

MINUTES
TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
JUNE 1, 2009
12:00 NOON

A special meeting of the Board of Directors of Tahoe Donner Association was held at the Northwoods Clubhouse Meeting Room of Tahoe Donner in Truckee, California on Monday, June 1, 2009. President Ron Wulff called the meeting to order at 12:00 noon. The following Board and staff members were present:

Directors present: Ron Wulff, John Dundas, Suzan Knisley, Pat Ghiglieri & Dick Halpin

Staff present: Mike Salmon, Interim General Manager and
Director of Finance & Accounting
Annie Rosenfeld, Human Resources/Risk Manager
Robert McClendon, Downhill Ski Area Manager
Michael David, Capital Projects Analyst
Bonnie Watkins, Executive Assistant & Recording Secretary

EXECUTIVE SESSION

The Board convened to Executive Session at 12:00 noon and convened to open session at 1:15 p.m.

CONSENT CALENDAR

The Board was received the following items for consideration:

- Tahoe Donner Demographic Survey
- Downhill Ski Area – Phase Two Construction Drawings for Retail/Ticket Sales

The Board was provided with a revised Demographic Survey from the General Plan Committee (GPC) for consideration. Additionally, the Board was provided with a request from staff to approve a not-to-exceed budget of \$3,300 for the purpose of completing phase two of the construction drawings for the Downhill Ski Area remodel.

John Dundas pulled the Demographic Survey, and Pat Ghiglieri pulled the Downhill Ski Area request.

Ms. Ghiglieri stated that the expense amounts quoted in staff's memorandum did not seem to add up to the \$3,300 being requested and asked for clarification. Downhill Ski Area Manager Robert McClendon responded that the \$240 contingency amount needs to be factored in.

John Dundas inquired about the difference between the Demographic Survey and the General Plan Survey. GPC Chair John Stubbs explained that the Demographic Survey is mainly looking at the demographic spread of the membership and how it relates to their use of the amenities and their level of satisfaction with the various operations, whereas the General Plan Survey goes much deeper than that by asking opinions of those taking the survey. Mr. Stubbs added that the results of the Demographic Survey are used as part of the basis for generating the General Plan Survey.

John Dundas suggested possible revisions to the order and wording of some of the questions in the Demographic Survey. Members of the GPC then fielded questions from the Board regarding specific questions. A discussion ensued regarding the question concerning limited transit service, after which it was agreed to delete it from the survey.

Dick Halpin inquired about the question regarding open space and trails, previously question 47 in a chart-form. John Stubbs responded that he had misunderstood the request and would put the chart back in the survey. Discussion ensued on whether questions regarding the same topic should be deleted, after which it was agreed they would remain in the survey.

Following discussion, Director Knisley made a motion and Director Dundas seconded to approve the Tahoe Donner Demographic Survey as amended. Motion passed 5-0.

Director Halpin then made a motion and Director Knisley seconded to approve the Downhill Ski Area – Phase Two Construction Drawings for Retail/Ticket Sales as presented. Motion passed 5-0.

GENERAL PLAN COMMITTEE

The Board was presented with a list of priorities recommended by the GPC for review. Dick Halpin explained that it was his recommendation that the Board meet with the GPC to establish the priorities of the items under consideration and also determine what resources are needed and how they will be allocated. Mike Salmon indicated that staff compiled this status report listing all of the GPC recommendations and categorized them by color to aid in the discussion of establishing priority numbers.

GPC Chair John Stubbs noted that the maintenance facility is currently listed as a priority one, and Michael David provided an update on the status of the construction drawings for that project and said he hopes to have them completed by September. Mr. David confirmed that that these will be in a form that will enable the Association to obtain accurate construction bids.

Mr. Stubbs then reviewed some of the recommended items on the list, and he and other members of the GPC fielded questions and concerns from the Board. Ron Wulff explained that one of the

problems with the proposed list is there are numerous “priority ones”, and Mr. Stubbs suggested that the Board go through and put them in rank order.

Dick Halpin emphasized that the Association has a limited number of resources, and since all of the projects are in competition for funding and staff time, the Board needs to address this matter and prioritize them based on their estimated costs. He thanked the GPC for their input.

Suzan Knisley said she believes there are two separate categories of projects, one being what the Board is going to give direction to the staff on so they can plan for the future, and the second being what is the Board going to give direction to the staff on to pursue now.

Mike Salmon pointed out that the Board needs to make a decision on whether they are going to start saving now for future expenditures. He said the list of priorities will change every year and from Board to Board based on events that occur and membership perceptions. The bottom line, he continued, is that the cost is approximately \$150 per unit for every million dollars.

Discussion then ensued regarding the need for a long-term capital plan. John Dundas recommended that the list of priorities be used as a tool to develop a first draft of a capital plan to be presented to the Board for review.

After lengthy discussion, Director Halpin made a motion and Director Knisley seconded to (A) establish that the Board has decided the following items as the top four priorities in order of importance: (1) modifications to the downhill ski area for the rental shop and snowflakes switch as well as renovation of the retail area, (2) proceed with the maintenance building project, (3) development of a wellhead due to the impending metering of water, and (4) the bridge across the stream in the Euer Valley to ensure continued access to Association property; and (B) request the Finance Committee, in conjunction with staff and other committees, prepare a long-term capital plan for the Association including recommendations for funding. Motion passed 5-0.

ADJOURNMENT

The Dick Halpin made a motion and Pat Ghiglieri seconded to adjourn the meeting at 3:00 p.m.

Submitted by:

Bonnie Watkins, Recording Secretary

SECRETARY'S CERTIFICATE

I, Dick Halpin, Secretary of Tahoe Donner Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the Tahoe Donner Association Board of Directors special meeting held on June 1, 2009, as approved by the Board members in attendance and constituting a quorum at a duly convened subsequent meeting of the Board.

Dick Halpin, Secretary

Date