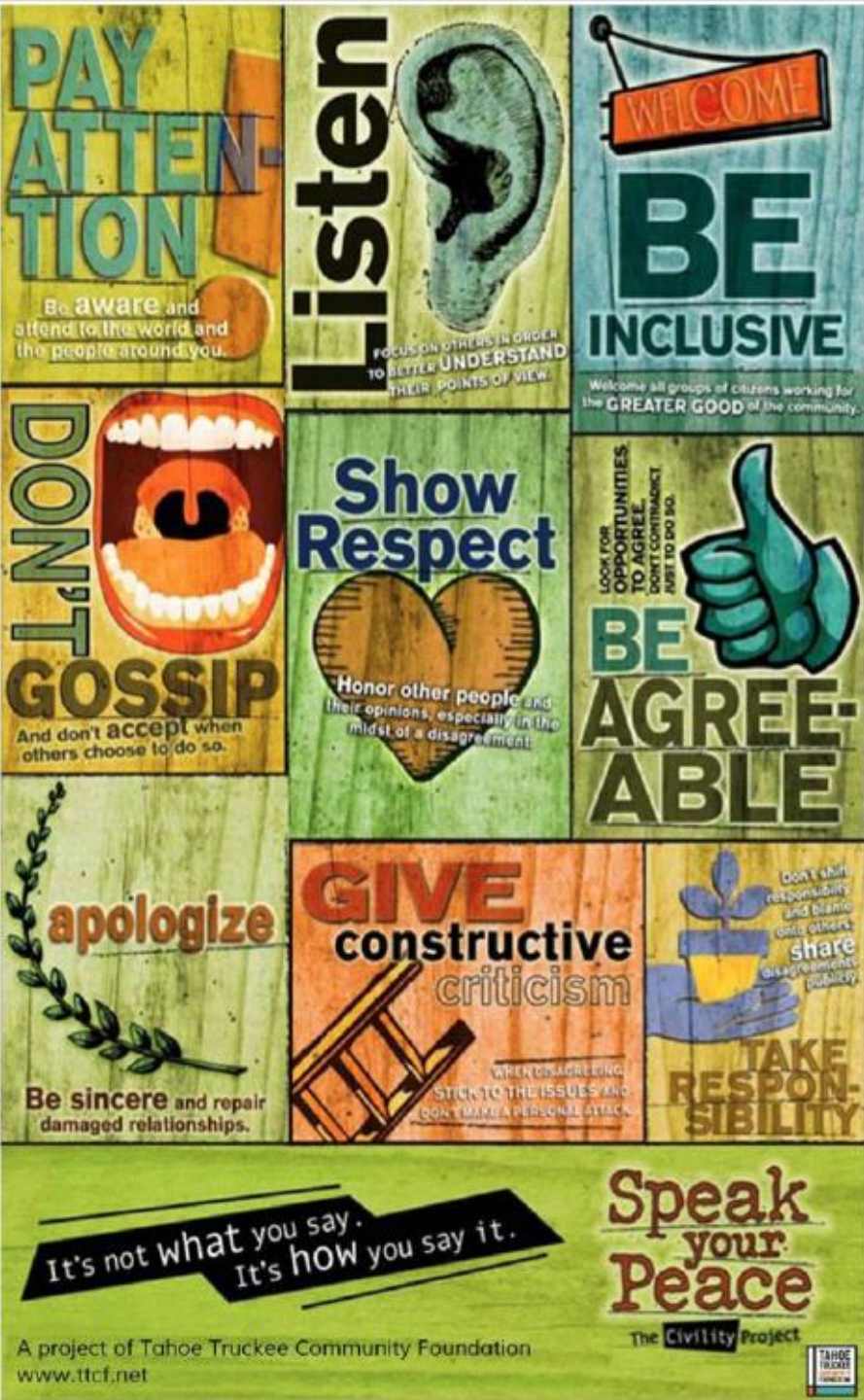


PHASE 4, MEMBER FORUM AMENITY ACCESS RULE CHANGE

AUGUST 5, 2024

AGENDA + PROCESS

1. Review how we got to today
2. Review the proposed changes to the rule
 - a. Members
 - b. Personal Guests
 - c. Tenants
3. Review the implementation plan
4. Review the financial implication
5. Member questions and comments
6. Next step



REVIEW



REVIEW – BRIEF HISTORY

The desire to update the Amenity Access rule has been in the works for quite some time

- Initial discussion to update the rule began in November 2019, but was interrupted by the COVID-19 pandemic
- Efforts refocused in late 2021 with a member working group, member focus groups and member survey development through the spring 2022
- Amenity Access Member Survey was executed in June 2022
- Initial special workshop in April 2023
- Phased approach was approved in May 2023
- Multiple workshop sessions for each phase
- Brings us to today – 3rd member forum and to the doorstep of a 45-day notice to the membership

