

1-17-20

Lodge Task Force Meeting

Task Force Objective:

Aligning frequently with the Board, mature the current GPC lodge replacement sizing and design to a point where a statement of work can be developed and sourcing event launched, after Board approval.

TF Members: Jon Mitchell, Annie Rosenfeld, Rob Kautz, Steve Mahoney, Butch Rohrback, Rob McCray, Michael Sullivan, Courtney Murrell, Jim Beckmeyer, Specific Staff as Needed

All members were in attendance.

Agenda:

➤ **All good with charter?**

I've attached the current charter. One addition is accounting for member enjoyment when developing our sizing methodology.

➤ **Summary document for past DSR work**

Jon has published the beginning of this live document / set of documents. Certain more will be added. Good start to assist all members at getting baselined on past DSR Subcommittee information.

➤ **Everyone's take on priority order for addressing supporting strategies**

Most of our discussion led back to sizing. It is a hot topic after all. Two strategies within our charter definitely stick out: Sizing and Owner engagement / communication. Annie intends to leverage existing models / tools for the Lodge Task force. She and Lindsay will share their approach at the next TF meeting.

➤ **Sizing: discussion with Charles – 16k hypothetical exercise? Next steps.**

To no one's surprise we spent most of our meeting time on sizing. Jim will consolidate members input and provide a response to Charles and Board this week. We chose not to go further on the hypothetical as it's clear the Task Force feels the Association deserves a thorough analysis on sizing, refining the work done by the DSR Subcommittee.

➤ **Sizing Approach:** RobK shared his recommended methodology towards sizing, and everyone weighed in. Here's a summary of where we are headed. We must begin with the number of users we intend to plan for. RobK introduced the concept of "comfortable carrying capacity". Once determined, the TF will program each functional area using the comfortable carrying capacity (as the primary driver) based on a combination of industry standards and specific Tahoe Donner needs. ECOsign provided their data using a similar process. We will compare to their results as we process, understanding ECOsign's primary driver was 1300 users.

A thought was to begin developing our comfortable carrying capacity with the number of owners and guests over the recent holiday peak days, then enhance the number using the peak day usage summary (attached). The DSR SC's data was discussed, showing ~35% public usage in peak days last season.

Action: Jon grab the recent owner / owner guest data from Rob M. We will review this at our next mtg.

The Task Force recognizes third party help will help guide / coach us through the sizing process. A local firm discussed was Ward-Young.

Action: Jon to develop a spec for the professional help we're looking for and see what must be done to get someone on board. May not require a competitive process.

Sizing methodology is off to a good start. I appreciated everyone's professionalism as we began the sizing task. Thank you.

➤ **Task Force Timeline for Board meeting**

Not discussed in detail. A couple of members agreed moving quickly over months, not making this a 2020 long event.

➤ **Jan 31st Board mtg.**

Our charter will be on the agenda as a consent item.

➤ **Next meeting date / time / who's doing what**

Next meeting: Monday February 3rd, 4:00pm-5:30pm, Mezzanine conference room.

Topics: Courtney to share learnings from ACAC and Trout Creek; Annie and Lindsay to share Owner Engagement model proposal; Kick off Comfortable Carrying Capacity analysis.