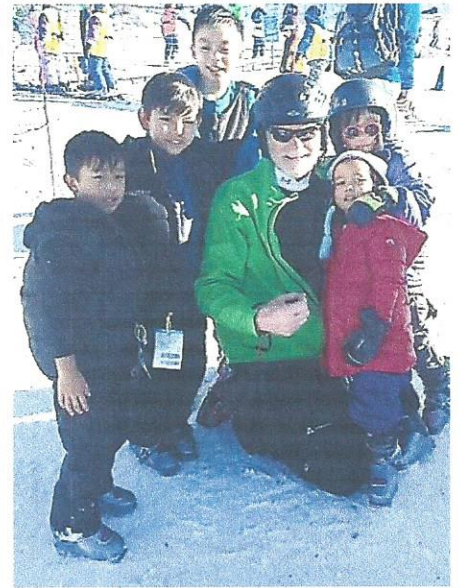


Candidate Platform – Jeff Connors

I am running for the Board because we need Directors who accurately represent the membership and their families, have the relevant expertise and can help navigate the HOA challenges with high integrity. As a personal introduction, I grew up on the east coast and have lived around the world. I hold a BA in Business, a MBA in Finance, a MS in Accounting and worked towards a PhD in Economics. I spent 26 years at JP Morgan where I held titles like Head of European Planning, CEO of a Bank, and COO/CFO of its Brokerage Business. I then led a Financial firm that included a mutual fund complex, a financial advisor and a Trust Company and moved West to run a member-based student loan organization. My most recent role was as Chairman/CEO of a \$1B technology Payment Company and during this career I served on 7 Boards all with a strong finance or member focus.



Like many of you, my wife Tracie and I came to TD almost 10 years ago as second home owners to enjoy the winter amenities. We soon discovered how spectacular summers were and began to settle in further. Our focus was initially on weekends/holidays as we sought time with family/ friends away from the Bay. Given our daily life in Livermore, overall work, family responsibilities etc., we just did not have the time left over to get further involved and put our trust in the Board. Sound familiar perhaps?

Four years ago I started teaching a bit at the ski hill where I have had the opportunity to meet many of you, work with your children and get to know our employees. I also saw the inner workings of TD and became concerned about its direction and governance and pleased to see two fresh outside faces elected to the 2016 Board including an off the hill resident.

TD is growing in scope, 30 different business models are in place, and each amenity is at a loss on a fully allocated basis while (with the exception of Snow related activities in good years and the Marina) the rest broke even/lost money before overhead. These losses, which I am told are a function of Member choices (?), were perhaps one of the driving forces resulting in our base member contribution increasing by 26% from 2013 through 2016, capital spending almost tripling from its historic \$2 million level and TD operating costs increasing by 21% from 2015 to 2016 while Member involvement dropped to new lows. Additionally, key issues were surfacing like 1) rebuilding the aging ski hill which might cost upwards of \$20 million before 2) the ski lifts are addressed, 3) strategic decisions like employee housing which might cost \$2.7 million under a management plan, or 4) addressing an HR Board consultant who postulates that our leadership team might be 30 % underpaid, 5) whether the bylaws, (being updated given changes in the law) should allow mortgage financing and 6) includes the Town of Truckee relationship, in conjunction with the material tax base we generate and our resulting questionable influence to name a few.

Candidate Platform – Jeff Connors

My platform starts with the philosophy that Members deserve Board Members who are a) very experienced, solutions oriented Leaders, b) understand the HOA driving forces, c) appreciate/share the concerns of Members and their families and very importantly d) will at all times have the back of all Members whether they live off the hill like me or on the hill where I spend substantial time. Further, significant Member input will be the new normal, with issues addressed rationally using logic reflective of the desires of our constituencies. Simply put, management works for the Board and the Board works for you the Member.

