



**Covenants Committee Meeting Minutes
For February 8, 2018**

MEMBERS PRESENT: Fred Zapponi, Al Noyes Len Leclerc, Lou Ashcraft,

ALTERNATES PRESENT:

TDA STAFF PRESENT: Sheryl Walker, Darren Davis, Annie Rosenfeld, Brian Yohn, Scott Botn

OTHERS PRESENT: Jennifer Jennings, Ron Modafferri, Marilyn Modafferri, Veiko Horak

Teleconference: Stan Bienus

CALLED TO ORDER: 3:00 PM

MEMBER COMMENT: No member comment

HEARINGS:

1: Unit 04, Lot 071
2: Unit 06, Lot 464
3: Unit 06, Lot 464

ACTION ITEM:
1-Approval of January Meeting Minutes

Lou Ashcraft moved to approve the minutes, Len Leclerc seconded the motion.

Action 4:0 (Zapponi, Noyes, Leclerc, Ashcraft).

DISCUSSION ITEMS:

1- Covenants Rules Enforcement Procedures- Noxious Activity Rule

The committee also discussed the proposed revision to the noxious activity rule and including business activity when it relates to a subjective standard such as noise. The committee reviewed the proposed fine schedule with fines adjusted upward due to the severity of the violation and imposition on their neighbors during the occurrence. The committee discussed the modification that the burden is on the complainant and the postponement factors.

Member Comment:

Marilyn Modafferri (06/463) presented information regarding more objective Noxious Activity Rules especially regarding Air Conditioner Units.

Action 4:0 (Zapponi, Leclerc, McDermott, Ashcraft) The committee agreed to review the proposed draft and revisit as a discussion item next month.

2-Review of Short-Term Rental (STR) Taskforce Progress Report

STR/Amenity Task Force Update, Feb. 8, 2018

Phase One

The Phase One recommendations of the Task Force were approved at the December Board meeting, and are currently in the process of being implemented by the staff under the direction of the Board. The Task Force will follow implementation and how it is working to address the issues.

Phase Two

Phase Two is designed to address:

“whether it is advisable for the Board to enact or implement addition, specific regulations (for example, prioritizing homeowners’ access to amenities, or limiting the number of people or vehicles related to short-term rentals) under its existing authority to preserve the welfare and enjoyment of the residents.”

In addition, we are directed to consider that

“it may be that there are some rental uses that are so subject to abuse, and that are so incompatible with the residential nature of Tahoe Donner, that they should be prohibited.”

With respect to these issues, gathering information as to what other towns or associations have done “will provide guidance and insight on these issues.”

Activities in Past Month

Information regarding how STRs are handled by other residential, resort type towns and Homeowner Associations has been gathered by group members. Where STRs are permitted, it is typical to have regulations in place, and the types of regulations are being compiled for review. This includes, for example, rules regarding, noise, occupancy, parking and enforcement. In

addition, some group members are looking at other issues such as amenity over-crowding at peak times.

Dates are currently under discussion for a meeting or meetings of the full group, along with interested homeowners, to meet to discuss the information and exchange ideas on whether further regulations are needed, and if so, what types of regulations. It is anticipated that the format will be subgroups of 6 to 8 to insure that the homeowners can discuss the issues and listen to the ideas of others.

A number of homeowners have expressed views or concerns related to the issues currently being reviewed by the task force, and their input will also be sought and incorporated in the process. Before any specific options or range of options are recommended, the input of the membership as a whole will be sought, as these matters impact or could impact all owners. There is a wide range of views and interests among the homeowners on some issues, and the use of a neutral to draft a survey would help insure that all views are fairly heard and considered.

Conclusion


The task force leaders are currently looking at using Flash Vote, who is already under contract with Tahoe Donner, to draft a survey based on the issues and on the thoughts and views expressed by owners during the process. The alternative is the recommendation of an outside consultant with experience in this area, but exploration of Flash Vote seems the most expeditious way to proceed at this time. It may be that this process should be coordinated with the process underway to revise the CC&Rs, as there may be overlap with that process.

