

Tahoe Donner General Plan Committee Agenda

Meeting Date: May 4, 2020

Time and Location: 3:05 – 5:00 PM by ZOOM and in the Northwoods Clubhouse Mezzanine Room

1. Introductions – Review agenda; brief non-member comments
2. Finance Committee Liaison report
3. Trails Subcommittee.

Management and subcommittee to provide a brief update on the update of the Trails Master Plan. Note: this is a “catchup” for all committee members and we expect to devote more time to the matter the near future when the subcommittee prepares its final recommendations.

Pre-read material: Please see the 2013 Trails Master Plan, 2016 Implementation Plan, minutes, commentaries on relevant topics and other materials at:
<https://www.tahoedonner.com/members/committees/gpc-amenity-task-forces/trails-and-open-space/trails-and-open-space-amenity-task-force/>.

4. Capital Projects

Management updates of any timely topics.

DH Ski Lodge Update – update regarding Ward Young work.

NOTE: All GPC members are encouraged to dial into the DHSki task force meeting at 1:30 pm, to hear management’s full report. Contact Robin Bennett if you are not on the distribution for task force meetings.

5. Master Plans and General Plans.

Discussion of improving the utility of Tahoe Donner Master and General Plans will continue. Please see the Supplemental Materials below for a conversation starter:

- Shall we call it a “Community Plan?”
- How do the components and actors fit together?
- Examples from the current Master Plan.

Next Meeting:

The next meeting will be held on Monday, June 1 at 3:05 – 5:00 PM by ZOOM.

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Supplemental Materials:

Note: This document is intended as a conversation starter. I take responsibility for the content. It has only been reviewed by Laura Lindgren and Jim Beckmeyer, and I have included one specific comment from Jim. In answer to another question that Jim posed, I am not suggesting that the work only consist of a revision of the 2017 Master Plan, though I do believe that document is a good starting point for the work.

In addition, I believe that this effort is appropriate for a focused GPC subcommittee in cooperation with management.

Rob McCray April 30, 2020

Tahoe Donner Community Plan Concept and Discussion

Conceptual Proposal.

A Community Plan consists of shared beliefs, documents and processes that function together to define and implement the actions appropriate to the success of Tahoe Donner, an association of homeowners.

The Plan¹ includes:

- The Tahoe Donner vision, mission and long-term goals.
- Master plans, general plans, amenity plans, projects and policies.

“Translational services” (meaning the interpretation of how the above relates to specific actions) by:

- Management,
 - under the supervision of the
- Board of Directors,
 - with the advice of
- Advisory committees, other volunteers, experts and consultants.

Discussion.

¹ JB comment: The body of the Community Plan (TDGP) could be documented within two themes : a current state, and a future state – this is a little different approach then how Rob began above – good discussion topic early on in the framework phase. Maybe future state is defined by “long term goals”- for me, current and future state terminology is more an industry standard set of titles within the guise of “planning”, at least in the corporate world this is what I’ve experienced.

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The well-written 2017 Master Plan describes a process, the Capital Projects Process (CPP) as adopted by the board in 2016, for “*evaluating, tracking and documenting capital projects.*” A careful reading of the well-written 2017 Master Plan yields a number of places where discussion is appropriate. These include specific assumptions about matters that may be missing, have changed or are otherwise subject to reexamination and also a clear process for relating the consideration of each project back to the elements of TD vision and goals upon which a project is justified and those that a project may harm.

Based solely on one person’s review, here are a few examples of potential update and discussion items related to the document:

- The stated TD vision (p. 3 of 15): “Tahoe Donner is a vibrant and desirable mountain community, providing attractive and well-maintained facilities, events, programs, and leading customer service to its members, guests and public, all while maintaining accessible and health natural surroundings.”
 - Question: Should the term “residential” also be included?
- Summary of 2015 member survey (p. 3 of 15): “22% of Members returned the survey (80/20 off-hill on-hill):
 - 94% strongly agreed with the Tahoe Donner Vision
 - Strong desire to improve & enhance the amenities...rather than add more
 - Nature is as much a part of the Tahoe Donner experience as the amenities, and efforts to protect open spaces are a high priority for members”
 - Question: How to balance differing opinions of “nature” as it relates to skiing?
 - Question: How is an “enhancement” of a facility distinguished from “adding” to one?
- A missing element?
 - Given the owners’ love of nature, a clean environment and health outdoor self-powered activities should the plan include (1) a goal or vision element relating to traffic reduction and (2) a circulation element including improvement of non-vehicular travel options?
- Strategic Plan Principles (p. 4 of 15) include (these are two of seven total):
 - “Support the customer first and always
 - Minimize annual assessment by allowing homeowners to pay for amenities they desire to use”
 - Question: Do we consider all owners and members to be “customers”?
 - Question: Are all “customers” to be treated equally in all respects?
- Model of Tahoe Donner Association (graphic on p. 6 of 15):
 - References “6,000 acres undeveloped land”
 - “Note: Excess Capacity sold to the Public at Market rates”
 - Question: Should the acreage count be updated to include Euer Valley and Crabtree Canyon purchases? A map would be very helpful.
 - Question: How is “excess capacity” to be defined? How is “overburdening the facility” defined?
- Statement at bottom of p. 6 of 15: “The existence of ...amenities is an important addition to the value of member’s properties.”

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- Question: How much is this worth and how is it distributed throughout the community?

I reiterate that these are a few examples of questions and updates that I believe to be appropriate for the committee's work. The examples above fall into three categories:

- Updates (e.g. acreage) and improvements (e.g. maps).
- Definitions needed (e.g. "overburdening").
- Something missing (e.g. a circulation element).

Other suggestion from management and committee members may expand the categories and the follow-up work that will move the process along. We may want to form a small subcommittee. That decision will be informed by input from committee members and management.