I intend to focus on sound, conservative fiscal management and culturally seeing TD become a transparent organization in which Members are consulted/drive decision. I will utilize a 7 point program that includes:

- 1. Holding dues flat in 2018 with future increases maxed out at the CPI plus 1% with higher amounts requiring a Member vote.** Given our \$4 million fiscal surplus and our replacement reserve at 28% (its highest level ever) this would help offset the large increases we have endured, complement the new Boards no increase in 2017 and address Member concerns who believe we have moved away from our charter.
- 2. Putting a dollar cap on individual capital expenditures and require a Member vote on larger amounts.** This addresses Members who feel the Board has excess power, doesn't listen and provides a greater spending say.
- 3. Initiating a comprehensive review of spending /staffing, exploring alternative revenues and outsourcing possibilities.** It would address Members who believe spending is unwarranted and our expertise limited.
- 4. Conducting a review of TD amenities from a public utilization and a competitive pricing perspective.** (Revenue est. at \$2.5million) The intent is to ensure that we strike the right usage/cost/ price balance.
- 5. Forming an off and on the hill advisory group to advise on key financial/emotional/passion issues to ensure member input is present. Next Door usage would expand and be an important 2 way communication vehicle.**
- 6. Changing Architectural Standards to be more Member friendly, focused on larger issues like the timing, scope and the cost of work they provide.** An ad hoc committee of members who have worked with the ASO would be formed to address what Members want and eliminate negativity.
- 7. Continue to focus on issues like forestry, excessive speeds and grow houses.** Although inroads have been made, feelings of unease continue.

Summarily, TD is a wonderful family neighborhood with over 6,400 homes and 25,000 full/part time residents of which 5,300 live off the hill. Given our revenues of \$24 million (half member funded), \$61 million in steadily growing assets and many upcoming Member issues, we are at a critical juncture and need to continue enhancing the Board quality. My pledge, if I am honored to receive your vote is to, **"Have Your Back At All Times"** in a fiscally responsive, transparent, communicative manner. I recognize the different needs of our on/off hill members and as a senior executive I am willing to work diligently to ensure that those needs are met and hopefully exceeded. Please feel free to call/text me at 917-864-0941 or email me at connors51@aol.com!!

THANK YOU !!

JEFF

Jeff Schwerdtfeger, Candidate

Tahoe Donner Board of Directors

Candidates Statement

World Class Resort or family friendly Home Owners Association (HOA)? That is the question you will have to ask yourself. Tahoe Donner is at a cross roads. We are heading down the path of creating a "World Class Resort" vs a family friendly HOA with reasonable amenities. What does "World Class Resort" bring to Tahoe Donner; increased traffic, crowded amenities and high costs to build, maintain and operate new facilities plus higher fees to pay for this.

My family moved to Tahoe Donner for many reasons, primarily the variety of amenities, the sense of community and the family friendly culture. If we continue down the current path of creating a World Class Resort, be prepared for a major change in our culture and quality of life here in Tahoe Donner. For those of you who are second home owners, imagine coming up to your home in Tahoe Donner on a weekend or holiday to enjoy your second home and amenities. You head over to the "Adventure Center" and find a traffic jam, no parking for miles and a crowd of non-residents that are overwhelming your amenity. Let's not lose sight of why most of us own property here in Tahoe Donner; We didn't buy here to build and improve amenities for the general public, rather to build and maintain reasonable amenities that our families can enjoy.

Tahoe Donner is a non-profit "Home Owners Association" operated for the homeowners, by the homeowners, let's keep it that way!

My Family moved to Tahoe Donner full time over three years ago from Santa Cruz. My wife Jules, works remotely as a Manager/Graphic Designer for Apple, Inc., Our beautiful daughter Ella will soon be 3. I retired just over 2 years ago from the Fire Service after a 30+ year career. My last assignment was Captain/Paramedic/Special Operations Task Force Coordinator, Santa Clara County Fire Department and Manager for FEMA/California Task Force 3. We all love the mountains and enjoy the Tahoe Donner lifestyle, amenities and the sense of neighborhood.

As a member of the Board of Directors, I will dedicate myself to ensure Tahoe Donner is a safe, beautiful, cohesive place for us all to live, keeping our amenities and homes maintained without creating additional layers of bureaucracy. I'll insist on the highest service delivery to both our internal and external customers. I'm committed to work tirelessly in my efforts to see that our Board of Directors are here for the people, by the people, transparent, honest and dedicated to the community we serve.

Goals and objectives

- Implement changes to Control spending for Capitol Improvement Projects by requiring HOA membership voter approval on large expenditures. Several millions of dollars have been spent in the past 5 years and several million more will be spent on projects slated for Capitol Improvements. Town Hall meetings only touch a tiny portion of our membership.
- Evaluate and change ASO/ASC policies that incumber HOA members from improving their property by lowering fees for new projects and eliminate fees for minor changes or maintenance such exterior repaint/stain. Reduce home inspections to a drive by unless there has been a complaint filed. Eliminate escrow inspections all together. The ASO is perceived as punitive and another layer of bureaucracy. This persona should be changed to "be helpful, informative, and a benefit to the HOA".
- It is imperative to improve Public Safety in Tahoe Donner. We need to work with local agencies to decrease excessive 911 response times to emergency medical, fire and law enforcement calls. This will also improve our Insurance Service Office (ISO) rating, lowering our home owners insurance premiums.

If elected I will be very effective in implementing my goals and objectives. If you have any questions regarding my campaign, please email me at jeffscharbor@mac.com

JENNIFER JENNINGS
CANDIDATE STATEMENT

If elected to the Tahoe Donner Association Board of Directors, I will urge the Board to:

- institute fully interactive Board meetings so that all Tahoe Donner members can participate in Board discussions
- accurately describe the matters on the Board's meeting agenda
- post the Board meeting agenda and all backup materials on the Tahoe Donner website at least seven days before the meeting
- hold closed Board sessions only where authorized by law and only when needed to protect the Association or member or employee privacy rights
- review the operations of the Architectural Standards program to reduce the burden on homeowners and focus on those items which provide benefit to Tahoe Donner property owners
- consider reducing the member assessments when budget surpluses occur
- develop a more positive, collaborative relationship with the Town of Truckee

Tahoe Donner members are the owners of the Association, yet on important matters we are not being consulted. In 2016, the Board purchased Crabtree Canyon for \$500,000 without any notice to the members. (The Board later ratified the purchase in public after it was pointed out that purchasing the land in closed session made it legally vulnerable.) As a member, I would have supported the purchase, but other members might have opposed – we were all silenced by the Board's secret action. Recently, at April's Board meeting, without the support of the relevant member committees and under the agenda item titled: "Tahoe Donner Seasonal Employee Housing Status Update," the General Manager sought Board approval for purchasing property within Tahoe Donner and constructing housing for seasonal employees. The recommendation was not disclosed until a few days before the meeting and was accompanied only by a one-page financial analysis. Fortunately, members were alerted via social media and committee members objected. The Board did not approve management's recommendation. The issue of seasonal employee housing should be addressed, but management made no effort to inform, much less engage, the membership at large before urging the Board to approve an expensive and long-term obligation.

I believe the lines of communication need to be strengthened and the balance of power needs to be reset as between management, the Board and the members. At members' insistence, the Board meetings are finally being streamed live. We need to go a step further and allow members from remote locations to speak directly to the Board during meetings. The routine use of closed Board meetings needs to stop. If there is no compelling reason to exclude the members, the meetings should be open. The valuable work of the member committees should be respected and the committees should include more "off the hill" members.

I will evaluate every significant proposal to insure that the membership has been informed and given the opportunity to comment. If that has occurred, I will consider whether the proposal would improve the member experience or contribute to the long-term viability of the Association.