*Laura Lindgren
STR/Amenity Task Force*

MEETING ADJOURNED: 5:09 PM. The next meeting is scheduled for March 8, 2018 at 3:00 PM at Northwoods Clubhouse.

Prepared by: Sheryl Walker

Minutes approved by: _____


(Name)

3/8/2018
(Date)

MEMO



To: Board of Directors
From: Fred Zapponi, Chair of the Covenants Committee
Subject: Recommendation for Committee Membership – Vladimir Rivkin

Message:

Board of Directors,

It is my pleasure to recommend Vladimir Rivkin for appointment to the Tahoe Donner Covenants Committee as an alternate member.

We are very pleased to put this nomination forward to the Board of Directors at the March 24, 2018 regular meeting and thank you in advance for your approval of this appointment.

Sincerely,

Fred Zapponi, Chair – Covenants Committee



Per Resolution 2008-2, Committee Policy, please read the following:

1. Generally, committees will function to assist the Board by preparing policy alternatives and their implications for Board consideration.
2. Committees may not speak or act for the Board except when formally given such authority for specific and time-limiting purposes. Expectations and authority will be carefully stated in order to not conflict with authority delegated to the General Manager.
3. In light of the Association's management structure, committees shall not exercise authority over staff. While committees may offer advice regarding matters within their charge, actions within the purview of the authority delegated to the General Manager shall never require the prior approval of any committee.
4. Other than when the Board finds an exception appropriate, committee members shall be appointed for a finite term of two years (subject to reappointment) with said terms being staggered where practicable in order to promote continuity within the committee; unless no other committee members are willing to assume the duties of the chair, committee members may only serve as a committee's chairperson for a period of one continuous year; co-owners of a property and/or spouses shall not be eligible to serve simultaneously on the same committee; and immediate family members of current Board members shall not be eligible to serve on standing committees.
5. By November 1 of each year, it shall be the responsibility of each committee chairperson to submit to the Executive Assistant, for inclusion in the November board meeting agenda, a compilation of all requests received for either initial appointment or reappointment, along with the committee's recommendation with regard to such requests. At its November meeting, the Board shall receive and consider these compilations and recommendation in anticipation of acting upon them at its December meeting.
6. At its December meeting, the Board shall make the appointments/reappointments it deems appropriate and confirm the rosters of the committees, including those members entering the second year of their two-year term. The committees shall also submit for consideration at the December Board meeting an agenda of proposed activities for the year.
7. At their January meetings or as soon thereafter as is practicable, the committees shall establish their meeting calendars and elect their respective chairpersons for the upcoming year. Should no members wish to assume the duties of the chair, and the current chair is willing to continue in that role, the current chair may continue in that capacity for the New Year subject to Board approval. In preparation for the January Board meeting, the committee chairs shall submit a report to the Executive Assistant indicating meeting calendars and elected chairs. At its January meeting, the Board shall consider approval of the committees' activity agendas.

Accepted and Dated: December 20, 2008



Dear Tahoe Donner BOD and Covenants Committee members,

Please let me know if I can contribute by filing the alternate position on the Covenants Committee.

My family has owned four properties in Tahoe Donner over the last 25 years, until building a house that fits our family needs. We spend 4-6 weeks a year in Tahoe and call Tahoe Donner home.

Education:

1986 Congressman nominee, Norman Y Mineta, US Air Force Academy,

BS – finance / economics, minor political science.

1994 MBA – Western States University, Valuation Science concentration.

1999 Juris .Doctorate. – Lincoln Law School.

Professional Credentials;

General Certified Real Estate Appraiser, OREA AG014402. highest level of appraisers license available from Office of Real Estate Appraisers, California. 25 years experience. Also have held real estate appraiser licenses in Oregon, Washington.

California Brokers License, CBA 01193311

Relevant Professional Experience;

Developed HOA and condominium projects on the west coast, including setting up HOA's, condo / hotel projects, mixed use;

Islander Resort, Westport WA – mixed use project, hotel, convention center, SFR and condo residences.

