

## **Diamond Peak Steering Committee**

**May 11, 2015**

**Attendance: Al O'Connor, Brian Hrindo, Bruce Simonian, Steve Pulver, Liz Harrell, Shane Johnson, Jess Jameson, Judy Miller, Robert Olmer, Brian Hrindo, Bill Echols, Andrew Jaine,**

**Absent: Eric Severance, Charlie White**

**Facilitator: Deborah Prout**

**Staff: Brad Wilson, Steve Pinkerton,**

Al O'Connor said he took everyone's input and put it into one document with a color key. He handed out the preliminary working draft with input (color coded).

He handed out the following documents:

- Interviewed Cathy Becker about the wedding business
- He included an article written by Steve Pinkerton.
- He created a models, including a finance section
  
- Al O'Connor said Judy Miller had comments that were different than others. She said we don't know if there is a minor or a majority because we haven't surveyed the property owners. All view points are to be considered. Al O'Connor said he would prefer to take the opposing opinion and put it in the end for major opposition. Bruce Simonian said he suggested the opposing view should be stated factually, not stated emotionally. Robert Olmer agreed it could be a different part of a document.
- Judy Miller said we had discussed creating a pro and con and rebuttal to both like a ballot argument, however, it wasn't the appropriate format. This committee isn't 100% unanimous on anything. He suggested using italics to show the opposing viewpoints.
- Jess Jameson said we are the representatives of this committee, however, this document doesn't reflect everything. Judy miller said all comments have weight. Jess said it's valid to have a dissenting voice, however, not to take away from those points we do agree with.
- Bruce Simonian suggested presenting the points we agree on; however, those points we have controversy over, we should still ask for the entitlements, and then agree on them as it matures. He said he doesn't want to short side us due to finances.
- Al O'Connor said we were selected to be part of this committee. We are stating our opinion. Judy said that is why she wanted her opinion included. Shane Johnson said we could state that a committee member had concerns about 'X.'

The preliminary draft (with updates):

- Al O'Connor made some comments about changing some words. Committee members – need to avoid decisive words. Describe how they were chosen and their bio. There is a lot of experience at this table.
- Brain Hrindo said he was concerned that there was some Forest service and the law was excluded due to space, however, they want a bio included. Bruce Simonian said it can be an addendum or an appendix. Shane Johnson agreed a bio should be included, 3 sentences for each member. Steve Pulver said he doesn't believe it is necessary. Deborah Prout said she thinks it's important to show the breadth of the community. Jess/Liz said 'this committee was comprised of...with a variety of experience.' Steve Pulver said he recommends keeping it brief, 'This group covered a broad spectrum of the community.' Bill Echols said it could be 2-3 line bios.
- Disruptive verbiage will be taken out and keep names out.
- State the reasons this plan was requested. What is it's purpose.
- Charlie White said this is a microcosm of the community. We contribute differently, recall each meeting differently.
- Brad Wilson read an excerpt from the master plan
- Al O'Connor said we had discussion about quality; it's a valuable resource to our community. We agreed upon some bullet points. There are different views regarding the rec fee. We felt the majority of people were happy with the amenities and rec fee. Judy said she might be the minority that there are some who disagree with the rec fee. She said it's not applicable to this report. It's a different subject. Liz said the committee is not about the rec fee. Steve Pulver said we have many venues and not everyone uses them. They are all valuable to our community. This gives value to the residents to the community. Al O'Connor said we are setting the stage. Establish the view of the consensus of the committee. There is a powerful argument that should be made to show. We will present, but doesn't have to be line by line. Charlie said it should be its own standalone argument. Judy said she can pull the non-mainstream ideas out separately.
- Shane Johnson said he suggested it's presented by the 'majority of the committee members say...' Shane Johnson said he is happy with the rec fee, however, if he had to represent his friends who aren't, he would have to take a different position. We need to state the 'committee' said these things. We addressed this as a committee, expression your opinion, not representing the rest of the rest of the property owners.
- Andy said those who have to put their house on the market are happy to have these amenities.
- Deborah asked for the consensus – this report should be designed to speak to be the voices from the committee members, not based on who the committee members' you know. Everyone agreed.
- Al O'Connor said we put the rec fee in the report due to the fact that the phases may not work.
- Jess Jameson said it should be moved into the finance section.
- Andy said he isn't sure if it's our responsibility. The board knows how the community feels about the rec fee.

