

# PHASE 4 WORKSHOP AMENITY ACCESS POLICY UPDATE | PHASE 4

APRIL 9, 2024

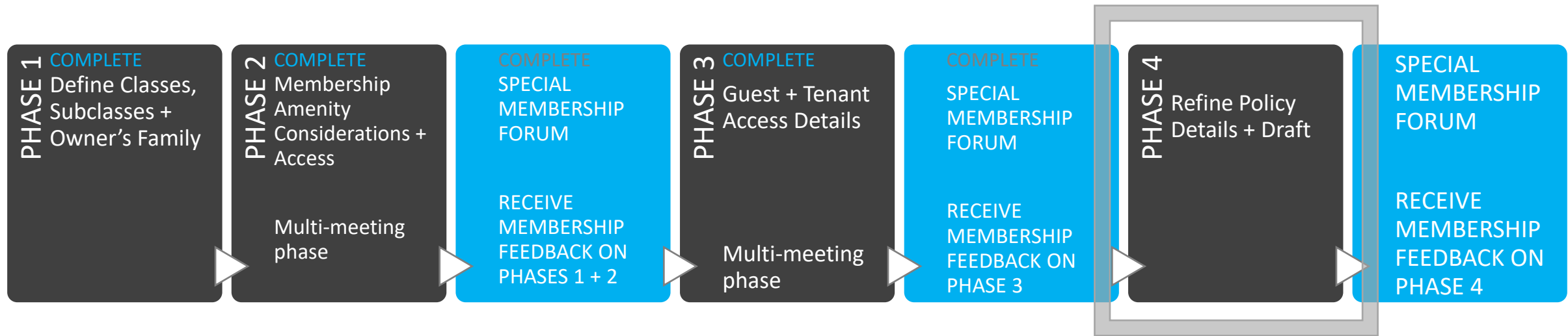


# AGENDA + PROCESS

1. Review desired policy draft outcomes
2. Review initial policy draft framework relative to:
  - a. Tenant considerations
  - b. Guest considerations
  - c. Member considerations
3. Discuss long-term strategy of a core member consideration
4. Member comments
5. Next steps

# TODAY'S FOCUS – MULTI-PHASE APPROACH

Today's discussion will continue to focus on phase 4 of the process, working on details, specifically clarifying Board direction for a policy draft on several topics.



# AMENITY ACCESS POLICY UPDATE OUTCOMES

Drawing from recent board discussions about the 2023 Member Survey, **staff recommends adding "Promote member value"** as an overarching amenity access policy update outcome goal.

This overarching goal is consistent with and informs the six existing goals and should be considered in the context of all user categories: members, personal guests, and tenants.

- 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

- Outcomes were developed in the winter of 2022 with the Amenity Access Update 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, and November 18, 2022.
- Outcomes were defined and approved by consensus during the April 2023 amenity access policy update workshop session.

# TENANT ACCESS

# TENANT ACCESS – INITIAL POLICY DRAFT

## INITIAL POLICY DRAFT FRAMEWORK :

- Define the user categories of all three tenant types and provide distinct user group access cards
  - Long-term tenants
  - Short term tenants
  - Seasonal tenants
- No change to owner relinquishment of amenity access rights for long-term tenant access.
- Continue to provide for short-term tenant access, and separate short-term tenant access from personal guest access.
- Provide seasonal tenant access on the same basis as short-term tenant access.
- Include adaptive management provisions such that, with board approval, staff may manage tenant access to prioritize member utilization of the private amenities.



