



INFORMATION PAPER

Board Communication and Formulation of Board Governance Policy

Issue:

The Board will discuss 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. Topics for discussion will include: 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.

Background:

The association is obligated to follow board meeting notification requirements as established by the Davis-Stirling Act (<http://www.davis-stirling.com/>) and the association's Bylaws (Article VIII, Sections 1-10 (Board Meetings)).

The purpose of Executive Sessions of the Board are typically to address issues involving privileged or confidential information and or matters of a private nature where public disclosure would harm the interests of the association or its members. As a result, association members, staff and members of the public do not have a right to attend executive sessions.

The Davis-Stirling Act ([Civil Code §4935](#)) provides that boards may go into executive session for the following matters:

- Legal Issues
- Formation and approval of Contracts
- Disciplinary Hearings
- Personnel Issues
- Payment Plan
- Foreclosure

The Davis-Stirling Act also provides that boards must approve decisions by a majority vote of the directors in executive session, and report out decisions at the next regularly scheduled open session. ([Civ. Code §5705\(c\)](#)).

Corresponding provisions regarding board executive sessions can be found in Article VIII, Section 5(b) of the association's Bylaws.

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TAHOE DONNERSM COMMUNICATION

copies of TD News mailed each month

6,000

1K - 2K distributed at select amenities and restaurants, plus select local businesses (real estate offices, chamber of commerce)



weekly **activity** guides

500 - 2000

during summer months and holidays



weekly e-blast

monday member news **5,700**

wednesday weekly news **4,500**



21,700

total **email** subscribers

additional e-blasts

dining bi-monthly **1,000**


specialty e-blasts* **10,600**

*includes golf, cross country skiing, kids programs, etc

#socialmedia

total following of 13,800

17%



80%

3%

website traffic

based on a three month average

798K page views

126K users

257K sessions

2m40s average session time

completing the communication loop: how do we hear from you?

- feedback button on website
- periodic subject-specific surveys
- new member meet and greet events
- management presence at amenities
- committee feedback to management
- amenity comment cards
- town hall meetings
- board meeting comment
- homeowner inspections
- emails

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march 2016

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Board Meeting Date: April 22, 2016

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