

ACTION ON June 19, 2015
VERIFIED Bonnie Watkins

MINUTES
TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING **E.A. - TDA ASSOC.**
May 30, 2015
9:00 a.m.

A regularly scheduled meeting of the Board of Directors of Tahoe Donner Association was held at Northwoods Clubhouse 11509 Northwoods Blvd., Truckee, California on Saturday, May 30, 2015. President Jim Stang called the meeting to order at 9:00 a.m. The following Directors were in attendance, thus constituting a quorum of the authorized number of Directors of the Association:

Directors present: Jim Stang, President
 Tom Johns, Vice President
 Ron Wulff, Secretary
 Courtney Murrell, Director (Joined the meeting at 9:15 a.m.)

Via conference phone: Steve Miller, Treasurer

Staff present: Mike Salmon, Director of Finance & Accounting
 Annie Rosenfeld, Director of Facilities & Risk Management
 Forrest Huisman, Director of Capital Projects
 Miah Cottrell, Computer Network Manager
 Bonnie Watkins, Executive Assistant & Recording Secretary,

A. ACTION: APPROVAL OF MINUTES

The Board received the preliminary minutes of the following for consideration:

- April 25, 2015 Regular Meeting Minutes
- May 12, 2015 Special Meeting Minutes

Director Wulff made a motion and Director Johns seconded to approve the meeting minutes as presented. Motion passed 4-0 (Director Murrell Absent)

B. DISCUSSION: COMMITTEE MANAGEMENT

Architectural Standards – The Board was provided with the committee’s April 2015 Monthly Summary for review. Additionally, the Board was provided with the committee’s April 8, and 29, 2015 meeting minutes for review.

Covenants – The Board was provided with the committee’s April 9, 2015 meeting minutes for review.

Election – No report.

Finance – The Board was provided with the committee’s May 13, 2015 meeting report for review.

General Plan (GPC) – The Board was provided with the committee’s May 4, 2015 meeting report for review.

Construction Steering Committee - The Board was provided with the committee’s May 12, 2015 Meeting Minutes for review.

Equestrian Steering Committee – The Board was provided with the committee’s March 23, 2015 meeting report for review.

Land Management Plan Working Group Update – No report.

Tahoe Donner Giving Fund Committee: - The Board was provided with the committee’s May 4, 2015 Meeting Minutes for review.

All committee reports, with the exception of ASC and Covenants are attached to these minutes as Exhibit “A”.

C. ACTION: CONSENT CALENDAR

The Board was provided with the following items for consideration:

- Resolution 2015-1 Maintenance of TDA’s Income Tax Exempt Status
- Downhill Ski Area Rental Equipment Replacement
- Finance Committee Resignation (Bonzon)

Director Wulff pulled the Downhill Ski Area Rental Equipment Replacement for discussion.

Director Johns made a motion and Director Stang seconded to approve the remaining Consent Calendar items as presented. Motion passed 5-0

Director Wulff inquired if the equipment really needs to be replaced, since they haven’t received much use over the last two seasons. He pointed out that it would be prudent to save the \$82,000, if possible.

Director of Finance and Accounting Mike Salmon responded that, while the equipment has had substantially less use the past two seasons, the issue has to do with the risk associated with the length of time the manufacturer will assume responsibility. For 2015, replacements are recommended to prevent falling behind on the five year replacement plan and having rental equipment inventory fall out of indemnification by the manufacturer.

Following discussion, Director Johns made a motion and Director Murrell seconded to approve the Downhill Ski Area Rental Equipment Replacement item. Motion passed 5-0

D. ACTON: SUMMER 2015 SMOKING BAN

The Board was provided with a Decision Paper regarding the prohibition of smoking at all outside amenities, Common Areas, and on other Association-owned properties for consideration.

Director of Facilities & Risk Management Annie Rosenfeld explained that currently smoking is allowed in designated areas at amenities, but it is prohibited within 25 feet of the amenities. Smoking at outside amenities is limited to those areas where cigarette ash receptacles are provided. Individuals are permitted to smoke on the golf course, trails, and other open space areas with no prohibitions. Of late, she continued, the Architectural Standards office and other departments have received complaints from property owners expressing concern regarding members and guests smoking at our amenities with a perceived concern of fire danger. She noted that this is particularly true on and around the golf course, with a number of complaints being received from property owners on the course stating that there is a real threat of a fire being started by the improper and careless disposal of cigarettes.