REVIEW - MEMBER OUTREACH TO DATE

Member Surveys

- 2022 Amenity Access Survey – 2,028 responses
- 2021 Member Survey – 1,879 responses
- 2020 Strategic Plan – 2,502 responses

Member Feedback Form

Staff requested feedback through a variety of association communications through the feedback form; with nearly 200 responses, feedback from the form helped to guide survey questions and inform the workshop discussions

Member Focus Groups

Six focus groups were executed by staff in February and March 2022

Working Group

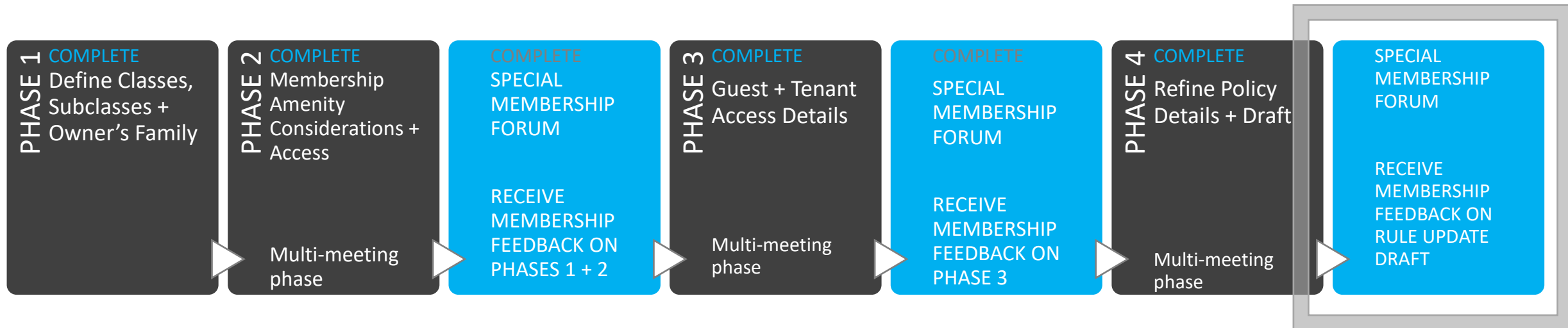
A member working group helped develop policy outcomes that were first presented at the March 2022 board meeting

Since 2021

- 13 Board of Director meetings with updates on the project
- 12 workshops specifically focused on the rule update
- 2 Special Member Forums to update the membership on progress



REVIEW - MULTI-PHASE APPROACH



REVIEW - AMENITY ACCESS RULE UPDATE OUTCOMES

- 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 and presented to the Board on February 25, 2022, March 25, 2022, November 18, 2022, and again in April 2023 where they were approved by consensus
- “Promote member value” was added as an outcome by consensus of the Board at a subsequent workshop
- Staff recommended to include “funding and” in the sixth listed outcome at a subsequent workshop

- 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 funding and pricing system

- Clarify user categories



REVIEW - SURVEY DATA SUMMARY

- Owners want to feel prioritized in the community
- Overcrowding at amenities is by far the biggest concern among members
 - Members want priority access to the amenities with stricter controls on guest access
 - Stronger pricing controls and restrictions on non-members are wanted to further reduce overcrowding
- Stronger safeguards against amenity access abuse/dishonesty
- Members who have purchased a Recreation Fee tend to be far more active in utilizing their member benefits to purchase products and services

*Visit tahoedonner.com/amenity-access-policy for the survey report



REVIEW – RULE ADOPTION AND UPDATE PROCESS

The updated rule draft is 95% complete. Assuming Board adoption, it is staff's intention to implement the rule beginning January 1, 2025.

RULE UPDATE PROCESS INFORMATION

In order to update an Association rule:

- Board approves publication of 45-day notice of proposed rule change
- 45-day notice of the proposed rule change is sent to members either through Tahoe Donner News or a special mailer
- Board must hear member comments (written and in person) at a scheduled board meeting during the 45-day notice period
- The Board may consider adoption of the rule at a scheduled board meeting following the 45-day notice period and after consideration of member comments

