



STAFF REPORT – OPERATING PLAN - 2025

RECOMMENDED BOARD ACTION:

No action - Review the 2025 Operating Plan presented by staff.

BACKGROUND:

The new Amenity Access rule requires that an Operating Plan be developed annually and presented to the Board of Directors. The annual Operating Plan is to include:

- A. Annual private amenity access restrictions plan by user category
- B. The fee schedule for amenity access and administrative fees associated with the rule
- C. The list of acceptable documents validating familial relationships

ANALYSIS:

Access Restrictions:

As set forth in more detail in the 2025 Operating Plan, Personal Guests and Short-Term Rental Tenants will be subject to new processes and access restrictions that are intended to reduce crowding and ensure member priority and enjoyment at the private amenities.

These access restrictions include a reservation system at the Beach Club Marina and the Trout Creek Recreation Center from July 1, 2025, through July 6, 2025. Valid Member Photo ID card holders will have a priority reservation window for themselves and their Accompanied Personal Guests to ensure member prioritization during this peak utilization period. Unaccompanied Personal Guests and STR Tenants will also be able to reserve access, but after the Member priority window has expired.

If these access restrictions prove insufficient to ensure the priorities specified in Section B of the Amenity Access Rule, management will 1) implement additional limitation mechanisms to ensure consistency with the Section B priorities, and 2) notify the board of the resulting changes to the 2025 Operating Plan.

Access and administrative fee schedule:

The access and administrative fee schedule was presented and approved as part of the October 10, 2025 board meeting. Subsequent to that meeting, staff included two additional daily access rates for Unaccompanied Personal Guests and STR Tenants ages 3-6. The rates are \$5 and \$10 respectively. These fees were developed upon staff discussion regarding the reasonableness of a daily access fee of \$15 or \$24 for a 3-year-old, and the challenge this would create for the frontline staff who are required to collect the fee.



Official documentation for validating relationships:

The list of official documentation for validating relationships is included in the Operating Plan. This list will be reviewed and updated at a minimum of every other year by the board, as required in section H of the rule.

RECOMMENDATION:

No board action is required. Staff welcomes feedback related to the 2025 Operating Plan.

OUTREACH:

Extensive membership outreach occurred on the Amenity Access Rule initiative over the last two and a half years including member surveys, working group meetings, member forums, dedicated emails, Tahoe Donner News updates, board of director’s meetings and workshops, and Proposed Amenity Access Rule Change 45-Day Notice. Upon approval of the rule on October 10, 2024, the education campaign was initiated with a comprehensive process document development, web hub development, direct mailers to specific member categories and staff training.

FISCAL IMPACT:

The 2025 Budget considers revenue projections related to the rule change and subsequent proposed fees. Annual Assessment implications related to the elimination of Member Daily Access Fees and the Recreation Fee will not have any consequence on the Association’s operating budget until 2026 and will be determined as the 2026 annual budget is developed in the fall of 2025.

ATTACHMENTS:

The 2025 Operating Plan is attached for board review.

Prepared By: Miguel Sloane, Director of Operations

Reviewed By: Annie Rosenfeld, General Manager

Board Meeting Date: December 20, 2024