

Tahoe Donner General Plan Committee Minutes

Meeting Date: March 2, 2020

Time and Location: 3:00 PM by ZOOM and in the Northwoods Clubhouse Mezzanine Room

1. Call to order:

The meeting was called to order at 3:00 p.m..

2. Roll Call:

GPC Committee:			Liaisons:	Tahoe Donner Association	
Jim Beckmeyer	John McGregor	Laura Lindgren	Jim Roth (by phone)	Jon Mitchell	Robin Bennett;
John Maciejewski	George Rohrback	Rob Kautz	Jeff Conners (In person)		Annie Rosenfeld;
Rob McCray	Jeff Shellito	Sandi Cornell	Steve Miller (not present)		Miguel Sloane

Identified guests:

Michael Sullivan
Jim Colbert
Benjamin Levine

3. General member Input (none)

4. General Planning

Annie Rosenfeld gave a presentation about historical planning at Tahoe Donner, and an overview of various planning documents, including the 2030 General Plan and the 2017 Master Plan. It was discussed that the General Plan reflects the status of capital projects, while the Master Plan is more of a policy document suitable for discussions of the prioritization of projects. The Master Plan was never fully completed; it reflects the current state but needs work on the future of Tahoe Donner in order to be a useful document for the staff and Board in assessing and planning projects.

It was also discussed that the General Plan Committee addresses projects funded by the Development Fund ("DF"), which is utilized for new development, improvements and purchases, and by the Reserve and Replacement Fund ("RRF"). There was also discussion about the overlap between the two funds, including that some projects may be funded out of both. Annie Rosenfeld also described the New Machinery and Equipment Fund, which is generally not a concern of the GPC.

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Jon Mitchell presented a Capital Projects Update, reflecting the status of 2020 projects approved and in progress.

Following the presentations, members of the GPC asked follow-up questions and the group discussed how the committee could best assist in the planning process. It was discussed that GPC input on project prioritization based on available funding and member input would be helpful to staff in completing the Master Plan, and that this should be coordinated with the Finance Committee. It was also discussed that input early in the budget cycle would be the best practice in planning for the coming year.

There was also discussion of a member survey under development to help ascertain member views on projects and prioritization, and that staff would look to the GPC for input in this area.

The group briefly addressed the Prioritization List and associated issues, including the view of some that projects that are not going forward should be removed from the list to avoid confusion, and that a revamp of the list to make it more useful and informative is in order.

5. Downhill Ski Lodge Planning

Jon Mitchell gave an overview of the status of the implementation of the Board's directive regarding replacement of the Downhill Ski Lodge ("DHS"). This included an overview of the methodology being followed by staff and the subcommittee for determining the appropriate lodge size and configuration, and the retention of a consulting firm to assess the data and assist in providing information for a Board decision in the next two months.

The group then asked questions and discussed various parameters in the methodology, including the concept of Comfortable Carrying Capacity ("CCC") and the norm in the ski industry regarding the acceptable number of days (15 to 20%) that a ski resort exceeds the CCC. The group also discussed funding sources for the DHS from the DF and RRF, and the potential for impact on other projects and the overall budget depending on the cost.

One of the issues to be addressed is the methodology to be recommended to the Board for its decision, including the factors to go into that decision. The GPC members will think about this issue and discuss it further at the next meeting for providing potential input.

6. Finance Committee Liaison report (none)

FUTURE ISSUES TO BE ADDRESSED:

[Assistance in formation of an updated Master Plan](#)

[Methodology for the Board decision on the DHS](#)

Updated list of Potential Capital Projects:

The Sort Team project list is at: TahoeDonner.com/Members/CapitalProjects/PotentialProjects.

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Adjournment:

The meeting was adjourned at 5:00 pm

Next Meeting:

The next meeting will be held on April 6 at 3:00 p.m. PM at NWCH Mezzanine.

Supplemental Materials: