



TAHOE DONNER ASSOCIATION BOARD OF DIRECTORS ELECTION

FAIR CAMPAIGN GUIDELINES February 2018

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. The right of candidates to engage in campaign activities must be balanced by the right of the members to peaceful enjoyment of all Tahoe Donner Association property and facilities. The goal in articulating these expectations is that every individual participating in the elections process (candidates, members and staff) understands his/her rights and responsibilities under California law, Covenants, Bylaws and Rules of the Tahoe Donner Association.

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 Elections Committee and will terminate when Elections Committee announces final election results.
2. Campaign signs are permitted on private property (Separate Interest) within Tahoe Donner with the owner's permission.

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3. The Town of Truckee regulations provide that temporary political signs may be posted 60 days preceding the election and shall be removed within 14 days following the election and may be located within the Town of Truckee right of way as long as they do not create site distance conflicts or other safety hazards (See Town of Truckee website). These rules shall be applicable to Tahoe Donner Association elections.
4. Paid advertising in the Tahoe Donner Association News by candidates is not permitted.
5. Candidates are encouraged to exercise caution in the public distribution of all public information. Candidates shall not knowingly distribute or disseminate 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 by candidates using social media, nor does it have any control over the use of social media by candidates.
6. In accordance with California law and Association rules, candidates are permitted access to common areas for campaign purposes.
 - Candidates have the right to access members for campaigning purposes, and members have a right to the peaceful enjoyment of all Tahoe Donner Association properties and facilities. As such, Candidates are asked to respect members' right to peaceful enjoyment at all Tahoe Donner Association properties and venues.
 - If a Candidate believes that their access to the membership is restricted or if a member believes that their right to peaceful enjoyment is infringed upon, please inform the Elections Committee immediately via email at electionscommittee@tahoedonner.com. The Elections Committee will follow up with the individual lodging the complaint, and all candidates will be notified of the outcome. Depending on the severity of the complaint, the Board of Directors might become involved.

Candidates may use Common Areas for campaign events under the terms and conditions set forth in Association's Policy on Members' Personal Use of Common Areas.
7. 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.

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8. The Elections Committee will 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.
9. It is a goal of the Elections Committee to make opportunities available to the membership to meet and interact with the candidates during the Election period so that members may inform their vote for the Board election. Formal Elections 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)



Tahoe Donner Association

Policy on Member's Personal Use of Common Areas

Draft of February 16, 2018

The purposes of this Policy are: (1) to ensure that the Association's Common Areas are available for all Members to use for the Common Areas originally intended purposes; (2) that Members and non-Members Personal Use of the Common Areas is done in a safe, secure and respectful manner; and (3) that Members' Personal Use of the Common Areas do not unreasonably impact or interfere with other Member's use of the Common Facilities or the Member's Separate Property.

The policy is being enacted by the Board under the authority granted to the Board to regulate Common Areas under Article II, Section 1 of the Declarations. Capitalized terms not defined in this Policy shall have the meaning as set forth in Article I of the Declarations.

When used in this Policy, "Personal Use" shall mean any meeting, gathering, assembly, party, celebration, conference or get-together (collectively, "Event") where one or more Members have invited or encouraged other Members and/or non-Members to attend the Event. The invitation to attend the Event can be an invitation to specific individuals or a group of individuals or a general invite for any interested individuals to attend the Event.

Attached as Exhibit A is a list of the Association Common Areas ("Available Common Areas") that are available for Member's Personal Use. A Member's Personal Use of the Available Common Area is subject to the rules set forth in this Policy and all other terms and conditions set forth in Association Covenants, Bylaws and Rules and all applicable federal, state and local laws, rules, regulations and ordinances. All other Tahoe Donner Association property not listed in Exhibit A including, without limitation, all other Common Areas and any Other Association Real Property, shall not be available for Members' Personal Use.

Any Member wishing to reserve an Available Common Area for an Event must complete a Personal Use Application a copy of which can be found at [url] ("Application"). Applications are to be submitted to [name and/or email] no less than [] days prior to the requested date of the Event. Any Application that is not fully and properly completed will be returned to the Member. The Member must be in good standing in order for the Application to be considered by the Association. A Member will be notified by email no less than [] days prior to the requested date of whether the Association will be able to accommodate the Member's Personal Use of the requested Available Common Area for the Event.

So as to ensure that all Available Common Areas also remain available for general Member and Association uses and that there is an equitable distribution among the Members of the Available

Common Areas for Personal Uses, the following restrictions shall apply to Members' Personal Use of Available Common Areas.

- Exhibit A lists the times that each Available Common Area is available for Personal Use Events.
- Only [one (1)] Personal Use Event per day may be booked in any one Available Common Area.
- Each Personal Use Event may not exceed [two (2)] hours in duration.
- Any one Member (including that Member's family) may not reserve Available Common Areas for more than [one (1)] Personal Use Event per [week/month] or more than [__ (__)] Personal Use Events per year.
- [Other restrictions?]

Members may invite Members and non-Members to any Personal Use Event ("Invitees"). Invitees shall include any person attending an Event, whether or not specifically invited to the Event by the Member, unless the Member notifies Association staff of the attendance of an uninvited attendee at the time of the Event. The Member shall be responsible for the actions of all Invitees at the Member's Personal Use Event. The Member shall be responsible for any injury to Association staff or any damage to the Available Common Area or any other Association personal or real property caused by the Member or any Invitee at the Personal Use Event (collectively, "Event Damage"). Member shall indemnify and hold harmless the Association from all Event Damage. As a result, it is encouraged, but not required, that a Member obtain a single event insurance policy for any Personal Use Event.

No fee may be charged to a Member for its use of an Available Common Area for a Personal Use Event.

All rules generally applicable to the Available Common Area (such as non-smoking, room occupancy limits, no animals except service animals, etc.) shall also apply to all Personal Use Events.

The Member reserving the Available Common Area for the Personal Use Event shall be responsible for ensuring the Available Common Area has been cleaned after the Event, including returning all furniture and equipment to its original location, all surfaces and floors cleaned, trash collected and removed to designated trash receptacles and [anything else?]. If a Member fails to comply with this cleaning requirement, Association will assess Member a [reasonable cleaning fee which may include estimation of Association staff costs **OR** \$___ cleaning fee.]

A Member's use of an Available Common Area for a Personal Use Event may not unreasonably interfere with other Members' use and enjoyment of other portions of the Available Common Area, other Common Areas, Other Association Real Property or Members' Separate Interests. Examples of unreasonable interference include, but are not limited to, [excessive noise, illegal conduct, material in public spaces where minors would reasonably be expected to visit and such material is not suitable for minors.]

EXHIBIT A

AVAILABLE COMMON AREAS