Coho Resort, Westport WA – mixed use 36 residence, commercial project

Evergreen Ridge, Vancouver, WA – 116 condominium community

Tech Farm, Hillsborough OR – 124 SFR home communities

SatSop, WA, ex-nuclear plant to business park conversion – tech conversion, 1,800 acres, 105,000 SF tech building / fiber cable rights conversion.

Bellagio Condominiums, CA – 64-unit condominium project

The Monterey, CA – 240 unit PUD / condominium project

Indian Palms, CA – SFR project, project consisting of 5 different HOA's

Caspian Polo Club, Pillar, Argentina – mixed use development, 34 hectares, 3 polo field, commercial mixed use, SFR, condominiums, equestrian structures, HOA.

Wine Country Polo Club – polo manager 2015 – current

Cerro Pampa Polo Club – polo manager 2014 season.

San Francisco Sheriffs Air Squadron, former commander, deputy, pilot.

Please let me know if I can contribute to our community.

Vladimir Rivkin

Elections Committee Meeting Minutes
Tuesday, March 6, 2018
1:00 - 3:00 PM Mezzanine Room

Meeting Attendees

Bette Rohrbach
Karolyn Gander
Courtney Murrell
Megan Rodman (Staff Liaison)
Christina Schwartz (Marketing)
Lindsay Hogan (Marketing)

Review/Approve minutes of February meeting

Minutes were reviewed and approved 3-0

Elections Committee Mailbox activity and weekly assignments (Red indicates change)

March 4 - Bette	April 1 - Bette	May 6 - Bette	June 3 - Karolyn
March 11 - Karolyn	April 8 - Courtney	May 13 - Karolyn	June 10 - Courtney
March 18 - Courtney	April 15 - Bette	May 20 - Courtney	June 17 - Bette
March 25 - Karolyn	April 22 - Karolyn	May 27 - Bette	June 24 - Karolyn
	April 29 - Courtney		

Elections Committee Membership

Update - Currently Lois Parsons does not have the time to participate.

Alternate candidate nominee, Maureen Warmerdam, is interested in joining the committee.

Continue recruiting in weekly e-mail blast until next meeting.

Marketing/Communication

- TD News Article April - Reviewed the Fair Campaign Guidelines with introductory paragraph and provided it to Marketing. Suggestion for next TD News is a brief article concerning membership eligibility to vote in the TD elections.
- Campaign to get member input re: questions/discussion topics for Candidates Night. Discussed timing to gather input from members and determined it would be best to have Marketing send out email blast closer to **announcement of the slate of** candidates - May 2, 2018. Next month agenda item is to discuss top 5 categories/topics for candidate's night. An article in the June TD News will ask membership to submit questions for Candidate's Night based on these categories/topics.
- Date for Flash Vote re: engagement with candidates (between March 30 and April 30). Discussed Flash Vote questions/topics. Drafted four questions to be finalized by the Elections Committee and then provide to Marketing by March 19.

- Dedicated campaign bulletin boards pending Board approval. Marketing suggested using electronic versus a physical space. The pros and cons of each was discussed. It was decided to use the TD website which is available to all members. Marketing will draft a Marketing Launch Plan which will be reviewed with the board at the March Board Meeting.
- Weekly E-Mail Blast thru March 27. - call for nominees, candidate packets available March 30, link to FAQ's on website. Email blasts will be included in the Marketing Launch Plan.
- Next Door notification. Next Door will be used to communicate the board opening and the candidate packet availability on April 30. It will be posted 3 times.
- Communication Calendar: The Communications Calendar was reviewed in detail with Marketing up to May 10 due to time constraints. There were edits noted and the Communication Calendar will be updated. Some of the discussion included:
 - Ability to download Candidate Packet from TD Website available on March 30.
 - Candidate introduction video to be 60 seconds/150 words. Election Committee will draft script/questions. On the morning of May 4, TD Marketing will be available to video candidates. Elections Committee representative will be present during tapings. If candidate unable to be onsite at that time, the candidate should contact the Elections Committee.