RULE UPDATES/CHANGES

RULE DRAFT UPDATES - MEMBERS

Full rule draft available as an attachment for review. Significant changes for members include:

| Member Item | Current Rule | Recommended Rule | Explanation |
|---|--|---|--|
| <p>Priority of Amenity Access (Contained in Resolution 1998-4)</p> | <p>The existing priority list is silent on seasonal tenants and short-term rental tenants. It states only that owners, their families, and guests have priority over long-term tenants and the general public.</p> | <p>The recommended rule expands the priority list to include all user categories and incorporates the expanded priority directly into the amenity access rule. The recommended priority is as follows: Members first, Personal Guests second, Tenants third, General Public last.</p> | <p>The recommended priority list is consistent with the overarching goal of the recommended rule, which is to prioritize, promote, and protect personal use of the amenities by Owners and Owners' Families while ensuring that use by other permitted user categories does not overburden the amenities, that it does not detrimentally affect the use and enjoyment of the amenities by members, and that it is consistent with the Association's single-family residential character.</p> |
| <p>Member Photo ID Card Benefits</p> | <p>1) Private amenity access for an additional fee, 2) Discounts on products and services, 3) Priority reservation windows for high demand products and services</p> | <p>1) Private amenity access included with the annual assessment, 2) Discounts on products and services, 3) Priority reservation windows for high demand products and services</p> | <p>The recommended rule clarifies and expands the Member Photo ID Card benefits to enhance member value and enjoyment.</p> |

RULE DRAFT UPDATES – MEMBERS - CONTINUED

| Member Item | Current Rule | Recommended Rule | Explanation |
|--|---|---|--|
| <p>Regulating usage volume by non-member user categories through peak period pricing, access blackout dates, and other usage volume regulation mechanisms</p> | <p>Not formally addressed by the rule.</p> | <p>Formally incorporated into the rule for Personal Guest and Tenant categories</p> | <p>To prevent overcrowding, prioritize member use and enjoyment, and achieve the recommended rule’s other overarching goals (above), management must have effective tools for regulating the volume of amenity usage by non-member user categories. The recommended rule provides those tools and empowers management to use them to benefit member use and enjoyment.</p> |
| <p>Reservation System</p> | <p>Not formally addressed by the rule.</p> | <p>Formally incorporated into the rule as a crowd management option for peak periods.</p> | <p>At peak periods, and especially at high-demand amenities like the Trout Creek Rec Pool and the Beach Club Marina, to prevent crowding and to ensure an enjoyable experience for members, it may at times be necessary to implement a reservation system.</p> |
| <p>Member Photo ID Cards included with annual assessment</p> | <p>4 included, which may be assigned to qualified family members.</p> | <p>4 included, which may be assigned to qualified family members.</p> | <p>Including 4 Member Photo ID Cards with the annual assessment is consistent with the Governing Documents’ emphasis on Tahoe Donner as a single-family residential community.</p> |

RULE DRAFT UPDATES – MEMBERS - CONTINUED

| Member Item | Current Rule | Recommended Rule | Explanation |
|---|--|--|--|
| <p>Additional Member Photo ID Cards available for purchase</p> | <p>Up to 4 additional cards available for purchase for qualified family members.</p> | <p>Up to 6 additional cards available for purchase for qualified family members.</p> | <p>The option to buy additional cards provides for an element of choice and fairness by allowing owners who need more than the 4 card single-family baseline to purchase additional cards, without adding to the costs borne by all members. Increasing the number of additional cards available for purchase also provides flexibility for larger families and multi-owner properties, as well as families with children between 3 and 6 years old. (Children between 3 and 6 years old will now be required to be issued a Member Photo ID Card to obtain member benefits. See below.)</p> |
| <p>Member Photo ID Card family eligibility</p> | <p>Spouse/domestic partner, parent, parent's spouse/domestic partner, child, child's spouse/domestic partner, domestic partner's child, grandchild, grandchild's spouse/domestic partner, sibling, sibling's spouse/domestic partner, cousin, niece, nephew</p> | <p>Spouse/domestic partner, parent, parent's spouse/domestic partner, child, child's spouse/domestic partner, domestic partner's child, grandchild, grandchild's spouse/domestic partner, sibling, sibling's spouse/domestic partner</p> | <p>Eliminates family relationships that are difficult to validate, and therefore susceptible to fraud and abuse. Compared to industry norms, Tahoe Donner's current rule is very permissive about family eligibility standards for Member Photo ID Cards. Even with the recommended rule, Tahoe Donner's family eligibility standards remains broad.</p> |

RULE DRAFT UPDATES – MEMBERS - CONTINUED

| Member Item | Current Rule | Recommended Rule | Explanation |
|--|--|---|---|
| Member Photo ID Card validation | None. Only a signed affidavit is required. | Official documentation required to verify the relationship. | Validation will ensure that all family relationships are legitimate, alleviating member concern about fraud and abuse. |
| Annual Recreation Pass | Available to members as an additional purchase. Under the existing rule, Member Photo ID Card holders must either pay for an Annual Recreation Pass or pay daily access fees to use the private amenities. | Phased out in favor of including member amenity access benefits through the annual assessment for all valid Member Photo ID Cards. Under the recommended rule, valid Member Photo ID Card holders would have unlimited private amenity use without the requirement of a daily access fee or an additional annual access pass. | Eliminating the Annual Recreation Pass eliminates a major source of member confusion and administrative complication, while also providing sustainable private amenity access pricing for members to increase member value and to encourage member amenity usage. Incorporating member private amenity access into the annual assessment will provide for long-term, stable private amenity funding consistent with the letter and intent of the Governing Documents. It will also clarify the equality of member rights and duties. That equality includes both the equal right of all members to use and enjoy the private amenities, and the equal duty of all members to provide for the common expenses associated with operating the private amenities. |

