

EXHIBIT L
SIGNIFICANT CAPITAL PROJECTS PLAN
20-YEAR

SIGNIFICANT CAPITAL PROJECTS PLAN: 20 - YEAR

Location/Function	Implementation Projects	Strategic Plan Initiative	Begin Planning	Estimated End of Construction	Project Size	Funding Source	Draft Notes for 2026
Association Wide	Mailboxes	5	2025	2027	\$	NCPF, RRF	Spreading construction over two years
	Tahoe Donner Community Plan	1,2,3,4,5,6	2026	NA	\$	NCPF	2026 annual strategic objective
	Workforce Housing Implementation Plan Projects	3, 5	2024	2030	\$\$	NCPF, RRF	Link to 3-Year Plan
	Green Technology - Solar oportunities, electric vehical charging stations, fleet electrical vehical transition	3, 4, 6	Ongoing	Ongoing	\$\$	NCPF	Changed to broader focus
	New Storage Facility for Association	5	2033	2035	\$\$	NCPF	Deleting. Integrating expanded storage into facility redevelopment projects.
	Staff Office Space - Likely rent or purchase in preperation for Northwoods Clubhouse Project	3, 5	Ongoing	Ongoing	\$\$\$	NCPF	New for 2026
	Strategic Land/Realestate Purchases		Ongoing	Ongoing	\$\$	NCPF	New for 2026
Alder Creek Adventure Center	North Parking Lot Drainage Improvements	1	2025	2026	\$	NCPF, RRF	Planning underway
	Snowmaking - Phase 2	5	2035+	2035+	\$\$	NCPF	Deferred planning and construction beyond 10-year
	Pave Access Road to Pumphouse and Incorporate Staff Parking	2, 4, 5	2025	2025	\$	NCPF	Planning underway - Leave until Construction approved
	ACAC Improvements	1, 2, 4, 5	2026	2027	\$	NCPF, RRF	Name Change Consolodated to one overarching ACAC improvement project
	Developing Adventure Zone - Moving and expanding rec components to ACAC as part of Northwoods redevelopment	2	2026	2034	\$\$	NCPF, RRF	Moved up from Parking Lot
	Equestrian Campus Refurbishment/Arena Relocate	1, 2, 4, 5	2026	2027	\$	RRF	Accelerate from 2029 to 2027
Campground	Existing Arena Area Conversion to Member Gathering Space (tied with Arena Relocation)	2,4,5	2026	2027	\$	RRF	Scope detail of Arena Relocation provided for 2026
	Bathhouse Renovation or Replacement	5	2029	2030	\$	NCPF, RRF	No change to scheduling- Follows Long Life Plan
	New concepts to be vetted - Examples - glamping, employees housing, sleep away camp	5, 6	Ongoing	2035+	\$	NCPF	New concept for 2026
Downhill Ski Area	Utility Infrastructure Update/Replacement	5	2029	2030	\$	RRF	Added detail for 2026
	Snowmaking Phase 2 - Eagle Rock	2	2026	2027	\$\$	NCPF	No change to scheduling
	Conveyor Replacement and Relocation	2, 5	2026	2026	\$	RRF	No change to scheduling
	Mill Run Improvements/ develop top of hill	2	2035+	2035+	\$\$	NCPF, RRF	No change to scheduling
	Lift Maintenance Building replacement and relocation	2, 5	2026	2027	\$\$	RRF	New for 2026 - accelerate on LLR
Forestry	Access Road Control Gates	3, 5	2035+	2035+	\$	NCPF	New for 2026
	New Access Road to Forestry Facility -Utilities upgrade	5	2036	2038	\$\$	NCPF	Reprioritized for NW Clubhouse - Start planning 2036
	Implement projects in the Land Management Plan	2.5	ongoing	ongoing	?	NCPF, RRF	New detail for 2026 in anticipation of LMP projects in the future
	Association-Owned Land Corrective Maintenance	1, 4	ongoing	ongoing	\$\$	RRF	New detail for 2026 reflecting the Reserve Study