My husband and I purchased our Tahoe Donner home in 2011 and moved here full time in 2013. We feel very fortunate to live in such a beautiful environment. I enjoy the Tahoe Donner amenities and I am active in the hiking club. I am currently: a member of the Tahoe Donner Giving Fund Committee, Board member of the Truckee Trails Foundation, Read Up volunteer with the Nevada County Library, Secretary of newly-formed Tahoe Truckee Democratic Club, member of Truckee Community Emergency Response Team and guide-in-training for the Tahoe Rim Trail Association.

I am an environmental lawyer and graduate of UC Berkeley School of Law. I have been appointed to the governing bodies of three entities - by Governor Jerry Brown, the Sacramento County Board of Supervisors and the State Bar Board of Governors. In addition, Governor Schwarzenegger appointed me to the position of Public Adviser at the California Energy Commission where I advised the Commission on how to increase public involvement in its activities and advised individuals, non-profit organizations and local governments on how to participate in the Commission's power plant siting proceedings. I also worked as an attorney for state environmental agencies and as a lobbyist/attorney for environmental organizations.

I have a wealth of experience on boards and I feel confident that I could work with my fellow Tahoe Donner Board members, and equally important – with the membership.

I would appreciate your vote for the Tahoe Donner Board. The new Board will make important and expensive decisions, including reconstructing or replacing the downhill ski lodge, modifying Trout Creek, and addressing employee housing. Tahoe Donner is a great place to own a home; we can make it even better.

If you want to discuss any of the issues facing Tahoe Donner, come meet me in the lobby at Northwoods Clubhouse from 10 a.m. to noon every Saturday through June 24 (with the exception of June 10). Or contact me via e-mail to ask a question or arrange another time to talk: jfjennin@gmail.com. I look forward to hearing from you.

Thank you,

Jennifer Jennings



DARIUS BROOKS

Tahoe Donner is a vibrant, diverse and unique community. Roughly 80% of our TD population is made up of second home owners (“non-residents”) whose primary residence is not TD. While being first and foremost mindful of the interests of *all* TD residents, I would hope to serve as a voice for the nearly 20,000 largely silent non-residents (since all current BOD members are residents). I would also seek to develop greater ability for TD to influence city and county policies that directly affect us all as TD homeowners. Our TD non-residents pay approximately \$7 million in HOA dues plus another \$26 million in city and county property taxes annually. But non-residents have no real say in city and county matters related to how tax policies are set, have no input in city and county budgets, and have no vote when it comes to electing city and county officials. Fortunately, TD’s residents do have a say when it comes to Board representatives and I would seek to use the BOD platform to further the interests of all TD residents while making TD an even better place for all to call home!



By way of background, I was born in California but was raised in the small ski town of Telluride, Colorado and had a front row seat as it transitioned from a sleepy mining town into one of the premier year-round resorts in the nation. When I return to visit friends and family members who still call Telluride home, I’m impressed by how the town has kept its historic charm and character intact but has also expanded in a thoughtful and responsible manner to accommodate the growing ranks of people who want to visit and spend time at the beautiful mountain resort. When I look at Tahoe Donner today I see some of the same challenges and opportunities that Telluride faced in the 80’s and ‘90’s—focused primarily around the goals of managing growth and expansion while holding on to character, charm and community.

I was a competitive freestyle skier growing up and first visited Squaw Valley for the national championships during the epic storm of March 1982 (20 feet in one week!). Even then the beauty and terrain of Tahoe captured my heart and imagination. I would later return to the Bay Area to attend Stanford University and study Environmental Engineering, and after stints as a finance professional living in New York and Boston, returned to Stanford to earn my MBA. Most of my career has been focused on banking and private equity investing, mostly recently with TPG based in San Francisco. During my nearly 20 years as a private equity professional I have invested roughly \$6 billion in approximately 70 companies and served in a board capacity for 9 of these. I currently manage various funds with a primary focus on energy investing, and in my spare time serve as Board Chairman for my daughter’s preschool in San Francisco.