RULE DRAFT UPDATES – MEMBERS - CONTINUED

| Member Item | Current Rule | Recommended Rule | Explanation |
|--|---|--|--|
| Member Daily Access Fee | Available to members with a Photo ID Card. Under the existing rule, Member Photo ID Card holders must either pay for an Annual Recreation Pass or pay daily access fees to use the private amenities. | See Annual Recreation Pass above. | See Annual Recreation Pass above. |
| Member Photo ID Card age requirements | Required for ages 7 and up to receive member benefits. | Required for ages 3 and up to receive member benefits. | Eliminates confusing “Onestore Child” administrative work-around to provide Member products to children between the ages of 3 and 6. |
| Children (members and non-members) | Photo ID card or daily access fee required for children 7 and older. | Photo ID card or daily access fee required for children 3 and older. | Consistent with the above requirement that members between 3 and 6 have a Member Photo ID Card to receive access and benefits. |

RULE DRAFT UPDATES – PERSONAL GUESTS

Full rule draft available as an attachment for review. Key changes for personal guests include:

| Personal Guest Item | Current Rule | Recommended Rule | Explanation |
|--------------------------------------|--|---|---|
| Transferable Guest Cards | 2 per property, up to 4 individual permitted entry per card. | None. Replaced by Personal Guest Registration system and Short-Term Rental specific Tahoe Donner Cards. | The existing transferable Guest Card system cannot distinguish between Personal Guests and Short-Term Rental Tenants. These cards will be eliminated in favor of new systems that enables Tahoe Donner to manage and track Personal Guests and Short-Term Rental Tenants separately. (See Personal Guest categories and Short-Term Rental Tenants below.) |
| Accompanied Personal Guests | Permitted without limitation. | Permitted. Subject to limitations during peak periods. Special arrangements required for large groups. | The recommended rule continues to provide generous amenity access privileges to personal guests, while also recognizing that during peak periods it may be necessary to limit the numbers of personal guests permitted. |
| Unaccompanied Personal Guests | No more than 8 permitted amenity access at a time with transferable guest cards. | Permitted through an online personal guest registration system. Subject to limitations during peak periods. | See Accompanied Personal Guests above. The personal guest registration system will include limits and verification safeguards to ensure that registered personal guests are truly personal guests. |

RULE DRAFT UPDATES - TENANTS

Full rule draft available as an attachment for review. Key changes for guests include:

| Tenant Item | Current Rule | Recommended Rule | Explanation |
|---|--|--|--|
| Long-Term Tenants Lease of 9+ months | Owners may delegate their amenity access rights to long-term tenants. | Owners may delegate their amenity access rights to long-term tenants. | This right is provided for in the Governing Documents. |
| Seasonal Tenants Lease of 31 days to 9 months | Permitted amenity access with transferable guest cards. | Owners may delegate their amenity access rights to seasonal tenants. | Aligns the rule more closely with the letter of the Governing Documents. |
| Short-Term Rental Tenants Rental agreement of less than 31 days | No more than 8 permitted amenity access at a time with transferable guest cards. | Short-Term Tenants would be permitted access if short-term rental owners purchase transferable Short-Term Rental Tenant Cards. Up to 6 Short-Term Rental Tenant Cards available for purchase per eligible property, 1 individual permitted entry per card. Subject to limitations during peak periods. | Under the recommended rule, short-term tenants would no longer be considered guests, but would instead be categorized and regulated as a distinct user category with a special Tahoe Donner Card only available to verified short-term rentals and used only by short-term rental tenants. By separating Short-Term Rental Tenants into their own category, management will be able to regulate the use of the amenities by Short-Term Rental Tenants without affecting Personal Guests. |

ANNUAL OPERATING PLAN

The annual operating plan will be presented to the Board of Directors during the budget process and will include:

- Details related to any access restrictions for non-member user categories
- Updated fees for daily access, tenant card issuance, and card replacement
- Phased implementation plan progress
- An updated list of accepted Official Documentation for relationship validation



IMPLEMENTATION PLAN



IMPLEMENTATION PLAN

Staff is recommending an implementation plan that with the following objectives:

