

Tahoe Donner Association

Short Term Rental and Amenity Task Force

Operating Under the Covenants Committee Charter as a Task Force

Pursuant to the powers invested in the Board of Directors (Board) by the articles of Incorporation, the First Restated Bylaws of Tahoe Donner Association (“Association”) the Board has established as a Task Force of the Covenants Committee the Short Term Rental and Amenity Task Force (“STRTF”). This is a member driven task force which in turn will report its findings to the Covenants Committee. It is a special purpose, independent, task force with a charter applicable to its Mission which is to:

- Collect data and statistics related to Short Term Rentals (“STR”) and amenity use/loading in Tahoe Donner
- Survey and analyze current approaches employed by similar organizations and municipalities in order to effectively monitor and regulate STR activity
- Survey and analyze historic amenity loads and usage patterns in order to understand how best to maximize amenity availability for Members
- Collect broad input and comments from Members in order to achieve the greatest good for the greatest number of Members
- By the November 2017 Board meeting propose preliminary recommendations focused on primarily on education and communication between Members, Staff and Guests
- By summer 2018, following extensive input, discussion and surveys involving the entire Membership, present summary findings and recommendations for review by the Covenants Committee and the Board.

AUTHORITY

The task force is established under the provisions of:

- Para (5)c, Section VII, Restated Bylaws of Tahoe Donner Association
- Section 1 and Section 2, Restated Bylaws of Tahoe Donner Association

- Article VIII, Board Meetings, Restated Bylaws of Tahoe Donner Association
- Resolution 2008-2, Committee Policy, Tahoe Donner Association Board of Directors

The task force shall have no annual agenda of issues other than their original purpose unless further updated by the Board at each year's January regular Board meeting.

MEMBERSHIP AND CHAIRPERSON

Organization

- The head of the task force shall be a Member in good standing who is nominated and agreed by the Board.
- The head of the task force shall in turn be responsible for selecting a group of 5-7 individuals with diverse backgrounds relevant to the core priorities outlined for the task force.
- The task force shall consist of up to 7 regular voting members and up to forty non-voting alternate members who are encouraged to attend and may vote if an insufficient number of voting members are not present to constitute a quorum.
- There shall be at least one non-voting Board Liaison to the task force that is chosen by the Board to attend task force meetings and whose primary purpose shall be to facilitate discussions between the task force, Covenants Committee and the Board. The Board member is a non-voting participant of the task force.
- In support of the task force's work for the Board, a designated staff liaison to the task force will attend all or part of formal task force meetings and the task force shall always be respectful of the limited time and other responsibilities of staff. Other staff participation shall be at the discretion of the task force.
- Any member of the Association in good standing, who has a positive interest in contributing to the welfare of the Association, who is prepared to contribute the necessary time and who does not present a conflict of interest is eligible to apply for appointment as a member of the Committee. Directors and their immediate families are ineligible for appointment. Co-owners of property and immediate family members shall be ineligible to serve

simultaneously on the Committee. The task force shall have authority to propose and make all appointments to the task force, though the Board with a unanimous vote may veto any appointment or request removal of an individual from the committee if that individual is deemed unfit for appointment to the task force.

- The head of this task force shall submit to the Board a current list of names and summary backgrounds for members of the task force.

REPORTING REQUIREMENTS

- The group will elect various officers and roles, as and if deemed appropriate, to perform specific functions within the task force and may meet regularly as outlined by the task force leader(s). The task force may meet by a variety of communication vehicles as agreed upon by the task force.

COMMITTEE SUPPORT

The head of the task force will direct requests for statistical data or any other types of information needed for the work of the task force to the staff liaison for the task force.

AMENDMENTS TO AND TERM OF CHARTER

This task force charter shall remain in effect as presented herein until such time as it amended or revoked by the Board or until such time the Board deems the project completed.

COMMITTEE ADMINISTRATION MEETINGS

All meeting may be held in person and/or through modern communications as agreed by task force leadership.

QUORUM REQUIREMENTS

A quorum shall consist of at least 60 percent of the members being able to vote.

Members of the Committee

Attached is a listing of all of the initial members of the Committee along with their purpose for joining and interest in the committee and the direct role if any they will be involved in. All Members are expected to provide a helpful and representative balance on the various thoughts that might surface as we truly want the analysis and conclusions to reflect representative thinking of the membership.