

DECISION PAPER



April 28, 2018

Issue: Pending Suspension of Membership Rights and Authorization to Record Lien

Background:

At the April Board meeting, our delinquent account policy prescribes those members who have failed to bring their assessment accounts current face suspension of their membership rights. That policy also calls for the recording of assessment liens against their Tahoe Donner properties, should their accounts remain delinquent after April 30, 2018. These actions are not only set forth in our policy and governing documents, but are authorized by state law.

Members who still owed the regular assessment as of March were advised of this pending action. They were also given notice of their right to address the Board with regard to this contemplated action, and that their opportunity to do so would be at the April 28, 2018 Regular Board meeting. Suspensions imposed at the April 28, 2017 Regular Board meeting, after considering any presentations offered by members, will take effect on April 30, 2018. Along with suspending the members' ability to access the amenities as property owners, this will also disallow them from participating in the 2018 Director Election, either as a voter or as a candidate.

Under the current Civil Code, the Board is required to specifically authorize the recording of assessment liens against members' properties, and that this responsibility cannot be delegated. Therefore, along with the proposed suspension of membership rights, the Board is being called upon to authorize the recording of such a lien if members remain delinquent with regard to the Regular Assessment as of the time when liens are being recorded – after April 30, 2018. It has been the practice of the Association to not record a lien if the amount of the delinquency does not exceed \$185.

Because the code now requires that the Board specifically authorize the lien recording, accompanying this memo, please find a listing of those properties for which liens are indicated under our documents, policy and state law (to be recorded after April 30, 2018 if the delinquency is not brought current within that time). Out of courtesy to the affected members, the listing is by Unit/Lot number (customer number), which reflects the specific property involved.

Recommendation:

The Elections Committee recommends that:

The Board consider any presentations made by members whose rights are subject to suspension and properties subject to lien recording in imposing these penalties;



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Unless the Board finds it appropriate to not proceed with such, to suspend the membership rights – voting rights, the right to seek a seat on the Board, and the right to access the amenities as a member – to be effective as of April 30, 2018 regardless of the amount of the delinquency until such time as the delinquency is cured;

To authorize the recording of an assessment lien after April 30, 2018, against those properties for which the delinquent amount is owed, if the amount of the delinquency exceeds \$185 and remains unpaid as of the time recording is to take place.

Prepared By: Megan Rodman

Reviewed By: Elections Committee

Board Meeting Date: April 28, 2018



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ATTACHMENT A

06022000	02260000	06253000	09638000
01131000	02335100	06446000	09639000
02272000	02376000	06473000	01342000
03058000	03035002	07070000	02008004
03097000	03070000	08174000	04001000
03169000	03101000	08275000	05133000
04612000	03136000	08325000	06467000
05534000	03156000	08514000	08089000
06325000	03168000	08598000	11272000
06579000	03232000	09458000	01192000
08119000	03277000	10062000	11388000
05246000	03373000	10195000	04382000
05346000	03398000	10440000	02061000
11406000	03441000	11003000	03499000
05042000	04309000	11075000	08248000
01460000	04339000	11152000	01356000
04011000	04431000	11385000	09542000
01100000	04487000	50508000	06521000
01172000	05206000	50569000	09124000
01399000	05296000	06598000	01413000
01432000	05385000	09521000	11332000
02001006	05467000	09637000	01048000



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April 17, 2018

Issue: Allowing candidates running in the 2018 Board of Director Election, access to Association Media via an electronic bulletin board.

Background:

Per the Tahoe Donner Association Voting and Election Rules:

Article 1 MEDIA

1.1 Access to Association Media - Candidates for the Board. The Board may but is not required to make Association media (i.e., posting on the Association's official bulletin board/notice board/kiosk, or official website, broadcasting on Association television monitors, or other notices mailed or delivered by the Association to the owners of the Lots or Units) available to qualified candidates running for election to the Board for purposes that are reasonably related to the election in which that candidate is running. If the Board allows any candidate access to Association media, then all qualified candidates shall be allowed equal access to the same media.

The Elections Committee is asking the Board of Directors at the regular board meeting on April 28, 2018 if they would like to make the use of an electronic bulletin board, accessible to all eligible candidates running in the 2018 Board of Director Election. If the Board of Directors allows this, the committee would like approval of the presented guidelines detailed in Attachment A.

Prepared By: Elections Committee

Board Meeting Date: April 28, 2018



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ATTACHMENT A

TAHOE DONNER ASSOCIATION 2018 BORD DIRECTOR ELECTION

ELECTRONIC BULLETIN BOARD POSTING GUIDELINES

Pursuant to the Tahoe Donner Election Rules, Article 1 Section 1, the Board has voted to make Association media available to qualified candidates running for election to the Board for purposes that are reasonably related to the election in which that candidate is running.

The Elections Committee will make available electronic bulletin boards, hosted on the Tahoe Donner website, to all eligible candidates. Each candidate will have his/her own separate bulletin board which members can access via a link from the candidates' main page on the election site.

The candidates' main page will include each individual candidate's:

- Name
- Photo and e-mail address (if provided by the candidate)
- Introductory video
- Formal candidate's statement
- Electronic link to the individual candidate bulletin board

Content

If a candidate wishes to post to their individual bulletin board, he/she should submit the desired post in PDF format to the Election's Committee mailbox at electionscommittee@tahoedonner.com. The Committee will review the post to assure that these guidelines are followed before the requested material is posted:

1. Access to the membership via the electronic bulletin board is intended to inform the membership about the *individual candidate's* campaign platform, candidate hosted events, personal information a candidate wishes to share, e.g., photographs, and answers to member questions posed to the candidate.
2. Information must be truthful.
3. *Personal attacks on other candidates, staff or members is strictly prohibited.*
4. Size of the post must not exceed 2 megabytes



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The Elections Committee reserves the right to refuse to post submissions that are not in compliance with these guidelines. If refused, the candidate will be notified.