- Al O'Connor we are all indirectly affected. We don't attack this from the rec fee viewpoint. He said he likes having the golf course, but doesn't use it. We have a unique set of amenities for a small town. Bruce Simonian said Tahoe Donner has a high rec Fee. Judy said it's a different situation because it's private and they use their venues for free.
- Al O'Connor went over 'Beliefs.'
- Tourists - Most of DP revenue is from visitors.
- Subsidized: Bill Echols said it's important to include the fact that other venues rely on subsidy.
- Charlie said he feels that opinions that should have been shared a month ago are now coming out. He wants to honor the opposing ideas, however, not to present them point by point. He said it promotes a dichotomy. We were tasked with this deliberation, we accept to move forward and often opposing views aren't represented as much as we wish. Robert Olmer said we need to bring it to the attention of the community; it's not to attack the report and the committee. Andy said he doesn't have a problem with having the pros and cons both being represented, but should be separated, not to have a back and forth in the document. Charlie asked if we were looking at different information, and Judy said we weren't given all the information and we look at it differently. She said some have more of an in depth knowledge. Judy said the majority of opinions of the committee members will stay together, and she can separate out the dissenting ideas. She said where there are issues, she wants to express them. To have the comments side by side, it would be a boxing match. Steve Pulver said the first draft is a great first draft. He said he would like to same structure with bullet points. If there is a minority opinion stated, it should be presented in bullet points, not in an argument format.
- Bill Echols said where it says subsidize DP is a fact. Al O'Connor said it's a fact, but it's a negative statement. It's become a lot more negative than intended. Robert said there are concerns presented. Charlie asked Robert to help with the opposing view presentation to make sure it's constructive, and not destructive.
- Deborah Prout said she recommend there should be a majority report. She said any opposing view, they can create a minority report and sign their name to it. Robert said he doesn't think a name should be signed to it. He said both are valid and we can agree for points from both.
- Charlie said he likes the positive phrasing of the document.
- Steve Pulver said majority and minority report separate, instead of trying to put the two together. Jess Jameson said the structure/outline should be the same to follow the two together.
- Al O'Connor said entitlement and permitting can flow into the financing.
- He said he will add the forest service language. He said he will also add a portion of competition. He said the majority will come from around here. It's an activity when you get there. We aren't actively competing with others. The lake is the attraction.
- Brad Wilson said on Master Plan, page 55, there is an outline of permitting phase 1 through 4. He said it's predicated on the order of phasing.
- We have so many people during the summer. Traffic and noise: we didn't feel was a huge issue because the distribution throughout the day. Steve Pulver said they aren't worry about it. Judy Miller said on the contrary, there will be an impact on the quality of life during the summer.

People will cut through neighborhoods to get to DP so it's a concern. Steve Pulver said all problems were always resolved positively by IVGID. Judy said the county needs to address these potential concerns. Andy Jaine said when they have had major concerns, Brad has always jumped through hoops to solve problem and concerns. Andy said fire is a major concern for everyone.

- Coaster: It's should not be implemented until after 'X' and 'Y'. Judy said she doesn't agree with the statement of positive cash flow. Judy said it shouldn't be stated it's a potential. Andy said a successful summer operation can produce a positive cash flow. Judy said it's restricted for future use. Deborah said those restrictions were taken off the table at the first meeting. Al O'Connor said nobody knows if it will affect the rec fee. Judy said she would state it as potential cash flow will be reinvested into future development. It's deceptive. Charlie said 'as stated in the current plan,' can be added.
- Steve Pulver talked about the Lakeview lift. He said we don't need it because it would only save 1 minute and the magic carpet is not safe. Brad Wilson said we reviewed the amount of incidences. Lodge pole can operate without the magic carpet. Lakeview had more stops and incidences without running the magic carpet. Brad said if the board chooses to replace it later, it doesn't have to be in the master plan. That is a board decision.
- Snowflake: Brad Wilson said we didn't expect a lot in winter, however, we needed the indoor seats. \$2-3 per person in winter. 100% of summer would be incremental. Brad said 303 seats in this building aren't being used in the summer. Brad Wilson said it's important to note we are deficient seats in the winter time. It's how we can address that deficiency.

**Steve Pinkerton: July dates that work for the Board Members for a presentation: July, Thursday 9<sup>th</sup>**

**(July 15<sup>th</sup> will be the back-up)**

**This group needs to meet again June 8<sup>th</sup> to wrap up:**

- **Financials**
- **Majority**
- **Minority: Bill, Al, and Judy**