



## COVENANTS HEARING MINUTES April 17, 2014

**PANEL MEMBERS:** JoAnn McDermott, Len LeClerc, Doris Johnson  
**ALT. MEMBERS:** Fred Zapponi  
**OTHERS PRESENT:** Roy Richner, ASO Compliance Inspector; Sheryl Walker, ASO Manager, Jim Stang (Liaison to the Board of Directors), Julianne Vaio (Prospective new committee member), Lou Ashcraft (Prospective new committee member)

**1: Unit 4, Lot 528 15423 Northwoods Bl**

**Violation:** 14-012C – Snowmobile storage issue

**Owner(s) present or represented:** None

**Synopsis:** On March 6, 2014, 2 snowmobiles were observed being stored in the dirt at this property. One was on the right side of the house; the other was in the back of the house (visible from the neighbor's driveway). Notice was mailed with the re-inspection date of March 24, 2014. The re-inspection on that date showed both snowmobiles were still there. Sufficiency review was completed on March 31, 2014 for the April hearing. A pre-hearing re-inspection conducted on April 17, 2014 showed the machines were gone.

**Panel Decision:** The committee unanimously voted to fine the owner \$200 for non-compliance; however the fine was suspended for one year from the hearing date since the snowmobiles were gone prior to the hearing. The fine will become due and payable if there is a similar violation over the next calendar year. Decision paperwork was handed to Dale Cowan (owner's son) on April 25, 2014 since his son is working in So. Cal.

**2: Unit 8, Lot 119 11734 Lausanne Way**

**Violation:** 14-013C – Inoperable vehicle storage issue

**Owner(s) present or represented: None**

**Synopsis:** On March 3, 2014, an inoperable vehicle was observed parked in the driveway (the vehicle had major front end damage). The vehicle was still there on March 11, 2014 so a covenant violation was written with the re-inspection date issued for March 25, 2014. The re-inspection was done on March 27, 2014 and the vehicle was still there. Sufficiency review was completed on March 31, 2014 for the April hearing. A pre-hearing re-inspection conducted on April 16, 2014 showed the vehicle was gone. Staff had been in contact with the property owner as well as the vehicle owner (tenant at the property). He advised it was not gone sooner since it took a while to sell the vehicle.

**Panel Decision:** The committee unanimously voted to fine the owner \$200 for non-compliance; however the fine was suspended for one year from the hearing date since the inoperable vehicle was gone prior to the hearing. The fine will become due and payable if there is a similar violation over the next calendar year.

Respectfully Prepared By Roy Richner, Compliance Inspector

Committee Approval of Minutes: \_\_\_\_\_

Date: \_\_\_\_\_

*Alv. Noyse*  
4/25/14



**Covenants Committee Meeting Minutes  
For  
April 17, 2014**

- MEMBERS PRESENT:** JoAnn McDermott, Len Leclerc, Doris Johnson
- ALTERNATES PRESENT:** Fred Zapponi
- TDA STAFF PRESENT:** Roy Richner, ASO Compliance Inspector, Sheryl Walker, ASO Manager, Jim Stang (Liaison to Board of Directors)
- OTHERS PRESENT:** Julianne Vaio (prospective new member), Lou Ashcraft (prospective new member)
- CALLED TO ORDER:** 3:31 PM
- INTRODUCTION OF PERSPECTIVE MEMBERS:** Fred Zapponi gave the perspective new members an introduction of what the Covenants Committee is and how the committee operates.
- HEARINGS:** 4/528; 15423 Northwoods Bl; Storage issue. 14-012C  
8/119; 11734 Lausanne Way; Inoperable Vehicle. 14-013C
- STAFF REPORT:** See attached Covenants Statistics for March, 2014.
- OLD BUSINESS:**
- **New Covenants Rule: Temporary Fire Ban**  
The committee discussed the "45-day Member Notification: Temporary Fire Ban Covenants Rule".
  - **FAQ's for Website**  
One committee member submitted FAQ's for the website. The others were requested to submit their FAQ's to Staff via e-mail.
  - **Covenants Member Communications**  
The committee requested Staff remind the property owners (through TD News or e-mail blast) that reporting of covenants violations are confidential, to the extent possible.

**NEW BUSINESS:**

• **Noxious Activity Discussion**

The committee discussed the inherent issues present if a property owner reports the smell of marijuana as a noxious activity.

• **Hearing(s)**

Hearing on property Unit 4, Lot 528; 15423 Northwoods BL. Snowmobile storage in the dirt.  
Hearing on property Unit 8, Lot 119; 11734 Lausanne Way. Inoperable vehicle storage.

**MEETING ADJOURNED: 5:08 PM.** The next meeting is scheduled for May 8, 2014 at 3:30 PM.

Prepared by: Roy Richner, ASO Compliance Inspector .

