

MINUTES RECAP
TAHOE DONNER ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING

April 22, 2017
9:00 a.m.
Northwoods Clubhouse

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

The Board reported that they met in Executive Session and discussed the following –

- On April 11, 2017, the Board of Directors met in Executive Session to discuss a draft of the 2017 Tahoe Donner Association Senior Management Compensation Study report by Romanoff Consulting.
- On April 17, 2017, the Board of Directors met in Executive Session to discuss a draft of the 2017 Tahoe Donner Association Senior Management Compensation Study presentation by Romanoff Consulting.

II. Social Media Update: **No Action**

Derek Moore, Interactive Media Coordinator, 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 – picking up dog waste, active bears, trash/bear boxes, clearing of the Boat Storage lot, winter amenities closing dates, Event Tent at The Lodge Restaurant & Pub, 2017 Director Election, kayak storage, Board Meeting supporting documents and Architectural Standards processes.

III. Approval of Minutes: **Approved 4 – 0**

The Board approved the March 25, 2017 Regular Meeting Minutes.

IV. Consent Calendar: **Approved 5 – 0**

The Board approved the following items –

- Tahoe Donner Giving Fund – increase the scholarship grant by \$3,000 to \$7,000 total to allow for continued support beyond one year.
- Tahoe Donner Giving Fund – approve scholarship grants of \$2,000 each to two students.
- Approval of Linda Slattery as affiliate member of Tahoe Donner Giving Fund Committee
- Decision Paper – Short Range Practice Area at the Driving Range
- Decision Paper – Driving Range Netting Replacement
- Decision Paper – Fire System Replacement at the Lodge Restaurant & Pub

- V. **Update by Romanoff Consulting on Senior Management Salary Study: No Action**
The Board of Directors was provided up an update on their contracted Senior Management Salary study by Romanoff Consulting.
- VI. **Community Facility District – Gray’s Crossing Presentation: No Action**
Jeremy Popov, the Administrative Services Director of the Truckee Donner Public Utility District, discussed with the Board of Directors the Truckee Donner Public Utility District Community Facility District No. 04-1, Gray’s Crossing, including the current Special Tax status and bond debt associated with this community facility district and particularly three multifamily zoned parcels.
- VII. **Truckee Donner Land Trust: Approved 4 – 0**
Kevin Starr, the Stewardship Coordinator of the Truckee Donner Land Trust, presented to the Board information on the Donner Lake Rim Trail alignment. The Board confirmed their approval of the proposed new trail alignment, but the Board wants to work with the Truckee Donner Land Trust further, to pursue the appropriate legal agreement to put into place allowing public traffic to cross onto Association property, before the Board gives their final approval to begin construction of the trail.
- VIII. **2017 Pending Suspension of Membership Rights and Authorization to Record Lien: Approved 4 – 0**
The Board of Directors reviewed and authorized the recording of an assessment lien after May 1, 2017, against those properties for which the delinquent amount is owed, if the amount of the delinquency exceeds \$185.00 and remains unpaid as of the time recording is to take place. As well, these members who have failed to bring their assessment accounts current will have their membership rights suspended.
- IX. **Tahoe Donner Voting and Election Rules – Nominating Committee: Approved 4 – 0**
The Board of Directors considered appointing a candidate nominating committee for the 2017 Director Election. However, the Board by consensus concluded that no candidate nominating committee needed to be appointed.
- X. **Tahoe Donner Seasonal Employee Housing Update: No Action**
Management recommended that the Board of Directors consider approving Option 1 of the Decision Paper presented – to purchase entitled undeveloped land in 2017, and in 2018, develop detailed design and construction plans for an appropriate number of housing units to address the seasonal employee housing shortfalls currently addressed with short term rentals. After discussion, the Board of Directors requested the subject be reviewed further by the General Plan and Finance Committees, to move this item to the next scheduled Board meeting, and to host a Town Hall meeting in the meantime.
- XI. **TSSA 1 Funds Authorization Recommendation: Approved 4 – 0**
The Board of Directors approved to send a letter addressed to Dan Wilkins, the Public Works Director/Town Engineer, expressing their recommendations regarding the future use of the TSSA 1 Funds.

XII. Tahoe Donner Forestry Annual Report: No Action

Bill Houdyschell, the Tahoe Donner Association Forester, presented to the Board a report on the 2016 Forestry activities including forest health, association owned land defensible space work, and the homeowner defensible space program. Additionally, the Bill highlighted the planned work for the 2017 summer season.

XIII. Fire Safety and Forest Health Covenants Rules: Approved 4 – 0

The Board of Directors approved Option 2 of the Decision Paper to go out to a 45-day member notification for the consideration of amending the current private property storage and vegetation, and fire safety and forest health covenants rule.

XIV. Association Master Plan Update: No Action

The General Plan Committee in conjunction with Forrest Huisman, Director of Capital Projects, discussed with the Board an updated final draft of the Association Master Plan.

XV. Back-Up Power Generators: Approved 4 – 0

The Board of Directors approved Option 1 of the Decision Paper to obtain engineering requirements and initiate manufacturing of natural gas back-up power generators for The Lodge, Alder Creek Adventure Center, and Downhill Ski Area, for proposed installation of three natural gas generators, at an estimated total of \$345,000 from Development Funds, prior to end of 2017.

XVI. Director of Finance and Accounting Report: Approved 4 – 0

The Board approved the 2017 unaudited March Financials presented by Mike Salmon, Director of Finance and Accounting.

XVII. Underground Utilities: No Action

Due to time constraints Agenda Item L – Underground Utilities, was moved to the next scheduled Board Meeting.

XVIII. Tahoe Donner Lessons Learned: No Action

Due to time constraints Agenda Item N – Tahoe Donner Lessons Learned, was moved to the next scheduled Board Meeting.