direction that the analysis of the current state of our association assets from the member needs and experience perspective is one of the most valuable sets of information that this committee can help Staff with. Further, the Northwoods Campus is a project that will be kicking-off in 2024 so having this committee focus on the analysis of this asset would be the priority and can be used as a “proto-type” for future amenity/asset needs analysis.
 - c. Staff (Jon M. and David M., who joined for this portion of our meeting) reiterated Don’s feedback and direction. Many examples of amenity over or under use were cited such as playgrounds, office space, employee housing and forestry services. Future functionality of amenities should be based on analyzing things like current use patterns and demographics, member wants and desires for the future and filling in the gaps between and this committee can help with that priceless information.
 - d. Several members of the committee expressed opinions that we need to figure out how to balance this request with the time the committee has and Staff engagement. David M. stated that Staff will have more time to engage with this committee in 2023 but we need to clearly define our deliverable, which is what our 2023 Task List is designed to do.
6. Discussion / Motion – 2023 Task List. (Jim & Jon)
- a. David M. advised that the committee Task List will be presented at the next Board meeting. They will discuss, provide feedback and direction, may or may not “approve” the Task List, and a special meeting will be scheduled in January for final approval of outstanding Task Lists.
 - b. Jim B. recommended that our Task List is “close enough” that we can present it to the Board and get their feedback before we spend a ton more time editing it.
 - c. Several committee members were not supportive of the Task List in its current form. Rob M. specifically suggested that TDA consider creating a Task Force made-up of members from varying committees to work on some of the initiatives laid out in the current Task List; Jim B. acknowledged that this idea has been previously surfaced and he is not sure where it stands. Rob M. will send his specific language edits to Jim, Jon, and Jerry. Dan S. also had some suggested edits and will send those to Jim, Jon, and Jerry.
 - d. David M. reiterated the process (outlined in 6a above). All were encouraged to provide feedback to Jim, Jon and Jerry by tomorrow morning, Friday December 9, for the December 16th Board Book.

- e. Don K. cautioned about having too many committees for the association to support; resources may be spread too thin for adequate support. He also stated that the way the Task List is currently written will allow for a robust Board discussion.
 - f. Julie T. (TOS Liaison) was called upon for her feedback. She asked if all the information in the Current State Report is available to all TD residents. Dan S. said yes, most of the information in the Report was obtained from TD websites. She added that one of the initiatives laid out TOS Master Plan is the use of the Golf Course in the off season and that from a transparency perspective, (which the Current State Report provides), the amount of assessment contribution for the golf course might be better received if there was more access. She added that without publishing the report, it seems like we are “hiding something.” Don K. reiterated that the report in its current form needs completeness and vetting. If the report is to be published to the membership, it must be accurate. He reiterated that had the original intention of the report been to publish to the membership, a much different approach would have been taken, including making sure TD Communications Staff (Lindsay) would have been much more engaged in the development process.
7. Discussion – Future State Step 2 Results Update & Next Steps (Joe & Jerry)
 - a. Not covered
 8. Discussion – old action items, new action items (Denise)
 - a. Not covered
 9. Discussion – Liaison Updates (Don K., Julie T., Julie V.)
 - a. Not covered
 10. Member guest Comments (Jim)
 - a. No Member guests recognized
 11. Adjournment of Meeting
 - a. Meeting adjourned at 4:05pm

Actions and Activities List

No	Description	Responsibility	Status	Completion Date
1	Create a user guide that explains the relationships between the Replace/Refurbish Program List, the Reserve	Jon M. and the Finance Committee	Time constraints are placing this item to pending. No Update	

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	Replacement Project List, the 5 Year Plan, and the 20 Year Plan.			
2	Finalize Current State Report	Dan S./ Current State Subcommittee	Update: See notes in Section 5 (above)	
3	Refine 2022 & 2023 workplan Task List and add step for Staff review of Current State report	Jim B.	Update: see notes in Section 6 (above)	
4	Work through the process for publicizing committee documents for public consumption	Jim B.	Complete: See notes in Section 5 (above)	11/13/22
5	Create a lexicon for the Current State Report	Denise G.	Complete: Draft completed and submitted to the committee leadership. Needs committee review and insertion into CS Report	11/30/22
6	Add IT Infrastructure section to Current State Report	Dan S./ Jon M.	Jon and Dan will work with staff to get information needed. Update: email sent to Mike V. asking for specifics of what he is looking for	
7	Create and communicate MS Teams Site Tutorial	Denise G./ Jon M.	The site is only set-up for Current State subcommittee members; Jon will update and get invitations sent out to full committee. Update: Jon will work on this as soon as he has bandwidth	
8	Document and send Future State Affinity Diagram ideas from brainstorming session to Joe B./Jerry M.	All	Complete	11/30/22