Review and finalize Candidate's Packet ready for distribution March 30. Revised Candidate's Packet was reviewed. Changes to the packet resulted from feedback received during Elections Committee interviews with candidates after the last election. Changes include:

- Suggested outline for Candidate's Statement
- Request that Candidates provide a photograph for use on the TD website and in the TD article announcing slate of candidates.
- Inclusion of Fair Campaign Guidelines

Task Calendar - Time did not permit review.

Time Permitting:

Identify strategies to track complaints/issues that come up during the campaign. Time did not permit discussion. This will be moved to the next meeting agenda.

Next Meeting: Tuesday, March 27, 2018, 1:00 - 3:00 p.m. Mezzanine Room



March 20, 2018

To: Board of Directors

From: Elections Committee and Megan Rodman, Executive Assistant

Subject: Notice of Pending Suspension of Membership Rights and Intent to Record Assessment Lien

Message:

At the April Board meeting, our delinquent account policy prescribes those members who have failed to bring their assessment accounts current face suspension of their membership rights. That policy also calls for the recording of assessment liens against their Tahoe Donner properties, should their accounts remain delinquent after April 30, 2018.

This *Notice of Pending Suspension of Membership Rights and of Intent to Record Assessment Lien due to Unpaid Assessments(s)*, is to notify the members who as of April 1, 2018, still owe the regular assessment, that they are at risk of having their membership rights suspended, by Board of Director action at the April 28, 2018 regular board meeting. This suspension of rights will become effective on Monday, April 30, 2018 if any outstanding amounts remain unpaid on that date. Along with suspending the members' ability to access the amenities as property owners, this will also disallow them from participating in the 2018 Director Election, either as a voter or as a candidate.

Members whose rights are at risk of being suspended, are entitled to a hearing regarding this pending suspension. The request for a hearing must be submitted in writing by Friday, April 20, 2018. If a member desires such a hearing, the Board of Directors will consider the members reason as to why this suspension is inappropriate at the April 28, 2018 regular board meeting.

Under the current Civil Code, the Board of Directors is required to specifically authorize the recording of assessment liens against members' properties, and that this responsibility cannot be delegated. Therefore, this memo is to notify the Board of Directors that this *Notice of Pending Suspension of Membership Rights and of Intent to Record Assessment Lien due to Unpaid Assessments(s)*, will be sent to members who still owe the regular assessment with the April statements.



March 2018

VIA CERTIFIED & FIRST CLASS MAIL

**NOTICE OF PENDING SUSPENSION OF MEMBERSHIP RIGHTS AND
OF INTENT TO RECORD ASSESSMENT LIEN DUE TO UNPAID ASSESSMENT(S)**

Dear Property Owner:

Enclosed please find an itemized statement of your assessment account with the Association. The statement indicates the amounts owed for assessments, penalties and interest, as reflected in our records. As a property owner, you do have the right to inspect these records, pursuant to Section 8333 of the Corporations Code. You will not be liable to pay penalties, interest, or any costs of collection if it is determined that the assessment(s) was (were) paid on time to the Association. Included with this letter is the Association's statement of its policies and procedures with respect to delinquent assessment accounts. It explains how penalties and interest are calculated and how any payments received are applied.

If delinquent amounts remain unpaid for your Tahoe Donner property, please take note that pursuant to the provisions of the Association's Governing Documents, the Board of Directors is expected to take action to summarily suspend your membership rights, as described below, on **Saturday, April 28, 2018**. This suspension of rights will become **effective on Monday, April 30, 2018** if any outstanding amounts remain unpaid on that date, and will remain in effect until your account is current.

You are entitled to a hearing regarding this pending suspension at least five days prior to the effective date noted above. If you desire such a hearing, the Board will consider your reasons as to why this suspension is inappropriate at its April 28, 2018 regular Board of Directors meeting. Your written request for a hearing must **be received by Friday, April 20, 2018**.

