

**MINUTES RECAP
REGULAR BOARD MEETING
TAHOE DONNER ASSOCIATION**

April 22, 2016

9:00 a.m.

- **Executive Session Report: No Action**
The Board met in Executive Session on April 6th, 2016 and discussed the Agreement for Purchase and Sale of Real Property, including a Conservation Easement Deed to acquire and protect 640 acres adjacent to Euer Valley, including Crabtree and a portion of Carpenter Valley. The Board approved Resolution 2016-3 authorizing corporate officers to execute a land purchase agreement and record an easement deed. The Board awarded a fixed price construction contract to R&D Professionals to proceed with previously Board approved Phase 2 Equestrian relocation efforts in 2016.
- **Adjacent Recreation Open Space Protection and Procurement – 640 Acre Crabtree Canyon: Approved 5-0**
The Board approved the expenditure of \$550,000 out of the Development Fund in 2016 to acquire the 640 Acre property (Crabtree Canyon) from the Truckee Donner Land Trust, including \$50,000 identified above to address legal fees, gates/fencing, signs, recording easements, and a survey of the property.
- **Board Communication and Formulation of Board Governance Policy: No Action**
The Board will continue discussion regarding their current methods used to engage the membership, formulate board consensus and reach board approval in accordance with the Association's Governing Documents and applicable laws. This includes regularly scheduled monthly board meetings, executive session meetings, and the potential formulation of a Board Policy on Governance within a California Homeowner Association and California corporate law framework.
- **Tahoe Donner Home Inspection Program: No Action**
The Board was provided with an update on the current status of the Home Inspection Program. Based on past observations and membership feedback, the Architectural Standards Committee would like to make adjustments to the property inspection cycle, timing and scope as a result of snow coverage, and past lessons learned.
- **Director of Finance and Accounting Report: Approved 4-0**
The Board approved the unaudited 2016 March Financials and the 2016 April Quarterly Capital Funds Projection, presented by Mike Salmon.

- **Executive Session: No Action**

The Board reported that they met in Executive Session and discussed the following –

1. The Board discussed with council specific legal implications of executive and open session meeting rules, along with the potential of moving this subject to continue in open session at the next scheduled regular Board meeting.
2. The Board was updated on a potential litigation matter.
3. The Board discussed the Annual Performance Review process for employees.
4. The Board reviewed member appeals.

- **Approval of Minutes: Approved 4-0**

The Board approved the March 18, 2016 Meeting Minutes.

- **Consent Calendar: Approved 4-0**

The Board approved the following items –

- Forestry Grant Resolution 2016-4
- Tahoe Donner Giving Fund new member appointment, Katharine Veni
- Replacement Reserve Funds for the 2016 Ski Area Rental Shop Grinder/Edger Replacement
- Tahoe Donner Giving Fund Scholarship Recommendations
- Association Wide Digital Signage Software Update
- Wireless Infrastructure Replacement Reserve Component Improvements
- Decision Paper for additional Security Cameras
- Review Town of Truckee Planned use of Town of Truckee Special Service Area – 1 Funds for 2016 and provide a Board opinion.
- Tahoe Donner Men's Golf Club change in Bylaws

- **Beach Club Marina Boat Launch and Waterline Safety: Approved 4-0**

The Board approved the 14 recommended operational changes to the Beach Club boat ramp operations made by Staff as developed through the previous two Board meetings.

- **Pending Suspension of Membership Rights and Authorization to Record Lien: Approved 3-0**

The Board approved authorization to record liens against the properties of members who have failed to bring their assessment accounts current, resulting in the suspension of their membership rights.

- **Tahoe Donner Voting and Election Rules – Nominating Committee: No Action**

The Board did not see a necessity in appointing a candidate nominating committee this year.

- **Performance Measures, Nonprofit Homeowners Association: No Action**
As a truly unique business, mutual benefit corporation, and homeowner association, the Board discussed what metric or group of metrics is most appropriate to assess the performance of Tahoe Donner financially.