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 2027
Association Wide	Mailboxes	5	2025	2027	$	NCPF, RRF	Need Alternatives Analysis and Outreach
	Tahoe Donner Community Plan	1,2,3,4,5,6	2026	NA	$	NCPF	No change to scheduling
	Workforce Housing Implementation Plan Projects	3, 5	2024	Phase 1 - 2027	$$	NCPF, RRF	No change to scheduling
	Green Technology - Solar opportunities, electric vehicle charging stations, fleet electrical vehicle transition	3, 4, 6	Ongoing	Ongoing	$$	NCPF	No change to scheduling
	Staff Office Space - Likely rent or purchase in preparation for Northwoods Clubhouse Project	3, 5	Ongoing	Ongoing	$$$	NCPF	Rented space for Com Dep, Capital, ASP, Risk
	Strategic Land/Real estate Purchases		Ongoing	Ongoing	$$	NCPF	No change to scheduling
	Event Space	2,5	2036+	2036+	?	NCPF	New Concept Recommended by LRPC
Alder Creek Adventure Center	Snowmaking - Phase 2	5	2036	2038	$$	NCPF	Deferred planning and construction beyond 10-year
	ACAC Improvements	1, 2, 4, 5	2026	Phase 1 - 2028	$	NCPF, RRF	No change to scheduling
Campground	Bathhouse Renovation or Replacement	5	2031	2033	$	NCPF, RRF	Deferred two years
	New concepts to be vetted - Examples - glamping, employees housing, sleep away camp	5, 6	Ongoing	2036+	$	NCPF	No change to scheduling
	Utility Infrastructure Update/Replacement	5	2029	2030	$	RRF	No change to scheduling
Downhill Ski Area	Snowmaking Phase 2 - Eagle Rock	2	2027	2028	$$	NCPF	Deferred 1 year
	Conveyor Replacement and Relocation	2, 5	2027	2028	$	RRF	Deferred 1 year
	Mile Run Improvements/ develop top of hill	2	2036+	2036+	$$	NCPF, RRF	No change to scheduling
	Lift Maintenance Building replacement and relocation	2, 5	2027	2028	$$	RRF	Deferred 1 year
	Access Road Control Gates	3, 5	2036+	2036+	$	NCPF	No change to scheduling
	Downhill Ski Top Shop Building Replacement/Major Renovation	5	2042	2045	$$	LLF	Added to match Long Life Plan
Forestry	New Access Road to Forestry Facility -Utilities upgrade	5	2036	2038	$$	NCPF	Start planning 2036
	Implement projects in the Land Management Plan	2.5	ongoing	ongoing	?	NCPF, RRF	No change to scheduling
	Association-Owned Land Corrective Maintenance	1, 4	ongoing	ongoing	$$	RRF	No change to scheduling
	Main Building Renovation or replacement	1, 3, 4, 5	2038	2041	$$$	LLF	Added to match LLP