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Golf Course	Pedestrian Bridge on 18	2, 5	2023	2026	\$	RRF	Deferred Construction to 2026
	Golf Cart Charging/Storage Facility	2, 5	2030	2032	\$\$\$	NCPF, RRF	Deferred planning and construction
	Renovate Driving Range - include shade structure and performance stage with power	5	2033	2035	\$	NCPF, RRF	Group with snowplay/parking
	Bunker Replacement	2, 5	2032	2034	\$	RRF	Deferred two years to align with Tee Box Project
	Irrigation System-Course Replacement	5	2033	2035	\$	RRF	Deferred to align with other golf projects
	Tee Box Replacement	2, 5	2032	2034	\$	RRF	New detail for 2026 reflecting the Reserve Study
Maintenance Yard	Fleet Electric Vehicle infrastructure	3, 4, 5	2035+	2035+	\$	NCPF, RRF	Possible pending State and Federal regulation mandates
Marina	Marina Beach Club Main Building Major Renovation - Kitchen remodel/expansion, back of house expansion, move daycamps to main building	2, 5	2035	2035+	\$\$\$	NCPF, RRF	Deferred planning to 2035
	Day Camp Building Replacement/Major Renovation - Convert building to storage facility	2, 5	2035	2035+	\$	NCPF, RRF	Deferred planning to 2035
	Revisit Beach Expansion Project - Expanded seating on hillside, propane grills	2	2028	?	\$	NCPF	New for 2026 -Start planning in 2028
Northwoods Campus	Parking Capacity Expansion	2, 5	2026	2031	\$	NCPF	
	Ancillary Facilities - Pool revamp, rec revamp, bridges	2, 5	2026	2034	\$	RRF	
	Northwoods Clubhouse Remodel, Expand or Replace	2, 3, 5	2025	2033	\$\$\$\$	NCPF, RRF	
Tennis	Tennis Building Remodel or Replace	2, 5	2026	2029	\$	NCPF, RRF	Deferred construction to 2029
	Tennis Parking Addition	2, 5	2026	2029	\$	NCPF	Deferred construction to 2029
	Tennis Court Enhancements	2, 5	2026	2027	\$	RRF	No change to scheduling
	Tennis and Pickleball Court Improvement Project	2, 5	2025	2028	\$	NCPF, RRF	No change to scheduling, combined RRF projects
The Lodge	Lodge Generator and Bar Shed	2, 5	2026	2027	\$	NCPF	Revised prioritization and deferred the project start by 1 year from 2025 to 2026
	Lodge Renewal	2, 5	2035+	2035+	\$	NCPF, RRF	No change to scheduling
Trails and Open Space	Class-1 Trail from Trout Creek Trailhead through Tahoe Donner	2, 4, 5, 6	2025	2028+	\$	TSSA-1, NCPF	New changes regarding timing and potential capital funding
	Euer Valley facility with year-round restrooms	2, 5	2035+	2035+	\$\$\$	NCPF	No change to scheduling
	Implement Trail/Trailhead Projects in the Trail Implementation Plan (TIP)	2, 5	Ongoing	Ongoing	\$	NCPF, RRF	Linked to TIP 10-Year Project Schedule
	New Trailhead on Lower Skislope Way	2, 5	2035+	2035+	\$	NCPF	Special call out of project from TIP. Reevaluate timing during budget process
	Glacier Way Intrepretive Loop Trail	2, 5	2024	2026	\$	NCPF	Deferred construction 1 year

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Trout Creek Recreation Center	Snowplay Building w/ Restroom and Storage	2, 5	2034	2035	\$\$	NCPF	Prioritize with Parking Lot Project project & Driving Range
	Parking Lot Expansion and Entrance Reconfiguration - Needed for any future expansion at Trout Creek	5	2034	2035	\$	NCPF	Prioritize with Snowplay project & Driving Range
	Backyard recreation area revamp	2, 5	2034	2035+	\$\$	NCPF, RRF	Broader idea
	Construct Permanent Marco Polo Grill	2, 5	2035+	2035+	\$	NCPF	This would go with Backyard Rec area Revamp
	Replace Storage Facility	5	2026	2027	\$	NCPF, RRF	Deferred planning and construction 1 year
	Rec Pool Paver Pool Deck Replacement with some hydronics	5	2027	2028	\$	RRF	Defer to 2028 to give space between project disruption
	Spa Enhancement/cold plunge additions	2, 5	2034	?	\$\$	NCPF	Added by staff due to overcrowding, prioritize within 10-year
IT	Expand Fiber Network to all amenity locations	5	Ongoing	Ongoing	?	NCPF	As opportunities present themselves within larger projects
	Upgrade Point of Sale System	3	2029	2030	\$	RRF	New detail for 2026 reflecting the Reserve Study
	Radio Communication Repeater Sites (additional)	1, 5	?	?	\$	RRF	Added by staff for increased safety, evaluate timing during budget process
Parking Lot	Shade Structure at Bocce Courts						Concepts yet to be vetted, planned, costed, etc.
	Mini Golf						Concepts yet to be vetted, planned, costed, etc.
	Dog Park						Concepts yet to be vetted, planned, costed, etc.
	Member year round covered RV/Boat storage						New for 2026 - Concept yet to be vetted, planned, costed, etc.

KEY
NCPF - New Capital Project Fund, a subfund of the Development Fund
RRF - Repair and Replacement Reserve Fund, a subfund of the Reserve Study Fund
NEP - New Equipment Plan
TSSA-1 - Truckee Special Service Area 1 Funding (Town of Truckee Tax Dollars)
TOT - Town of Truckee Jurisdiction
2033+ Project not scheduled and not currently on the 10-Year CIP
*GRANT – Truckee River Water Shed Council Grants, or other entity

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