During suspension, a member may not: (1) Vote in, or give a quorum proxy for, the annual election of Directors, or any other matter put to the members for a vote; (2) Seek election to or serve on the Board of Directors; or (3) Access the amenities (the recreational facilities) as a member. **With regard to the annual election of Directors, to be completed at the annual membership meeting on June 24, 2018, the "record date" for the qualification of members to participate therein has been established as April 30, 2018. A member whose rights are suspended as of the established record date will not be entitled to vote even if payment is made prior to the election.**

Further, state law requires that this notice be given before the Association may record an assessment lien against your property. The recording of such a lien to protect the Association's

interest in unpaid assessments is authorized by both the Association's Governing Documents and state law.

If the debt remains unpaid, the Association is also authorized to foreclose the lien and sell your property at public auction to recover the amounts owed. State law also provides that you may dispute this debt by submitting to the Board of Directors a written explanation of the reasons for your dispute. If the explanation is mailed within 15 days of the postmark of this notice, the Board must respond in writing within 15 days of the postmark of the explanation. Further, you may submit a written request to meet privately with the Board to discuss a payment plan for this debt. If such a request is mailed within 15 days of the postmark of this notice, the Board shall meet with you within 45 days of the postmark of the request.

As you can see from our delinquent assessment procedures, you will be charged \$185 when the lien is recorded. Also, if a foreclosure or other collection action is initiated, all costs associated with those activities, including attorneys' fees, will become your responsibility. Please be aware that those costs can be substantial.

This notice is to advise you that, on April 30, 2018, or within a reasonable time thereafter, the Association intends to record an assessment lien against your property, and to charge your account a \$185 Lien Fee, unless all amounts owed are paid prior to such date.

**IMPORTANT NOTICE: IF YOUR SEPARATE INTEREST IS PLACED IN
FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR
ASSESSMENTS, IT MAY BE SOLD WITHOUT COURT ACTION**

Should you have any questions, please contact MEMBERSHIP ACCOUNTING at (530) 587-9417. If you have since paid your account in full, thank you and please disregard this notice.

Sincerely,

Robb Etnyre,
General Manager
Tahoe Donner Association

TAHOE DONNER ASSOCIATION
Policies and Procedures
Regarding Assessment Collection, Delinquency and Foreclosure Actions

Each Property Owner's annual Regular Assessment is due at the beginning of each fiscal year on January 1st and becomes delinquent on March 2nd of the same fiscal year. Special and Special Individual Assessments (Architectural Standards, Covenants and Forestry Assessments, Fines and Inspection Fees) are due thirty (30) days after invoicing and delinquent thirty (30) days thereafter. Delinquent accounts are subject to the following schedule of procedures and charges. **(The actions indicated below will not be taken until at least the date specified, but may occur at a later date due to scheduling considerations.)**

Interest Amount: Interest charged will be equal to the maximum allowed by law (currently 12 percent per annum).

ANNUAL REGULAR ASSESSMENT

March 2: DELINQUENCY FEE (10 PERCENT OF REGULAR ASSESSMENT BALANCE) is charged to the account; also, interest begins to accrue on the delinquent assessment balance.

April 1: Notice of pending suspension of membership rights (eligibility for candidacy to serve as a director, to vote in any election, to access the amenities as a member) for failure to pay the assessment and of the member's right to a prior hearing thereon, and notice of intent to record a lien against the member's property to secure amounts owed, is sent to Owner(s) of Record via certified mail.

April 15: Assessment Lien recorded against property; The LIEN FEE amount (which may be changed by The Board as part of the annual budget) is charged to the account. If requested, hearing on pending suspension of membership rights must be completed at least five days prior to the suspension's effective date.

April 30: Effective date of suspension of membership rights, which shall remain in effect until the account is brought current.

May 1: Interest begins accruing on Delinquency Fee.

June 15: Delinquent accounts become subject to all appropriate collections/legal recourses, including FORECLOSURE of the assessment lien, to recover amounts owed. All costs and fees related to such actions, including attorneys' fees, become the property owner's obligation.

July 1: Interest begins accruing on Lien Fee.