- Develop and implement a financial transition plan to smooth budgetary and assessment changes associated with this rule change
- Develop and implement management processes and practices to ensure that the private amenities do not become overburdened by this rule change

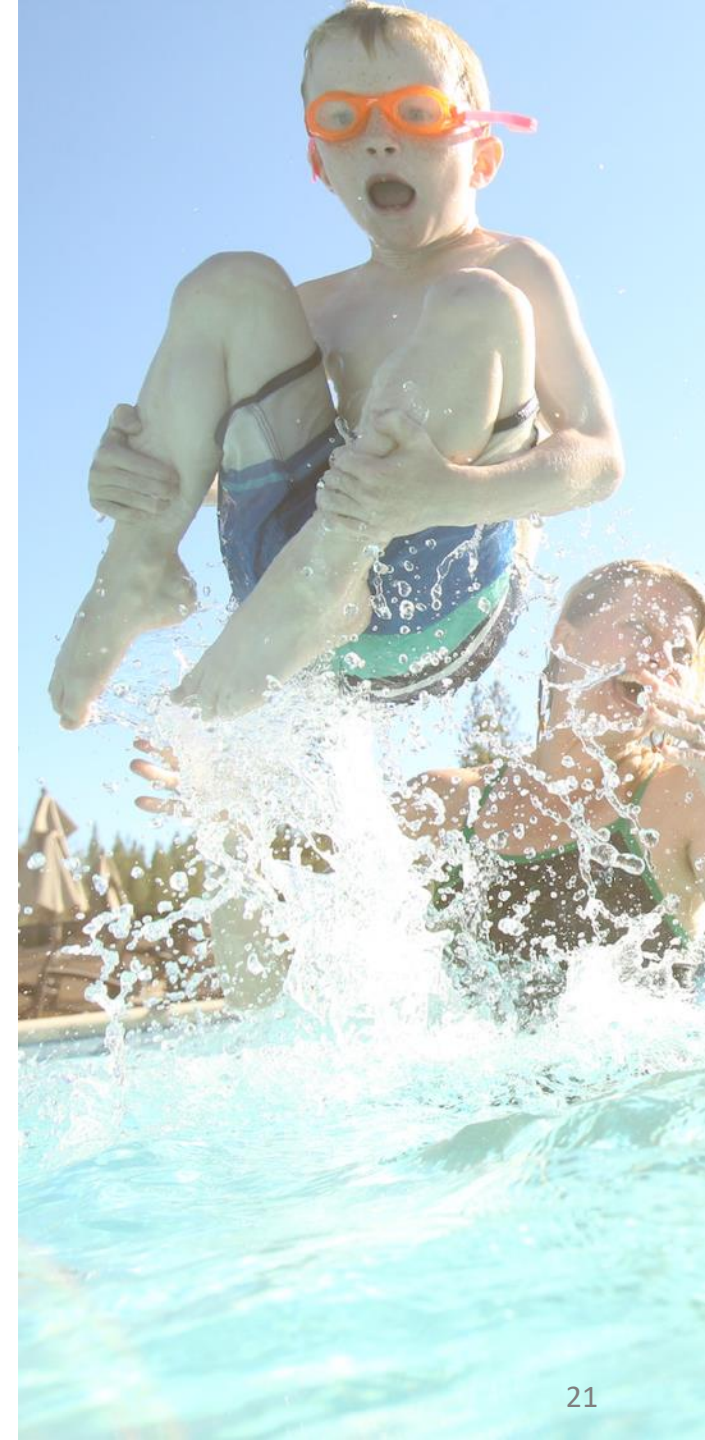
The following implementation plan is included alongside the rule draft and is written to achieve these objectives

DRAFT IMPLEMENTATION PLAN – DETAILS

2024 - YEAR 0

Photo ID Validation Plan:

1. Beginning on the date of the rule's adoption, newly issued Photo ID Cards shall be subject to the Amenity Access Rule's requirements.
2. Beginning on the date of the rule's adoption, if any changes are made to the Photo ID Card holders listed on a Residential Parcel's property profile, then all Photo ID Card holders listed on that property profile shall be subject to the Amenity Access Rule's requirements.
3. Unless changes are made to the Photo ID Card holders listed on a Residential Parcel's profile, for Photo ID Cards issued prior to the rule's adoption, from the date of the rule's adoption through December 31, 2027, shall constitute a grace period for providing Official Documentation to the Association to validate family relationships to qualify for Photo ID Cards.



DRAFT IMPLEMENTATION PLAN – DETAILS

2025 - YEAR 1

Member Amenity Access: No changes to the Member Photo ID Card and Recreation Fee system from 2024, with appropriate adjustments to the two (2) and four (4)-Card Recreation Fees and the fees for Additional Member Photo ID Cards made through the 2025 budget process.

