

MINUTES RECAP
TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING

Northwoods Clubhouse
September 28, 2016
11:30 a.m.

I. Executive Session Report: No Action

Jeff Schwerdtfeger, Board Secretary, reported that the Board met in Executive Session today to discuss and review policy bids by Insurance carriers for the renewal of Tahoe Donner's Property and Casualty Insurance and the renewal of Tahoe Donner's Workers Compensation Insurance.

II. Member & Director Comments

The Board President, Jeff Bonzon, recognized members to comment on agenda items as they occurred. But, opened the meeting addressing the following topics that were not on the agenda but perceived as important to address and potential items to be placed on future board meeting agendas.

- Ron Wulff, answered member concerns about the quality of video recordings of the Board Meetings thus far, saying that the changing of location for future Board Meetings, as well as further technological improvements, should enhance video recordings going forward.

Members may submit additional comments by email to the Board (board@tahoedonner.com).

III. Property/Casualty Insurance Policies Renewal: Approved 4 – 0

The Tahoe Donner Association Property and Casualty insurance policies are set for renewal on October 1, 2016. As the Association Property and Casualty insurance policies renew on an annual basis, while developing this year's renewal information, Annie Rosenfeld, Director of Facilities and Risk Management, noted that the following changes to the Statement of Values specific to property insurance were made:

- Deleted Equestrian wagon insured value of \$28,000
- Total Building and Contents values flat to prior year renewal
- Total Mobile Equipment \$110,000 insured value (4.7%) increase over prior year. This value change is primarily the two recent chipper replacements within the policy year.
- Total Golf Maintenance Equipment insured value increase \$19,950 (2%) over prior year.
- Total Real and Personal Property change from current policy year to renewal is \$129,950, or 0.2% increase over last year.
- Total insurable values are \$56,073,775.

Following discussion, the Board approved Interwest Insurance Services, Inc.'s proposal of \$364,533 plus \$30,000 brokers for total Property and Casualty Insurance renewal for the policy year, October 1, 2016 to October 1, 2017 of \$394,533.

IV. Workers Compensation Insurance Policy Renewal: Approved 4 – 0

The Tahoe Donner Association's Workers Compensation insurance policy is set for renewal on October 1, 2016. Annie Rosenfeld, Director of Facilities and Risk, pointed out to the Board that the underlying costs (indemnity and medical) of Workers Compensation Insurance continued to grow this last year, while the Workers Compensation Insurance Review Bureau (WCIRB) reports exposure reporting a general decrease to base rates between 5-9%. This year management worked with Safehold for a proposal and Interwest Insurance Services for a market proposal. The Board approved Safehold Special Risk's proposal for a total cost of \$717,398 including taxes, fees and a broker's fee for the Workers Compensation Insurance renewal for the policy year, October 1, 2016 through September 30, 2017.

V. Records Retention Building: Approved 2 – 1 (1 Abstained)

The availability of housing for Tahoe Donner employees is growing concern. Each year, the lack of housing, especially seasonal workforce affordable rental properties, has made it harder for Tahoe Donner to recruit and retain employees, specifically during the peak seasons of summer and winter operations. As such, the management at Tahoe Donner is recommended turning one of our current assets, the 11904 Chalet house (zoned single family residential) that has been used as the Associations record storage facility, back into a rental property for Tahoe Donner seasonal employees. After discussion, it was recommended that a maximum of four people rent the home, all of which will sign a lease agreement with expected behavior and maintenance of the property, noise and nuisance regulations, vehicle capacity restrictions, and other standard codes of conduct with enforceable disciplinary actions should the agreement be violated. Staff and management will work out a schedule to regularly visit the property to ensure compliance. The project will be funded by accelerating Replacement Reserve Funds with a budget not to exceed \$31,592.