Minutes approved by: Alan Pagan : 4/25/14  
(Name) (Date)





## **FINANCE COMMITTEE MEETING REPORT, May 8, 2014, NWCH**

### **ATTENDANCE:**

Members present: Bonzon, Hunter, McShannic, Disbrow, McLaughlin, Eyton-Lloyd, Krewedl  
Members absent: Ravano, Dundas, King  
Staff present: Salmon;  
Board present: Miller (Board Liaison)  
Others: Sullivan (representing GPC)

**CALL TO ORDER: TIME/QUORUM :** 4:00 pm, Quorum present

### **AGENDA ITEMS:**

**B.** Member Forum: No Member present.

**C.** 5/8/14 Agenda reviewed/approved (Disbrow 1st, Hunter 2nd; 7-0 vote on both).

**D.** Briefly reviewed prelim. financial performance through Apr.: Operating Fund total revenue off budget by \$2.2, NOR off by \$0.85mm, due to remedial actions being taken by Staff to reduce expenses. Recovery plans in place to generate positive results of \$700-750k through year-end, leading to Operating Fund balance of \$500,000 by year-end (min. required level). Golf opens May 16, hoping for good start to the season. Lodge had excellent month of April, revenue 29% above budget, with no banquet activity.

**E.** Sullivan presented his study done for GPC on the potential for snowmaking. Very comprehensive, and compelling. FC members were favorably impressed.

**F.** As required by our planning/budgeting policy, we reviewed the Q1 Capital Projection report. No unusual items/activity reported.

**NEXT MEETING DATE & AGENDA ITEMS:** June 12, 2014, 4:00pm NWCH

**ADJOURNMENT:** 6:05pm, Disbrow 1<sup>st</sup>, McLaughlin 2<sup>nd</sup>, approved 6-0 (McShannic left early)

Prepared and Submitted by: Jeff Bonzon, Finance Committee Chair

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

**ATTENDANCE:**

**GPC Members Present:** Michael Fajans, Doug Barre, Michael Sullivan, Brian Service, Dan Ferguson, Hank Lewis (phone)

**GPC Alternate Members Present:** Michael Bledsoe,

**GPC Members Absent:** John Stubbs, George Rohrback, Ralph Johnson, John McGregor, Mary Werschky, Doug Sherman (alternate)

**TD Board members:** Tom Johns

**Management:** Robb Etnyre, Forrest Huisman, Miguel Sloane, Bruce Walter

**TD member guest:** none

**CALL TO ORDER: 3:30 PM WITH QUORUM**

**AGENDA ITEMS**

**I Member input from members at large:** No comments

**II Report on Capital Funds Status and 2014 Budget Balances for the Development Fund :** Forrest Huisman, Director of Capital Projects, presented a revised list of Capital Projects through 2017. Project additions included the Mailbox Cluster revamp, ADA and other Safety improvements (following a recent audit) and the Rec Hut Trailer. Although these are project needs that will need to be addressed and, depending on planning needs, may require development funds, no monies have been allocated in the current 5 year period. The GPC agreed these projects should be added to the Capital projects list.

Forrest also updated the expected Development Fund balance as at Dec 31, 2014 of \$268,000

**III Status of Nordic and Equestrian Project:** Forrest reported that the Planning Commission will again consider the Nordic Center Project at its May 20th meeting. The main difference between the current submission (as revised) and prior versions has been changes to the parking lot and to clarify the relationship to the equestrian center.

Forrest also briefly touched on several other projects including Trout Creek, and Downhill. He noted that the Trail's subgroup would likely meet in June to review upcoming activity. He also noted that the Cell Tower project is progressing, planning approval has been given and only building permits are now required.

**IV Snow-making report from Sub-Committee:** Michael Sullivan presented sub-committee responses to a series of concerns previously raised regarding the proposal to create snow making for a 15 acre section of the Downhill area. These included discussion of water availability, noise levels, and areas to be covered. There was also discussion of adding snowmaking to one run off the Eagle Chair and the option of leasing portable snowmaking equipment for a season versus a purchase and installation of permanent snowmaking. At the conclusion of the presentation the GPC agreed that the responses adequately addressed noted concerns, that the proposal represented potentially a one year payback on capital costs involved should the 2013/2014 season be repeated, and further that it represented a sensible move to insure that at least the one lift involved could be in operation during the peak holiday season each year.

The GPC voted unanimously to recommend further consideration of snowmaking to the Tahoe Donner Board, with the first step requiring completion of a topographic survey required to solicit actual bids from snowmaking vendors. The GPC would like consideration at this point to include snowmaking for runs off both lifts.

**V Other Sub-Committee Reports:** There were no other sub-committee reports

**VI Initial Discussion of the General Plan 2015-2035 Process:** Michael Fajans asked the GPC members to think about the process for this documents which will be discussed at the June meeting

**VII Dwight Walker application as GPC Alternate:** This application was approved and a recommendation will be forwarded to the Tahoe Donner Board.

**VIII New Business:**

Doug Barre and Ralph Johnson have indicated they wish to resign from the GPC. Replacements are present alternates John McGregor and Michael Bledsoe. Doug Sherman remains an Alternate member and there will be two Alternate vacancies once Dwight Walker is approved.

Michael Fajans also noted that, with these and recent GPC resignations, there were sub-committee chair openings for Golf/Lodge, Marina, and the Nordic Center. He asked for a GPC member from each of these sub-committees to step forward and assume the chairman role.

**IX Topics for June 9th GPC meeting:**

Sub Group reports and action recommendations to the Board.

**Meeting adjourned: 5:00**