Photo ID Validation: Continue and refine the Photo ID Validation plan.

Existing Transferable Guest Cards: All existing transferable guest cards will be deactivated on January 1, 2025.

Short-Term Tenants: Develop and implement the Short-Term Tenant Card program.

1. Initial Operating Plan preliminary details:
 - a. Administrative fee for purchasing Short-Term Tenant Cards will be set through the budget process.
 - b. Each Short-Term Tenant Card will allow Private Amenity access to one (1) individual ages three (3) and older for an access fee.
 - c. Short-Term Tenant Cards valid from 1/1/2025 to 12/31/2025.
 - d. Short-Term Tenant Cards can be purchased at any time during the year but expire on 12/31/2025.

Resident Tenants: Develop and implement the Resident Tenant Photo ID Card.

1. For 2025, the rights, privileges, and benefits delegated to Residential Tenants via the Owner Relinquishment Process shall be consistent with continuing the Member Photo ID Card and Recreational Fee status quo through 2025.



DRAFT IMPLEMENTATION PLAN – DETAILS

2025 - YEAR 1 – CONTINUED

Personal Guests: Develop and implement the Personal Guest Registration Process

1. Determine if Aspenware will work or if we need a different personal guest registration system
 - a. Aspenware limitations of total number of people on one profile - 19
2. Determine payment methodology. Options include:
 - a. Invoiced to the Owner at the end of the month via Aspenware folios.
 - b. Personal guest pays at the time of entry (relationship validated through registration process only)
 - c. Prepaid access “debit” card with stored value the owner gives to their personal guests
 - d. A combination of options available for owners to select – pay at entry or prepaid stored value card

Operating Plan: Develop, publish, and implement the Operating Plan to avoid overburdening the Private Amenities while prioritizing, promoting, and protecting Member use and enjoyment.

DRAFT IMPLEMENTATION PLAN - DETAILS

2026 - YEAR 2

Member Amenity Access: Beginning on January 1, 2026, Member daily access fees and the Recreation Fee program shall end. As determined through the budget process following financial analyses, a minimum of two (2) and a maximum of four (4) Member Photo ID Cards shall be allotted per Residential Parcel and included in the annual assessment. Valid Member Photo ID Card holders shall be entitled to Private Amenity access without the requirement of a daily access fee or an additional annual access pass.

1. If an Owner's Family members number more than the number of Member Photo ID Cards allotted per Residential Parcel, the Owner shall be entitled to purchase up to six (6) additional Member Photo ID Cards.

Photo ID Validation: Continue and refine the Photo ID Validation plan.

Short-Term Tenants: Continue and refine the Short-Term Tenant Card program.

Personal Guests: Continue and refine the Personal Guest Registration Process.

Resident Tenants: The rights, privileges, and benefits delegated by Owners to Resident Tenants shall be analogous to the rights, privileges, and benefits available to Owners under the Amenity Access Rule, except for those rights, benefits, and privileges that the Governing Documents and/or this rule specifically exempt from delegation.

Operating Plan: Analyze access data from the first year (specifically the Beach Club and the Trout Creek Recreation Pool), and adjust the Operating Plan as warranted to avoid overburdening the Private Amenities while prioritizing, promoting, and protecting Member use and enjoyment.

DRAFT IMPLEMENTATION PLAN - DETAILS

2027 - YEAR 3

Members: Four (4) Member Photo ID Cards shall be allotted per Residential Parcel and included in the annual assessment. Valid Member Photo ID Card holders shall be entitled to Private Amenity access without the requirement of a daily access fee or an additional annual access pass.

1. If an Owner's Family members number more than the number of Member Photo ID Cards allotted per Residential Parcel, the Owner shall be entitled to purchase up to six (6) additional Member Photo ID Cards.

Photo ID Validation: Continue and refine the Photo ID Validation plan. Beginning on January 1, 2028, any Photo ID Cards assigned to individuals whose family relationship qualifications have not been validated with Official Documentation shall be deactivated unless and until the Association receives appropriate Official Documentation.

Short-Term Tenants: Continue and refine the Short-Term Tenant Card program.

Personal Guests: Continue and refine the Personal Guest Registration Process

Resident Tenants: The rights, privileges, and benefits delegated by Owners to Residential Tenants shall be analogous to the rights, privileges, and benefits available to Owners under the Amenity Access Rule, except for those rights, benefits, and privileges that the Governing Documents and/or this rule specifically exempt from delegation.

Operating Plan: Analyze access data from the second year (specifically the Beach Club and the Trout Creek Recreation Pool), and adjust the Operating Plan as warranted to avoid overburdening the Private Amenities while prioritizing, promoting, and protecting Member use and enjoyment.