Posting Timeline

Content posted to individual bulletin boards can be updated/changed weekly. If a candidate wishes to have a new, additional or replacement PDF posted (still meeting the maximum of 2 megabytes), the PDF must reach the Elections Committee mailbox by 10 AM on Monday mornings during the campaign cycle. Posts will be reviewed and if approved, posted within 24 hours of receipt.

Web structure for the bulletin boards will be in place by May 3. Photo, video and formal candidate statements will be posted as available. Additional content will be posted as submitted and updated as outlined above.

Any questions should be directed to the Elections Committee.



MEMO



April 14, 2018

To: Board of Directors
From: Bette Rohrback, Chair of the Elections Committee
Subject: Recommendation for Committee Membership – Maureen Warmerdam

Message:

Board of Directors,

It is my pleasure to once again recommend Maureen Warmerdam for appointment to the Tahoe Donner Elections Committee as an alternate member.

As is evidenced by the attached bio and application, Maureen has been actively involved in the Tahoe Donner community for more than 20 years, both as a resident and real estate professional. During her interview she was articulate and personable. She is proficient in the use of electronic media and communications, which is a mandatory skill set for working effectively on this committee. She has the time and is willing to put in the effort required to learn the election process from the inside as we begin this election cycle. She demonstrates willingness and enthusiasm to support the work of the committee and the organization.

I would appreciate your prompt appointment of Maureen to the Elections Committee.

Sincerely,

Bette Rohrback
Chair
Elections Committee



Per Resolution 2008-2, Committee Policy, please read the following:

1. Generally, committees will function to assist the Board by preparing policy alternatives and their implications for Board consideration.
2. Committees may not speak or act for the Board except when formally given such authority for specific and time-limiting purposes. Expectations and authority will be carefully stated in order to not conflict with authority delegated to the General Manager.
3. In light of the Association's management structure, committees shall not exercise authority over staff. While committees may offer advice regarding matters within their charge, actions within the purview of the authority delegated to the General Manager shall never require the prior approval of any committee.
4. Other than when the Board finds an exception appropriate, committee members shall be appointed for a finite term of two years (subject to reappointment) with said terms being staggered where practicable in order to promote continuity within the committee; unless no other committee members are willing to assume the duties of the chair, committee members may only serve as a committee's chairperson for a period of one continuous year; co-owners of a property and/or spouses shall not be eligible to serve simultaneously on the same committee; and immediate family members of current Board members shall not be eligible to serve on standing committees.
5. By November 1 of each year, it shall be the responsibility of each committee chairperson to submit to the Executive Assistant, for inclusion in the November board meeting agenda, a compilation of all requests received for either initial appointment or reappointment, along with the committee's recommendation with regard to such requests. At its November meeting, the Board shall receive and consider these compilations and recommendation in anticipation of acting upon them at its December meeting.
6. At its December meeting, the Board shall make the appointments/reappointments it deems appropriate and confirm the rosters of the committees, including those members entering the second year of their two-year term. The committees shall also submit for consideration at the December Board meeting an agenda of proposed activities for the year.
7. At their January meetings or as soon thereafter as is practicable, the committees shall establish their meeting calendars and elect their respective chairpersons for the upcoming year. Should no members wish to assume the duties of the chair, and the current chair is willing to continue in that role, the current chair may continue in that capacity for the New Year subject to Board approval. In preparation for the January Board meeting, the committee chairs shall submit a report to the Executive Assistant indicating meeting calendars and elected chairs. At its January meeting, the Board shall consider approval of the committees' activity agendas.

Accepted and Dated: December 20, 2008



Maureen Warmerdam



Broker Associate DRE# 01034473

I started my real estate career in Walnut Creek, CA in 1986. I enjoyed a successful career as a Real Estate agent and continued to help manage a large family owned business and raising two boys with my husband Paul. In 1990 I acquired my Broker's license and further expanded my services in real estate and continued selling and investing in several Real Estate projects in the Bay Area and Tahoe regions. Then in 1995, after our two sons graduated from De La Salle High School and went off to college, I and my husband sold the family business and moved to Truckee and into our beautiful log home that we had recently finished designing and building. We now have five grandchildren that visit frequently, and I enjoy sharing with them all that Truckee and the surrounding area have to offer.

Once we moved to Truckee full-time, I continued to build my real estate business and with a local contractor built and sold a number of homes in the Tahoe Donner area.

I was excited to join the Dickson Realty team in 2012 and the Dickson Commercial Team in 2014. I am focused and committed to assisting you with any of your real estate needs: buying, selling, residential, commercial, lots, land, and investment properties.

Please call me to discuss your particular area of interest.

- Tahoe Sierra MLS member
- California Association of Realtors
- National Association of Realtors
- Certified HAFA specialist
- Truckee Donner Chamber of Commerce Member
- Director Tahoe Sierra Board of Realtors-2014

Client Testimonials

I have worked with Maureen Warmerdam on my own real estate transactions and have referred her to two of my closest friends to represent them both on multiple transactions. We all agree: Maureen is the most thorough, hardworking, honest, and responsive realtor we have ever worked with. And the icing on the cake is her extraordinary graciousness and kindness

Karen