SPECIAL AND SPECIAL INDIVIDUAL ASSESSMENT(S)

Days After Invoicing

60: DELINQUENCY FEE (10 PERCENT OF ASSESSMENT BALANCE) is charged to the account; also, interest equal to the maximum allowed by law (currently 12 percent per annum) begins to accrue on the delinquent assessment balance.

90: Notice of pending suspension of membership rights (eligibility for candidacy to serve as a director, to vote in any election, to access the amenities as a member) for failure to pay the assessment and of the member's right to a prior hearing thereon, and, if applicable, notice of

intent to record a lien against the member's property to secure amounts owed, is sent to Owner(s) of Record via certified mail.

- 105:** If applicable, Assessment Lien recorded against property; The LIEN FEE amount (which may be changed by The Board as part of the annual budget) is charged to the account. If requested, hearing on pending suspension of membership rights must be completed at least five days prior to the suspension's effective date.
- 110:** Approximate effective date of suspension of membership rights, which shall remain in effect until the account is brought current.
- 120:** Interest begins accruing on Delinquency Fee.
- 165:** Delinquent accounts become subject to all appropriate collections/legal recourses, including FORECLOSURE of the assessment lien, to recover amounts owed. All costs and fees related to such actions, including attorneys' fees, become the property owner's obligation.
- 180:** If applicable, interest begins accruing on Lien Fee.

TIMELINESS OF PAYMENTS

In relation to the imposition of penalties, etc., in accordance with this schedule shall be determined by:

- Official USPS postmark date appearing on the envelope in which a payment is received through the mail (private postage meter dates are ignored).
- Any other method of delivery (i.e. hand-delivered payments, overnight services, electronic payments) are considered delivered on date of receipt of payment.
- Send payments to: Tahoe Donner Association, ATTN: Accounting, 11509 Northwoods Blvd, Truckee, CA 96161

APPLICATION OF PAYMENTS

It is the Association's policy to apply payments received as follows:

- First, to the oldest unpaid Assessment.
- Second, to the Interest and Penalties (Delinquency Fee, Lien Fee, costs of collection, etc.) related to that oldest unpaid Assessment.
- Next, to the second-oldest Assessment, followed by the Interest and Penalties related to that second-oldest Assessment.

This sequence continues until the most recent Assessment is paid, the Interest and Penalties related to that most recent Assessment are then paid.

TAHOE DONNER 2018 ELECTIONS: AWARENESS CAMPAIGN

March 2018



TAHOE DONNERSM

BACKGROUND + OVERVIEW

The Tahoe Donner marketing team will run an awareness campaign for the 2018 elections with the goal to increase awareness and participation.

- **Who:** All members
- **What:** Awareness marketing campaign
- **Why:** To increase awareness and engagement of the next election
- **When:** May 10—timed with Candidate materials on website

Campaign Goals

- Increase voter turn out
- Educate members on process, candidates and importance
- Increase voter engagement + awareness
- Provide clear information that is easily accessible both digitally and traditionally

KEY DATES

This program will be promoted through the following channels starting X.

CHANNEL	SPECIFICS
Candidate Announcement	May 2
Candidate Application form and packet live on web	March 30
Dedicated email Blast for candidate applications	March 30
Candidates Video Shoot	May 4
Candidate Statements Due	May 8
Program/ Election Awareness Campaign Launch	May 10
Marketing Pages Live	May 10
Meet + Greet (The Lodge)	May 19
Candidates Night (live Stream)	May 27
Meet + Greet	June 9
Elections	June 24

“GET OUT THE VOTE” CAMPAIGN LAUNCH CHANNELS

This program will be promoted through the following channels starting May 10.

CHANNEL	SPECIFICS
Web	Homepage promo, event pages
Email	Dedicated and weekly
Advertising	Amenity digital Screens, TD News
Social	Next Door
Street Banners	2 locations: Northwoods + Alder Creek
On site:	Amenity table tops

"Get out the Vote" MARKETING ASSETS

This program will be promoted through the following channels starting X.