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Golf Course	Golf Cart Charging/Storage Facility	2, 5	2032	2034	$$$	RRF,LLF	Deferred two years
	Renovate Driving Range - include shade structure and performance stage with power	5	2033	2035	$$	NCPF, RRF	No change to scheduling
	Bunker Replacement	2, 5	2032	2034	$	RRF	No change to scheduling
	Irrigation System-Course Replacement	5	2033	2035	$$	RRF	No change to scheduling
	Tee Box Replacement	2, 5	2032	2034	$	RRF	No change to scheduling
	Golf Maintenance Building Replacement	5	2044	2046	$$$	LLF	New Project to 20 year plan off LLP
Maintenance Yard	Fleet Electric Vehicle infrastructure 3 years for power, 18 month bigger vehicles - 5 years	3, 4, 5	2028	2035	$$	NCPF, RRF	Accelerate planning to stay ahead of future requirements
	Maintenance Department Building	5	2040	2042	$$$	LLF	Added to match Long Life Plan
Marina	Marina Beach Club Main Building Major Renovation - Kitchen remodel/expansion, back of house expansion, move day camps to main building	2, 5	2035	2037	$$$	LLF,NCPF, RRF	No change to scheduling
	Day Camp Building Replacement/Major Renovation - Convert building to storage facility	2, 5	2035	2037	$$	NCPF, RRF	No change to scheduling
	Revisit Beach Expansion Project - Expanded seating on hillside, propane grills	2	2028	2030	$	NCPF	No change to scheduling - Added construction $
Northwoods Campus	Parking Capacity Expansion	2, 5	2026	2034	$	NCPF	Deferred construction completion 1 year
	Ancillary Facilities - Pool revamp, rec revamp, bridges	2, 5	2026	2034	$$	RRF	Deferred construction completion 1 year
	Northwoods Clubhouse Remodel, Expand or Replace	2, 3, 5	2026	2034	$$$	NCPF, RRF, LLF	Deferred construction completion 1 year
Tennis	Tennis Building Remodel or Replace	2, 5	2027	2030	$$	NCPF, RRF, LLF	Deferred start 1 year
	Tennis Parking Addition	2, 5	2027	2030	$	NCPF	Deferred start 1 year
	Tennis and Pickleball Court Improvement Project	2, 5	2025	2029	$	NCPF, RRF	Defer Phase 2 and 3 by 1 year
The Lodge	Lodge Improvements for Pavillion Bar and Backup Power	2, 5	2036+	2036+	$	NCPF	Recommend renaming to Lodge improvements for pavilion bar. Deferred off 10-year plan
	Lodge Renewal	2, 5	2036+	2036+	$	NCPF, RRF	No change to scheduling

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Trails and Open Space	Class-1 Trail from Trout Creek Trailhead through Tahoe Donner	2, 4, 5, 6	2026	2028+	$	TSSA-1, NCPF	New changes regarding timing and potential capital funding
	Euer Valley facility with year-round restrooms	2, 5	2036+	2036+	$$$	NCPF	No change to scheduling
	Implement Trail/Trailhead Projects in the Trail Implementation Plan (TIP)	2, 5	Ongoing	Ongoing	$$	NCPF, RRF	Linked to TIP 10-Year Project Schedule
	New Trailhead on Lower Skislope Way	2, 5	2036+	2036+	$	NCPF	No change to scheduling
Trout Creek Recreation Center	Snowplay Building w/ Restroom and Storage	2, 5	2034	2035	$$	NCPF	No change to scheduling
	Parking Lot Expansion and Entrance Reconfiguration - Needed for any future expansion at Trout Creek	5	2034	2035	$	NCPF	No change to scheduling
	Backyard recreation area revamp	2, 5	2034	2036+	$$	NCPF, RRF	No change to scheduling
	Construct Permanent Marco Polo Grill	2, 5	2036+	2036+	$	NCPF	No change to scheduling
	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	Proposing to start on 2027
	Spa Enhancement/cold plunge additions	2, 5	2034	2036	$$	NCPF	No change to scheduling
IT	Expand Fiber Network to all amenity locations	5	Ongoing	Ongoing	?	NCPF	No change to scheduling
	Upgrade Point of Sale System	3	2029	2030	$	RRF	No change to scheduling
	Radio Communication Repeater Sites (additional)	1, 5	?	?	$	RRF	No change to scheduling
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 sub fund of the Development Fund
RRF - Repair and Replacement Reserve Fund, a sub fund 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
2036+ Project not scheduled and not currently on the 10-Year CIP
*GRANT – Truckee River Water Shed Council Grants, or other entity

$	$2,000 - $1,000,000
$$	$1,000,000 - $5,000,000
$$$	$5,000,000 -$15,000,000
$$$$	$15,000,000 - $30,000,000
$$$$$	>$30,000,000

Final 20-Year Plan subject to Board approval