Ms. Rosenfeld stated that the high risk of fire due to the enduring drought conditions is the main reason the Covenants Committee began to review existing practices and to pursue mitigation measures in order to reduce the potential for wild land fires. Ms. Rosenfeld stated that, to further address this potential threat of fire, Tahoe Donner's rules allow for the Board to place a temporary ban on smoking at all outside amenities, Common Areas, and on other Association-owned property. She noted that many recreational resorts such as Tahoe Donner are trending toward going smoke free. Ms. Rosenfeld pointed out that Whistler ski resort in BC, Canada, has announced it will roll out a resort-wide no smoking policy. Resort-wide means that all properties on Whistler and Blackcomb mountains will be under the new smoking ban. Ms. Rosenfeld noted that local agencies are currently reviewing measures for fire mitigation this summer as well. The Town of Truckee is currently amending the portion of the Truckee Municipal Code relating to fireworks and outdoor fires.

The Board discussed the pros and cons of adopting a temporary ban on smoking, with each Director weighing in on their thoughts. Additional discussion took place regarding the length of time the ban should be in place.

Following discussion, Director Wulff made a motion and Director Johns seconded to approve a prohibition on smoking at all outside amenities, Common Areas, and other Association-owned property until the end of 2015. Motion passed 4-1 (Murrell No)

Ms. Rosenfeld stated that she will be working with the Marketing Department on multiple ways of publishing the new rule for the membership.

E. DISCUSSION: CAPITAL FUND PROJECTION Q1 UPDATE

The Board was provided with a Development Fund/Capital Fund Projection spreadsheet for review. Director of Capital Projects Forrest Huisman provided the Board with an update on the status of the Association's capital improvement projects and priorities. Highlights of Mr. Huisman's presentation follow:

- The General Plan Committee is currently working to establish the priority of projects to be implemented, and how much funding should be allocated for each project in years 2016 to 2020.
- Snowmaking at Downhill Ski Area:
 - Some major changes have been made in the project schedule in order to find funding for snowmaking equipment. It was confirmed yesterday that we are scheduled for a Planning Commission Hearing on June 16th. The main issues of concern that may arise at the hearing from residents are water usage, and sound issues for the Condo Association. An RFP has gone out to three General Contractors that have expressed interest, and they have until June 19th to provide their formal bid to perform the project scope as has been defined.
- Trout Creek Recreation Center
 - The Trout Creek Sub-group is considering Master Plan documents and the project scope for preliminary pricing by a General Contractor. Solar panels and the phase 1 roof replacement are anticipated during the fall of 2015.
- Equestrian Center
 - The project application has been submitted to Nevada County, with preliminary pricing forthcoming from three General Contractors. Phase 1 improvements include 7 tack sheds, with 2015 operations in the same location as 2013.

The Board changed the order of the agenda.

G. DISCUSSION: 2015 ANNUAL MEMBERSHIP MEETING

The Board was provided with a draft copy of the proposed "2015 Annual Membership Meeting" agenda for review.

A brief discussion took place regarding the development of this year's meeting agenda, as well as the Member Picnic and Expo that follows the Annual meeting. It was noted that, while the Annual Membership Meeting will take place at the Northwoods Clubhouse, the Membership Picnic and Expo will take place at the new Alder Creek Adventure Center.

Following discussion, no action was taken on this item.

DISCUSSION: FIRE DANGER

Director Wulff explained that he had asked that this item be placed on the agenda for discussion of the recent series of intentionally set fires on May 13th in the vegetation behind homes in the Tahoe Donner subdivision. He inquired what recourse Tahoe Donner has with regard to deliberately set fires in the community. Director of Facilities & Risk Management Annie Rosenfeld responded that the suspected violation would be investigated and the owner called to a Covenants Committee hearing, where possible fines could be applied.

CLOSED APPEAL HEARING

The Board convened to an Appeal Hearing at 10:30 a.m.

The Board convened to a 2nd Appeal Hearing at 10:45 a.m.

OPEN SESSION

The Board reconvened to open session at 11:00 a.m.

F. ACTION: DIRECTOR OF FINANCE & ACCOUNTING REPORT

Director of Finance & Accounting, Mike Salmon, provided the Board with a presentation on the Association's unaudited preliminary April 2015 financial report, a complete set of which is attached to these minutes as Exhibit "B".

Following discussion, Director Johns made a motion and Director Wulff seconded to approve the April 2015 unaudited preliminary financials as presented. Motion passed 5-0

All financial reports may be viewed on the Tahoe Donner Web site at: <http://www.tahoedonner.com/financials/>

CLOSED SESSION

The Board convened to a 3rd Appeal Hearing 11:15 a.m.

EXECUTIVE SESSION AND LUNCH

The Board adjourned to Executive Session at 11:45 a.m. and did not reconvene to open session.

Submitted by:



Bonnie Watkins, Recording Secretary

SECRETARY'S CERTIFICATE

I, Ron Wulff, 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 regular meeting held on May 30, 2015, as approved by the Board members in attendance and constituting a quorum at a duly convened subsequent meeting of the Board.



Ron Wulff, Board Secretary