



TAHOE DONNER ASSOCIATION BOARD OF DIRECTORS ELECTION FAIR CAMPAIGN GUIDELINES

The purpose of this document is to provide members and candidates with guidance regarding what actions are acceptable in running an election campaign for the Tahoe Donner Association, Board of Directors Election. The overarching assumption, is that candidates have a moral obligation to abide by basic principles of decency, honesty and fair play. Further, members have a right to peaceful enjoyment of all Tahoe Donner Association property and facilities. The goal in articulating these expectations is that after a fairly conducted campaign, members may vote for their candidate(s) of choice.

Candidates participating in the Tahoe Donner Association, Board of Directors Election will abide by the following:

1. The posting of signage, flyers, etc., on Association Media (official bulletin board, notice board, kiosk, official website, broadcasting on Association television monitors or other notices mailed or delivered by the Association members) is not permitted, unless specifically authorized by the Board of Directors. (See Section 1.1 of the Tahoe Donner Association Voting and Election Rules). If authorized, a dedicated election bulletin board will be made available during the campaign period for official candidates to post campaign information. The campaign period will begin when the roster of candidates is approved by the Election Committee and will terminate when Election Committee announces final election results.
2. Paid advertising in the Tahoe Donner Association News by candidates is not permitted.
3. Candidates are encouraged to exercise caution in not knowingly distributing or disseminating information of any kind to the members which they know is false or materially misleading. When using social media, e.g., www.nextdoor.com, candidates shall abide by the site's stated rules and regulations. The Tahoe Donner Association is not



responsible for content, nor does it have any control over the use of Social Media by candidates.

4. Candidates are permitted access to common areas at no cost to the candidate to distribute materials and/or attempt to engage members in discussions about their candidacy and/or the Election in general. However –
 - Candidates are asked to be mindful of the distribution of campaign print media - flyers, brochures, etc. For example, placement of flyers or written materials on car windshields in Tahoe Donner Association parking lots, so as not to cause excessive litter.
 - A Member's right to peaceful enjoyment of Tahoe Donner Association is of paramount importance to the Board of Directors. Candidates are asked to respect Members' peaceful enjoyment at all Tahoe Donner Association venues including the Beach Club Marina, Trout Creek Recreation Center, Northwoods Clubhouse (and surrounding facilities including Tennis Center) or Alder Creek Adventure Center. Under California Civil Code Section 4515 (b)(3), for the private amenities listed above, Tahoe Donner Association is not required to grant candidates access for campaigning purposes during normal business operating hours.
 - **California Civil Code Section 4515 – Rights of Assembly and Non-Commercial Speech**
 - b) Senate Bill No. 407 – “The governing documents, including bylaws and operating rules, shall not prohibit a resident of a common interest development from doing any of the following:
 - (3) “Using the common area, including the community or recreation hall or clubhouse, or, with the consent of the member, the area of separate interest, for an assembly or meeting as described in paragraph (1) or (2) when that facility or separate interest is *not otherwise in use*.”
 - Candidates have the right to peacefully assemble or meet with members at reasonable hours in a reasonable manner. Candidates should be aware that under the Covenants Rules, as they relate to the quiet enjoyment of neighboring owners, Tahoe Donner Association staff members* have the authority to expel members and/or guests or guests of the public from common areas. This includes an activity that “is or could become an unreasonable annoyance or nuisance to neighboring property owners.” (Covenants Rules, Section III. Amenity Usage and Conduct Rules). Candidates can be asked to leave an amenity for the following reasons:
 - An immediate threat to the safety or quiet enjoyment of neighboring Owners
 - A fire or traffic hazard
 - A threat of damage to the Common Area or Facilities



- A violation that is of such a nature that there is no material question regarding the identity of the violator or whether a violation has occurred.
 - * Designated Tahoe Donner Association staff members include the General Manager, Amenity Managers, Association Security Officers, Golf Course Marshals, Pool Lifeguards and Ski Area Patrollers. *
5. Members occasionally submit questions to a candidate or candidates. If the candidate(s) needs assistance from staff to answer such questions, the question should be forwarded to the Elections Committee mailbox at electionscommittee@tahoedonner.com. The Elections Committee, in conjunction with the General Manager or Designee, will identify the appropriate staff member to answer the question and consult with the candidate(s). Once an answer is received, it will be shared with all candidates. This process will ensure that all questions asked are answered correctly, factually and shared with all the other candidates.
 6. The Elections Committee has an affirmative duty to monitor the election process to help assure its fairness and impartiality. To that end, the Elections Committee, in conjunction with the Inspector of Election, will monitor campaign activities of candidates, respond to and investigate inquiries/complaints from members, staff and/or other candidates and inform the Board of issues that may be in conflict with the Associations CC&R's.
 7. It is a goal of the Election Committee to make opportunities available to the membership to meet and interact with the candidates during the Elections period so that members may inform their vote for the Board election. Formal Election Committee sponsored candidate access to the membership will be made available on separate occasions, scheduled early in the election cycle. Dates and times of these events will be published in each Election Candidate Packet and posted online and sent through email to inform the membership
These events include –
 - Candidates Night with Formal Questions (1)
 - Candidate Meet and Greet Events (2)
 8. Complaints or questions from members or candidates should be emailed to the Elections Committee mailbox at electionscommittee@tahoedonner.com. The Elections Committee will respond as needed consistent with rights outlined in Article XIII, Section 6 of the Associations CC&R's.

These rules apply to any Association Election or the initiative, referendum. or recall processes. (Senate Bill 407, Section 4515 of Civil Code).