I discovered Tahoe Donner during the late 90’s and shared ski leases with friends in several different parts of TD over the years. In 2013, my wife and I finally found a house that perfectly fit our wish list and we took the plunge as TD owners. We now enjoy making the trip up from our home in San Francisco as often as we can with our 2 daughters (ages 6 and 4) and look forward to the first trip with our son who was just born in late April! Our love for Tahoe has only grown in the last few years, and our kids always brim with excitement at the prospect of getting out of SF for a long weekend in TD.

Having reviewed financials and minutes from the last few years, I think the Board and the HOA are very well run and managed right now. As noted initially, I want to become a Board member because I think it is important to give a voice to the largely silent majority in TD—namely, the non-resident owners who own roughly 80% of the 6,300 homes in TD. At present, all Board members are TD residents, so I think introducing the diversity of a non-resident member to the Board will provide a broader perspective that is perhaps more representative of all dues-paying members of the

DARIUS BROOKS

HOA. As a Bay Area resident, I'm very familiar with using technology to be effective even as a geographically remote member of a distributed organization and would plan to stay very closely attuned to the key matters on which the BOD must opine, even if not physically present at all monthly BOD meetings.

I would also like to focus efforts on providing a greater voice for non-residents in matters related to taxation and local (city and county) regulations. Using very general numbers, the TD population is approximately 25,000 residents (split about 80/20 between non-residents and residents). So call it 20,000 people who consider TD part time home but live and vote in another city. If you assume an average home value of \$440,000 for TD, this means the 1.15% property tax collected generates about \$26 million in taxes each year for the county to allocate. And yet the 20,000 non-residents paying this \$26mm in taxes have no vote in deciding elected officials, no input on local budgets, no say on general matters of taxation.

Fans of John Oliver may have seen his recent piece on Special Districts. Property owners who read the fine print might note that the most recent tax bill included 12 different special assessments which in total added roughly 15.5% to property tax cost. Even in liberal-leaning San Francisco, only 3 special assessments have been approved by voters and they add only 1.5% to total property tax cost. Since the ~14% in additional property tax paid by all TD residents amounts to nearly \$4 million annually, I think that as owners we should have more interest, input and control over an amount this meaningful.

Those who periodically rent out their homes in TD will already know that Truckee also increased its Transient Occupancy Tax from 10% to 12% this last year. And because the 20,000 non-resident TD owners have no vote in Truckee municipal matters, this TOT could be raised to 20%, 30% or more by the population of roughly 16,000 Truckee residents. Or if Truckee voters ever decided to change city rules and regulations to outlaw short-term rentals, many in TD who rely on some form of rental income to offset the cost of second home ownership might be forced to sell, and the average value of homes in TD would plummet because people forced to carry the full cost of ownership without the benefit of any rental income would be able to pay far less for homes. As a resident of San Francisco, I've watched this sort of dynamic play out between local residents and Airbnb...how the regulations get worked out here or in various cities around the world is still anyone's call. So while it may sound farfetched to imagine Truckee outlawing short-term rentals, I feel that giving a voice to the 20,000 TD non-residents who enjoy and want to preserve their right to use their second home as they wish will be critical in the coming years.

Those who have read up on TD's history know that it operated very successfully as an independent HOA community built up by the DART Group before it was annexed by Truckee as part of their charter city. Who knows--maybe TD might even explore becoming its own charter city that allowed *all* property owners to participate in elections and have direct input on matters of taxation and regulation while still operating largely as it does under current HOA bylaws. As a community of nearly 25,000 people, TD is already much larger than many of the 112 charter cities in California (towns such as Palo Alto, Big Bear Lake, Napa and Monterey).

Ultimately, I believe TD is an incredibly professional and well run HOA that does not need to change much in future years to remain the sort of inter-generational destination parents hope to take their kids and share with their grandkids. Rather, I think there is a large and silent group whose interests are presently not fully represented at the HOA, city or county level. As a non-resident member of the Board I would seek to give this group an active and present voice and thank you for your consideration and support.