



**Covenants Committee Meeting Minutes
For
June 12, 2014**

MEMBERS PRESENT: Al Noyes, JoAnn McDermott, Doris Johnson, Len McDermott,

ALTERNATES PRESENT: Fred Zapponi

TDA STAFF PRESENT: Roy Richner, ASO Compliance Inspector, Sheryl Walker, ASO Manager

OTHERS PRESENT: Jewelz Vaio

CALLED TO ORDER: 3:30 PM

STAFF REPORT: April and May statistics were presented (copies attached)

HEARINGS: 6/166; 12939 Stockholm Way; Parking off pavement

OLD BUSINESS:

- **Temporary Fire Ban follow up**

The Board of Directors voted not to adopt a new rule allowing them to institute a temporary bum ban. Rather, an intense effort will be conducted to educate property owners, guests, renters, etc. on fire safety, etc. Staff and the committee brainstormed various ways this education process can occur (banners, signs, interaction with members, etc.).

- **FAQ's for Website**

Staff read a prepared list of FAQ's with the answers (copy attached). The committee requested these FAQ's (a few at a time) be printed in upcoming editions of TD News. It was also recommended they be included in their entirety in an upcoming e-mail blast. Staff requested the committee continue to develop additional FAQ's which can be added to the existing list.

- **Covenants Committee Enforcement Results**

There was discussion about printing the results of covenants violation hearings in the TD News. Staff advised that for the most part, the hearing results are confidential. Ways to present the information in future TD News articles was discussed.

NEW BUSINESS:

• **More Covenants Committee information in future TD News**

The committee discussed having more covenants information printed in future TD News articles. It was requested the August edition have an article on Fire Safety. The committee was educated on "cut-off dates" for upcoming printings so their information can be presented prior to the "cut-off date".

MEETING ADJOURNED: 4:55 PM. The next meeting is scheduled for July 10, 2014 at 3:30 PM.

Prepared by: Roy Richner, ASO Compliance Inspector



Minutes approved by:

 Cl. Meyer
(Name)

 6/20/14
(Date)



FINANCE COMMITTEE MEETING REPORT, July 10, 2014, NWCH

ATTENDANCE:

Members present: King, Hunter, Dundas, Disbrow, Eyton-Lloyd, Ravano
Members absent: Bonzon, McShannic, McLaughlin, Krewedl
Staff present: Salmon, Etnrye

CALL TO ORDER: TIME/QUORUM: 4:05 pm, Quorum present

AGENDA ITEMS:

A. Member Forum: None present.

B. 6/12/14 minutes and 7/10/14 Agenda reviewed and approved (Dundas 1st, Disbrow 2nd; 6-0).

C. Salmon reported that the Auditor Selection Subcommittee (Salmon, King, McShannic) will meet next week and we'll have a report at the August Finance Committee meeting.

D. Salmon reported on the Development Fund- Capital Funds Projection as part of the new quarterly review process. He reviewed the schedule handed out. He noted no major variances in what was projected to be spent during the year. The ending balance in the Development Fund is projected to be \$214,301. We'll need to make sure this topic is added to our agenda for the next scheduled review in three months. Committee members were asked to review the schedule and let Salmon if there are any questions.

E. Salmon reviewed preliminary financial performance for the month of June and year-to-date:

- Net Operating Results for the month of June is \$167,000 ahead of forecast. Golf, Day Camps and The Lodge all had a very good month

- Net Operating Results for the six months ended June 30 are still off of budget by \$450,000, but that is an improvement over the end of May.

- Current members Equity is \$326,000. The plan is to get back to at least the minimum of \$500,000 by the end of the year.

- Golf Report – Actual rounds year to date are 4259 vs budget of 3350 and last year of 2857. June Net Operating results were \$48,000 better than budget. YTD results are \$167,000 better than budget. Expectations are that July will be close to budget.

- The Concert on July 5th was very successful showing a profit of \$28,500. The

consensus was that it was a result of both the July 5th date as well as the type of music. TD is already negotiating for next year's band.

F. Salmon reviewed his 2015 Budget Board of Directors Planning Guidance presentation. The Committee had a robust discussion about the slides. This will be presented to the Board at the July Board meeting.

G. Dundas gave a brief report on the Financial Policies Update. The Committee (Dundas, Eyton Lloyd and McShannic) will meet next week. Dundas will finalize the timeline to finish these policies in time for the August Finance Committee meeting.

H. King gave a report on the Construction Steering Committee. The next CSC meeting is July 17th and Steve Disbrow will represent the Finance Committee.

