

MINUTES RECAP
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING

November 12, 2016
Northwoods Clubhouse
9:00 a.m.

I. Social Media Update: No Action

Brinn Talbot, Director of Marketing, presented to the Board and to the membership a summary of comments and activity across all Tahoe Donner social media platforms and on Next Door as an additional way to stay abreast of emerging issues among the membership. The most common topics this month were, garbage service issues regarding the 28-foot rule, speeding issues in Tahoe Donner and California Proposition 64.

II. Approval of Minutes: Approved 5 – 0

The Board approved the October 7, 2016 Regular Meeting Minutes.

III. Committee Rosters and Committee Goals: No Action

The Board reviewed each of the chartered Tahoe Donner committee rosters, as well as progress that has been made towards each committee's goals for 2016.

IV. Consent Calendar: Approved 5 – 0

The Board approved the following items –

- Downhill Ski Area Maintenance Work Truck
- Investment Broker addition (Eaton Vance)
- Conversion of Architectural Standards Office property files to digital files
- Resignation of Jewlez Vaio from the Covenants Committee
- Appointment of Nick Sonder as a new alternate member to the Architectural Standards Committee

V. Coverage Calculation Policy: No Action

Rod Whitten, Chairman of the Architectural Standards Committee, reported that implementation and enforcement of the rules on coverage have evolved in an unrecorded manner to meet changes both in building practices and building materials, as well as constantly changing building codes. Therefore, the Architectural Standards committee has decided to review and modify Coverage in the context of the current effort to update, clarify, and simplify the Rules and Maintenance standards.

VI. Director of Finance and Accounting Report: **Approved 5 – 0**

The Board approved the 2016 September Financials presented by Michael Salmon, Director of Finance and Accounting.

VII. Tahoe Donner Community Solar Share Project: **No Action**

The Board of Directors decided to create a working group to begin researching Solar Gardens, and the feasibility of building one in Tahoe Donner. Research would begin with determining an adequate location in Tahoe Donner for a Solar Garden, reaching out to the Sacramento Municipal Utility District to better understand their own structure and practice for their Solar Garden, working with the Truckee Public Utility District, researching different solar firms who may have interest in such a project, researching state and local ordinances and laws regarding solar projects and determining overall membership interest in purchasing a percentage of the Solar Garden. The project was intended to have no fiscal impact on association funds.

VIII. California Proposition 64, Marijuana Legalization: **No Action**

Annie Rosenfeld, Director of Facilities and Risk Management, notified the Board that while Proposition 64, legalizing recreational use of marijuana in California, passed on November 8, 2016, the Tahoe Donner Association is still a Drug Free Workplace, and smoking prohibition for all Tahoe Donner Common Area Facilities is still in effect. Regarding private properties in Tahoe Donner, the Association’s Covenants, Conditions and Restrictions (CC&R’s) provide for minimum standards and behavior expectations of property owners. These standards include (1) noxious activity, and (2) business activity. An article will be published in the next Tahoe Donner news to fully describe what the passing of Proposition 64 means for the Tahoe Donner Association community.

IX. Board of Directors Amenity Access Policy: **No Action**

The Board agreed to create a resolution outlining what types of privileges are appropriate for active Board members to receive, at no additional cost to the Association, in order for the Board to perform their duties in order to promote the circulation and visibility of directors within the community to encouraging awareness of the condition of the Association and to address membership concerns. No monetary compensation, discounts on food, beverages or retail, or extended privileges to Board Director family members, guests or emeritus Board Directors, will be given and/or included in the creation of an official Board of Directors Association Amenity Access Resolution.

X. Goldmine Software: **Approved 5 – 0**

The Board of Directors consider approving the replacement of Goldmine CRM software in 2016 with Lama Solution utilizing Replacement Reserve Funds with a not-to-exceed budget of \$75,000.

XI. Executive Session Report: **No Action**

Board Secretary, Jeff Schwerdtfeger reported that the Board met in Executive Session today to hear two Appeal Hearings.

XII. Nonresident Voting in Truckee: No Action

Approximately 83% of the nonresident members of Tahoe Donner are unable to participate in Truckee municipal elections related to taxation or political representation, due to the fact that a person can only be registered to vote in one county. The Board discussed what options are available to grant nonresident property owners in Tahoe Donner the ability to participate in the Town of Truckee municipal elections. Director Brooks and Director Schwerdtfeger volunteered to conduct research on this topic and report back to the board at the next regularly scheduled board meeting.

XIII. Employee Housing: No Action

Robb Etnyre, General Manager, provided the Board with an update on the current status of seasonal employee housing of the Association. Currently, in addition to the Chalet house, three other additional rental properties have been leased, with the intention of signing three additional leases, all within budget. All immediate neighbors have been contacted and the remaining rental property neighbors will be contacted once additional leases have been signed. Discussion of the Truckee Tahoe Community Foundations Regional Housing Study lead to the board requesting this regional housing topic be placed on the December board meeting agenda.

XIV. Fire Safety and Forest Health: No Action

Annie Rosenfeld, informed the Board and the membership, that Tahoe Donner's Forestry Department provides numerous services to the Association as a whole, and to the membership specifically. While the Forestry Department manages all vegetation on Tahoe Donner property, homeowners are responsible for the maintenance of their own private lots. This includes maintenance for fire safety and overall forest health. should members have any concerns about the health of the forest on their property, and/or meeting fire safety requirements, or if they have concerns about surrounding properties, to reach out to the Forestry Department for further assistance. Phone: (530) 587 – 9432. Email: forestry@tahoedonner.com.