CHANNEL	SPECIFICS
Campaign Name / Theme Development and Approval	Week of April 9
Design Development + Approval	Week of April 23
Messaging tracks	April 9 to May 9
Final Assets ready for distribution	May 9



FINANCE COMMITTEE MEETING REPORT: March 15, 2018, NWCH

ATTENDANCE:

Members present: King, Stang, Ravano (by phone), Dundas, Anderson, Eyton-Lloyd (by phone)

Members absent: Leibow, Johns, Disbrow, Hunter

Staff Present: Etnyre, GM; Salmon, DFA; Murtagh, Golf; Sloane, Operations

TD Board member: Bonzon

GPC Liaison: Koenes (by phone)

TD Member: McGoldricks, Ralphs, Foster, McGregor, Williams (by phone), Wu (by phone)

AGENDA ITEMS:

A. Call to order; 3:30pm, quorum present.

B. Member Comment: Comments from Stang regarding requesting comments from members in conjunction with potentially updating TD Organizational documents

C. 3/15/18 Agenda and 2/15/18 minutes approved 5-0, Anderson not present yet (Stang 1st, Dundas 2nd).

D. Review of 2017 Audited Financial Statements – Bobbie Hales, Shareholder, Gilbert and Associates, Inc., reviewed the draft of the 2017 audit report. The result of the audit is that there were no disagreements with Management regarding classifications of items, no transactional issues, no difficulty in working with our team or getting information, and no adjustments needed or omissions noted. Another clean audit. Mike Salmon and his accounting group should be complemented for a job well done. This is an agenda item for the March Board meeting.

E. Departmental Accounting Net Operating Results, Allocated Overhead and Capital Cost Charges – There is some interest by the TD Board to reinstitute the policy of allocating some HOA/Overhead costs to amenities which has not been done since 2008. This topic is a discussion item at the March TD Board meeting. The FC and staff, along with our outside auditor, Bobbie Hales had a good discussion. Here are the highlights:

- This type of allocation will result in a tremendous amount of work by the accounting staff. It is not clear what purpose such a reversion to past practices serves or how this

materially improves the operation or management of TD. Before starting, we believe the Board should clearly articulate **why** they want this type of information, how it will improve our financial performance, what they will do with it and how it will benefit TD members. Allocating overhead is an internal management accounting matter.

- This type of allocation is not a requirement of accounting principles generally accepted in the United States.

- It's very important to consider the cost of obtaining this type of information versus the benefit. It can be expensive, so it is important that the information obtained will be useful to the Board and management.

- Per Hales, HOA's need to be careful not to make these types of accounting changes every time there is a change in Board members. This type of cost accounting is common with manufacturing companies, but not HOA's.

- If it is decided to investigate making this change, it should be done slowly and carefully. This is not a one-week exercise. There are many ways to look at allocating costs.

- Salmon stated that the last time this was done in 2008, that approximately \$1.4 million in costs were allocated. Today that number would be closer to \$3 million to amenities.

- The change was made away from cost allocation ten years ago because the Board and management wanted to see true Operating Net Result which would help incentivize managers run their amenities. The result is that managers would only deal with revenue and expenses that they could control. Per prior Board members, when the allocation method was used, it had no appreciable effect on overall positive/negative NOR.

- The FC didn't see the benefit in allocating Capital charges, such as depreciation, as these costs are the responsibility of all 6473 TD members. These types of costs are totally separate from Operating Costs.

If the Board decides they want to move ahead with this change, it should be done after considering all of the comments above and then, in a methodical, fully researched/reviewed slow and deliberate way.

Finally, the FC believes that the decision to move forward with cost allocation should occur only if the consensus of the Board, management and the Finance Committee believes it is the best path to take at this time.

F. Review of 2018 Golf Rates Decision Paper - Attached draft paper was reviewed by committee and several golf club representatives in attendance. The core concern by committee and clubs was the draft's proposed changing of passholder advanced tee time window from 14 days to 5 days. An alternative of blocking tee-time slots for non-passholders was concurred as a better approach than reducing passholder tee times advance days window. Management will revise the paper for this and a few other minor changes for the 3/24 Board meeting decision paper and board's review and approval.