NEXT MEETING DATE & AGENDA ITEMS: August 14, 2014, 4:00pm NWCH;
Discuss Auditor selection and Policies update

ADJOURNMENT: 5:50 pm, Disbrow 1st, Ravano 2nd, approved 6-0

Prepared and Submitted by: Art King, Finance Committee

**Tahoe Donner Association
General Plan Committee Meeting
July 9, 2014
Northwoods Clubhouse Conference Room
3:30 to 5:30 pm**

ATTENDANCE:

GPC Members Present: Michael Fajans, John Stubbs, Michael Bledsoe, Dan Ferguson, John McGregor, George Rohrback, Michael Sullivan, Mary Werschky

GPC Alternate Members Present: Dwight Walker, Doug Sherman (phone)

GPC Members Absent: Brian Service,

TD Board members: Tom Johns, Jim Stang

Finance Committee: John Dundas

Management: Robb Etnyre, Forrest Huisman

TD member guest: Susan Terrell, TD Equestrian Club

CALL TO ORDER: 3:30 PM WITH QUORUM

AGENDA ITEMS

I Member input from members at large: Susan Terrell spoke during the Equestrian discussion.

II Report on Capital Project status: Forrest Huisman reported on progress on the Cross Country building, with temporary occupancy permit anticipated by January 8, 2015. The status of other projects is included in his report which is appended.

III GPC Responsibility for Review of Capital Project Fund updates and projections : John Stubbs reported on the annual schedule established by Board Resolution for Director of Finance and Capital Projects Manager to update the GPC on these items, with quarterly status reports in May, August, November, and February.

There was also discussion on generating GPC input to the Tahoe Donner Strategic Plan. General Manager Robb Etnyre indicated he hoped to make a presentation to the GPC at the August meeting on the status of the Strategic Plan update.

IV Status of Equestrian Center Relocation Planning: John Stubbs presented his outline of issues for moving forward with this project. The first required step is to determine what permits are necessary for the relocation of the Equestrian Center per the scope as recommended by the Equestrian Steering Committee. Staff indicated they hope to have the answers by the end of July. The Equestrian Steering Committee is scheduled to meet on July 14th. Susan Terrell indicated that construction did not seem to be impacting boarding this summer. She did indicate some concern about the level of

monitoring of member's boarded horses. With no on-site caretaker, she felt the camera monitoring and responsibility by a neighbor might be inadequate, noting incidents where horses were without water and a leg injury was not noted.

Board member Tom Johns requested that the staff and EQ Steering Committee work to answer the following questions:

1. Should the equestrian center remain a public amenity or revert to its former status as a private amenity. Is it a financial benefit or adverse to allow public utilization?
2. While it is TD policy not to allocate overhead to amenities, should this be re-considered for the equestrian center since Workers Comp payments are so high for employees associated with this amenity?
3. What is the correct pricing structure for trail rides and other equestrian activities? Piping Rock charges considerable more than TD for public rides.
4. What permits are triggered by various equestrian relocation activities?

V. Appointment of John Stubbs to the Equestrian Steering Committee. The GPC officially requests the Board to appoint John Stubbs as an additional member of the Equestrian Steering Committee.

VI. Environmental Stewardship and the development of the Land Management Plan. GPC members reviewed and power point presentation made by staff to the Board of Directors on the potential Land Management Plan. The purpose of the plan would be to evaluate the Association's recreational open space amenities to identify goals and objectives, strengths and weaknesses, opportunities and constraints and provide guidance with respect to the long-term operation and management of those amenities. There was considerable discussion on who to involve in the planning process and whether or not to include outside parties with expertise in the planning process.

The conclusion of the GPC was to recommend that the Board appoint an ad hoc committee to review the RFP and participate in the process, and that GPC members Michael Fajans and Michael Bledsoe be appointees representing the committee.

VII. Sub-committee Reports

- a. **Golf Course and Lodge.** John McGregor reported on meetings held with Lodge and Golf Course managers. There are no anticipated short-term lodge projects following the recent improvements. A permanent bar in the grotto and banquet facility are potential long-term projects but these require considerable analysis and cost/value assessment before being considered as future projects. There are potential irrigation projects on both the golf course

and driving range and possible renovation of Holes 10 and 11. The latter would require review and approval of outside agencies.

- b. **Downhill Ski.** The GPC recommends that the Board approve the Topo Study of the ski area in order to solicit bids to determine the feasibility of snowmaking. The GPC requests the Board to allow Michael Sullivan to make the snowmaking presentation at the August Board meeting.

VIII. Trails Master Plan Implementation. Gavin Ball, a consultant to the Association reported on his work to define a five-year implementation plan. Trail projects have been categorized into three groups:

- a. Environmentally benign projects that do not required governmental approval. There are 8-10 potential projects, mostly in Nevada County jurisdiction.
- b. Projects requiring governmental approvals, including 15 projects in County or Town jurisdiction.
- c. Euer Valley west side crossing; which requires 20-30% engineering in order to define permitting and cost issues.

IX. New Business:

The planned discussion on the 2015-35 General Plan was deferred to August because of time constraints. Hank Lewis has resigned from the GPC and as a GPC/Finance liaison.

X. Topics for August GPC meeting:

Quarterly report on capital project funds and expenditures

TDA Strategic Plan process

Equestrian Steering Committee Report

2015-2035 General Plan format and process

Meeting adjourned: 5:30

Minutes prepared by Michael Fajans