FINANCIAL IMPLICATIONS

GENERAL

The following model is presented to illustrate the potential implications of the amenity access rule update on the Annual Assessment.

The Association's operating budget is set annually by the Board of Directors, so all forecasts are shown are for modeling purposes only and subject to change.



MODEL ASSUMPTIONS

Includes all the updates to the draft rule with a three-year implementation plan

- Year 1 – to accommodate other Annual Assessment pressures
 - Member amenity access remains the same with 4 member photo ID cards included in the assessment, option to 2 and 4+ person Recreation Fee options, a member daily access fee if no Recreation Fee is purchased, 4 additional member photo ID cards available for purchase
 - Recreation Fee and additional card fee at a slight increase to 2024 **prorated rate**
 - Initiate tenant card changes as described in the rule draft
 - Initiate the personal guest registration process as described in the rule draft
- Year 2 - includes a minimum of 2 member photo ID cards included in the assessment, quantity to be determined during the budget process
- Year 3 - includes 4 member photo ID cards in the assessment
- Years 2 and 3 - both have the option to purchase up to six additional member photo ID cards annually
 - Additional member photo ID card volume purchases consistent with historical volume
- All Tenant cards are available for an annual fee to cover administrative costs - \$100 **per property** per year
 - Tenant cards for STRs are transferable and still require Daily Access Fee
 - Estimating 600 participating (75% of total TD registered STR properties)
 - Limit of six STR Cards per property
 - Approximately 140 owners relinquish their properties to Resident Tenants
- Tenant card administrative fee revenue, non-member daily access revenue, and other revenue increase with inflation

MODEL – 2025 THROUGH 2029

| | | | | | | | |
|---|-----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----|
| Properties | 6,473 | | | | | Inflation | 4% |
| Included Amenity Access Yr 1(0), Yr 2 (min 2), Yr 3+ (min 4) ... Max 10 Total Amenity Cards/property by year 3 | | | | | | | |
| | | \$ - | \$ 100.00 | \$ 225.00 | \$ 230.00 | \$ 235.00 | |
| YoY Assessment Change | | \$ - | \$ 100.00 | \$ 125.00 | \$ 5.00 | \$ 5.00 | |
| | <i>Total Cards Included</i> | 0 | 2 | 4 | 4 | 4 | |
| Revenue Stream | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | |
| Rec Access Revenue covered by Assessment | | \$ - | \$ 647,300 | \$ 1,456,425 | \$ 1,488,790 | \$ 1,521,155 | |
| Rec Fee (2025) and Extra Member ID Card Revenue | | \$ 1,500,450 | \$ 922,740 | \$ 209,100 | \$ 217,464 | \$ 226,163 | |
| Tenant Card Admin Fees | | \$ 74,000 | \$ 76,960 | \$ 80,038 | \$ 83,240 | \$ 86,570 | |
| Daily Access Revenue (Member) | | \$ 70,000 | \$ - | \$ - | \$ - | \$ - | |
| Daily Access Revenue (Non-Member) | | \$ 463,000 | \$ 481,520 | \$ 500,781 | \$ 520,812 | \$ 541,645 | |
| Other Revenue (Lessons, Rentals & Retail) | | \$ 482,000 | \$ 501,280 | \$ 521,331 | \$ 542,184 | \$ 563,872 | |
| Total | | \$2,589,450 | \$2,629,800 | \$2,767,675 | \$2,852,490 | \$2,939,403 | |
| Total Annual Ops Costs | \$ 2,398,727 | \$ 2,494,676 | \$ 2,594,463 | \$ 2,698,242 | \$ 2,806,171 | \$ 2,918,418 | |
| Trout Creek | \$ 1,220,289 | \$ 1,269,101 | \$ 1,319,865 | \$ 1,372,659 | \$ 1,427,566 | \$ 1,484,668 | |
| Aquatics | \$ 384,733 | \$ 400,122 | \$ 416,127 | \$ 432,772 | \$ 450,083 | \$ 468,087 | |
| Tennis | \$ 450,058 | \$ 468,060 | \$ 486,783 | \$ 506,254 | \$ 526,504 | \$ 547,564 | |
| Marina | \$ 343,647 | \$ 357,393 | \$ 371,689 | \$ 386,556 | \$ 402,018 | \$ 418,099 | |
| Variance (Shortfall / Surplus) | | \$ 94,774 | \$ 35,337 | \$ 69,434 | \$ 46,319 | \$ 20,985 | |

CHANGE FROM THE CURRENT RULE TO THE NEW RULE ENDGAME

MODEL IMPLICATIONS 2024 v 2027

These modeled implications are based on the same assumptions on slide 28. Actual 2027 annual assessment implication will be determined through the 2027 budget process.