# PERSONAL GUEST ACCESS

# PERSONAL GUEST ACCESS – INITIAL POLICY DRAFT

## INITIAL POLICY DRAFT FRAMEWORK :

- Define the two types of personal guests
  - Accompanied personal guests
  - Unaccompanied personal guests
- Include a limit of ten personal guests per household, per visit
- Identify a system to validate the “personal” relationship to the owner to ensure separation between the unaccompanied personal guest user category and the tenant user category





# MEMBER ACCESS CONSIDERATIONS



# MEMBER ACCESS – INITIAL POLICY DRAFT

## INITIAL POLICY DRAFT FRAMEWORK:

- Define an owner and an owner's family
- Require official documentation to validate familial relationships
- Continue with a system where photo ID cards are linked to an individual
- Include a limit of 10 maximum member photo ID cards issued per property
- Change the age requirement for a photo ID card to three years old and older



# MEMBER ACCESS – INITIAL POLICY DRAFT

## DISCUSSION

At this workshop, the board will consider three different concepts to provide member access to and funding for the private amenities. These options are:

**Pay-to-play system**

**All inclusive system**

**A hybrid system with partially inclusive and pay-to-play elements**

- Staff presented several concepts during the phase 1 workshops and the first member forum with details about how a potential fee structure might work for each concept
  - The discussions were robust but inconclusive
  - Member feedback related to the options that were presented is limited
  - Volume of feedback was low ~25 participants
  - Feedback did not have the context of the entire policy for consideration
- Staff needs direction on the **long-term strategy** to provide member private amenity access, to begin drafting a policy with all elements included for further consideration

# MEMBER ACCESS – INITIAL POLICY DRAFT

## LONG-TERM STRATEGIC OPTIONS

### **PAY-TO-PLAY**

Under the pay-to-play concept, member access to the private amenities is not included in the annual assessment. To access the amenities, members would pay for an additional annual pass (Rec Fee) or daily access fee in addition to the annual assessment.

### **ALL-INCLUSIVE**

The all-inclusive concept incorporates member access to the private amenities into the annual assessment, granting unlimited private amenity access to all member photo ID card holders for no additional fee.

### **HYBRID**

Under the hybrid concept, some member private amenity access would be included in the annual assessment, with additional access available by paying for an annual pass (Rec Fee) or daily access fee in addition to the annual assessment.

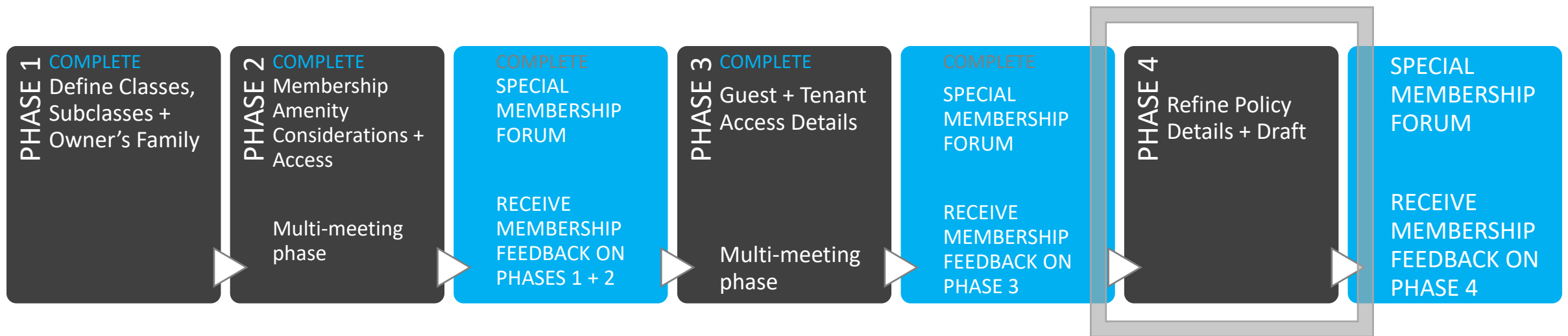
*Considering both assessment impacts and operational resources, the board will also need to consider whether to implement these concepts fully beginning in 2025 or to provide for a transition plan over several years.*

### POLICY UPDATE OUTCOMES

- *Promote member value*
- 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

# NEXT STEPS

The next step will be to begin drafting a policy to bring back to the Board for further workshop for review.



# THANK YOU

FOR A FULL REVIEW OF RESOURCES RELATED TO THIS  
PROCESS PLEASE VISIT

<https://www.tahoedonner.com/amenity-access-policy/>

OR SEARCH TAHOE DONNER AMENITY ACCESS POLICY  
UPDATE