



## DECISION PAPER

March 13, 2019

### Issue:

Proposed Architectural Standards Fee Schedule changes went out for 45-day member notification prior to board consideration and approval. The board will be considering approval of proposed fees as proposed or with modifications.

### Background:

Pursuant to Tahoe Donner Covenants and Restrictions Article V Environmental and Architectural Regulation, modifications to the architectural standards fees and fines must go out for 45-day member notification prior to board of director consideration and approval.

The Board of Directors approved the proposed Architectural Standards Fee Schedule changes as presented at the January 9, 2019 board meeting. The Decision Paper for the proposed fee schedule dated January 1, 2019 is provided for reference.

The Proposed Architectural Standards Fee Schedule 45-day Notice was published in the February Tahoe Donner News and is included for reference. The notice was posted on the 45-day notice webpage on [www.tahoedonner.com](http://www.tahoedonner.com) as well. A separate memo is included which indicates we received no member comments between February 1 and March 13, 2019.

### Options:

Option 1: Make no adjustments to existing Architectural Standards Fee Schedule for 2019.

Option 2: Consider approving proposed changes as follows with effective date of March 23, 2019.

#### 1. Inspection Fees

	Current Fee Schedule	Proposed Fee Schedule	Comments
Minor & Major Project Site Inspection	\$90	\$90	No Change





Minor & Major Project Final Inspection	\$90	\$90	No Change
Maintenance Project Site Inspection	No inspection fee	No inspection fee	No Change
Maintenance Project Final Inspection	No inspection fee	\$90	Create inspection fee of \$90

## 2. Administrative Fees

	Current Fee Schedule	Proposed Fee Schedule	Comments
Major Project Administration Fee	\$850	\$1,020	\$170 (20%) increase
Minor Project w/Neighbor Notification Administration Fee	\$465	\$465	No Change
Minor Project w/o Neighbor Notification Administration Fee	\$100-125	\$100-125	No Change
Maintenance Projects	No Administrative Fee	No Administrative Fee	No Change

## 3. Resubmittal Fee

	Current Fee Schedule	Proposed Fee Schedule	Comments
Full Committee Review w/new Neighbor Notification	Charging \$140 under lowest admin project fee	\$140	Create "Full Committee Review w/new Neighbor Notification category with \$140 fee





Option 3: Consider approving proposed changes with modifications effective date of May 1, 2019. May 1, 2019 effective date is proposed due to C&R and California Civil Code requirements. Tahoe Donner C&R states, “if text is altered as result of Member comments or Board deliberations, the complete text...,as adopted, shall also be reported to the Members in writing.” Article III, Section 7(c). California Civil Code requires this to occur within 15 days of effective date.

**Recommendations:**

The Architectural Standards Committee is requesting the Board of Directors consider approving Option 2: Proposed Architectural Standards Fee Schedule as provided in the 45-day notice.

Prepared By: Architectural Standards Committee and Annie Rosenfeld, Director of Risk Management and Real Property

General Manager Approval to put on Agenda: \_\_\_\_\_ Date: \_\_\_\_\_