| Household | Current Rule – 2024 (Not Prorated)* | | | | | | Proposed Rule - 2027 | | | |
|-----------------------------------|-------------------------------------|-------------|---------------|-------------|-----------------|-----------------|----------------------|---------------|---------------|-----------------|
| | 2 Member | | 4 Member | | 8 Member | | 2 Member | 4 Member | 8 Member | 10 Member |
| | Rec Fee | No Rec fee | Rec Fee | No Rec fee | Rec Fee | No Rec fee | | | | |
| Assessment Implication | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 225 | \$ 225 | \$ 225 | \$ 225 |
| Annual Access Pass – per property | \$ 312 | \$ 0 | \$ 512 | \$ 0 | \$ 1,212 | \$ 700 | \$ 0 | \$ 0 | \$ 700 | \$ 1,050 |
| Member Daily Access – per person | \$ 0 | \$ 12 | \$ 0 | \$ 12 | \$ 0 | \$ 12 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Total | \$ 312 | \$ 0 | \$ 512 | \$ 0 | \$ 1,212 | \$ 700** | \$ 225 | \$ 225 | \$ 925 | \$ 1,275 |

- *In 2024, the Rec Fee was prorated at 80% because the 2024 Rec Fee expired after 8 months instead of the typical 12 months. These numbers represent the 2024 Rec Fee if it had not been prorated.*
- ***Non-prorated rate for the extra cards in 2024 is \$175 per card - \$175 x 4 = \$700*

CHANGE THE TYPICAL HOUSEHOLD OF 4 MEMBERS

MODELED IMPLICATIONS THROUGH THE THREE-YEAR IMPLEMENTATION PLAN

These modeled implications are based on the same assumptions on slide 28. Actual 2025 Recreation Fee pricing will be determined through the budget process.

| Typical Family of 4 | Current Rule - 2024 (Not Prorated) | | Proposed Rule - Year 1 - 2025 | | Proposed Rule - Year 2 – 2026 | | Proposed Rule - Year 3 - 2027 | |
|-----------------------------------|---------------------------------------|-------------|----------------------------------|-------------|----------------------------------|---------------|----------------------------------|--|
| | 4 Members | | 4 Members | | 4 Members (2 Cards Included) | | 4 Members | |
| | Rec Fee | No Rec fee | Rec Fee | No Rec fee | | | | |
| Assessment Implication | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 100 | \$ 225* | | |
| Annual Access Pass – per property | \$ 512 | \$ 0 | \$ 425 | \$ 0 | \$ 0 | \$ 0 | | |
| Additional Photo ID Cards | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 300** | \$ 0 | | |
| Member Daily Access – per person | \$ 0 | \$ 12 | \$ 0 | \$ 12 | \$ 0 | \$ 0 | | |
| Total | \$ 512 | \$ 0 | \$ 425 | \$ 0 | \$ 400 | \$ 225 | | |

* Change from 2025, not a year-over-year increase

** Extra card fee for 2 cards at \$150 each

MEMBER PHOTO ID CARD BENEFITS

IN ADDITION TO INCLUDED PRIVATE AMENITY ACCESS

Members receives other benefits in addition to private amenity access which include:

- Exclusive discounts for products and services
- Priority reservation/purchase windows
- Exclusive F+B BOGO and other offers

The 2021 Cost of Services Study indicated the association provides approximately \$1.1M in discounts annually for members and guests. **The products below are a few examples of the value of having a member photo ID card.**

| Product – Adult Rate Provided | Member | Public | Member Discount |
|--|----------|----------|-----------------|
| Downhill Ski Season Pass | \$ 400 | \$ 619 | \$ 219 |
| Cross Country Ski Season Pass | \$ 409 | \$ 545 | \$ 136 |
| Winter Combo Ski Pass | \$ 599 | \$ 841 | \$ 242 |
| Downhill Holiday Daily Ski Lift Ticket (23-24) | \$ 54 | \$ 113 | \$ 59 |
| Cross Country Holiday Daily Trail Pass (23-24) | \$ 38 | \$ 61 | \$ 23 |
| Golf Weekday Plus Season Pass | \$ 1,750 | \$ 2,350 | \$ 600 |
| Golf Daily Green Fee | \$ 110 | \$ 195 | \$ 85 |
| Bikeworks Maintenance Clinic | \$ 0 | \$ 20 | \$ 20 |



MEMBER QUESTIONS + ANSWERS

WITH THE BOARD AND STAFF



NEXT STEP

The next step will be to finalize the draft rule language and implementation plan to present to the Board of Directors at a special board meeting scheduled on August 14 at 5:30PM to consider approval to initiate the 45-day notice of proposed rule change and member comment period.

THANK YOU