G. Review of February Financial results and Members Equity - Attached briefing was reviewed by Salmon with Committee. February results were great considering the lack of snow, due solely to Snowmaking (see page 3 of attachment). Salmon also advised that March 14th to date financial performance is pacing strong to Budget and a favorable result to Budget is trending for the month.

H. Investments – Longer Term Instrument Options. - With the accumulation of funds for longer-term projects in Development Fund, the committee reviewed a diversified investment recommendation (4-5-year term) of corporate and municipal bonds (all within parameters of Investment Policy) which would improve the fund's investment yields. Committee advised to carve 1/3 of proposal to shorter term to hedge potential rising interest rates. Committee advised proceeding with investment plan as amended.

J. Agenda Items for February meeting

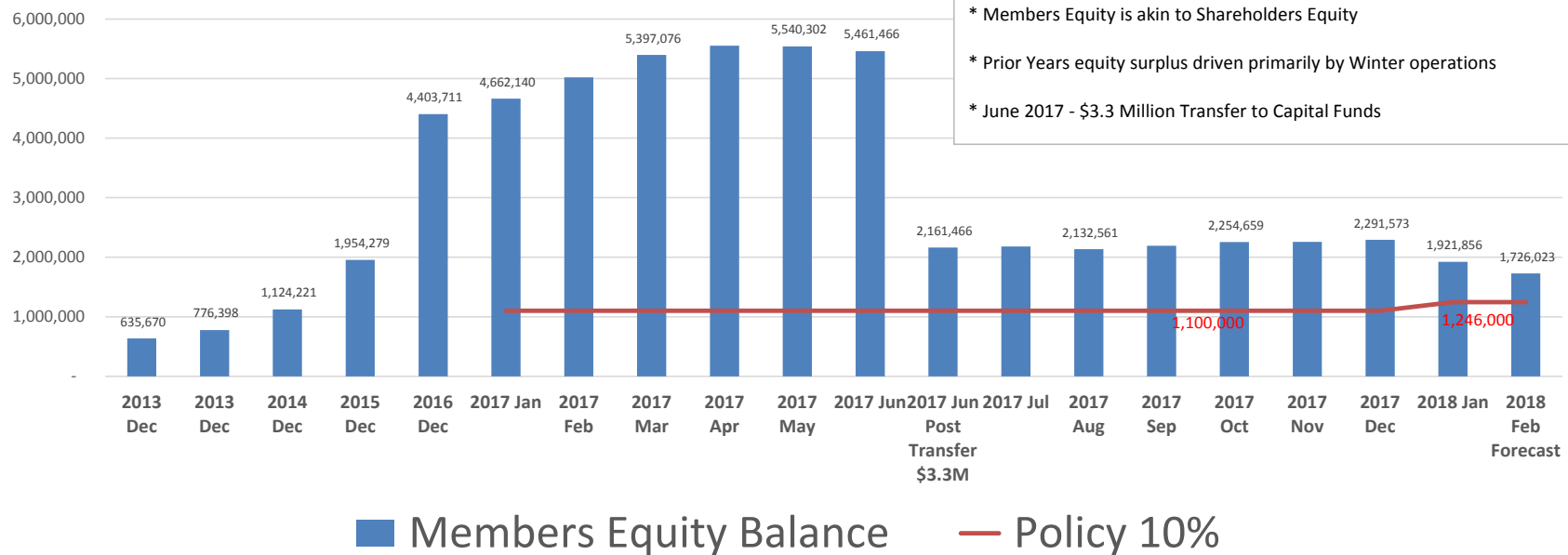
- a. 2017 Annual Report draft
- b. Short term Rental Cost Recovery
- c. Update on FC Sub-Committees work
- d. Capital Funds projection update
- e. Update from the GPC

NEXT MEETING DATE: April 19th, 2018, 3:00 pm, NWCH

K. ADJOURNMENT: 5:35 pm; (Anderson 1st; Dundas 2nd) Approved 6-0

Prepared and Submitted by: Art King, FC Chair

Operating Fund - Members Equity Balance

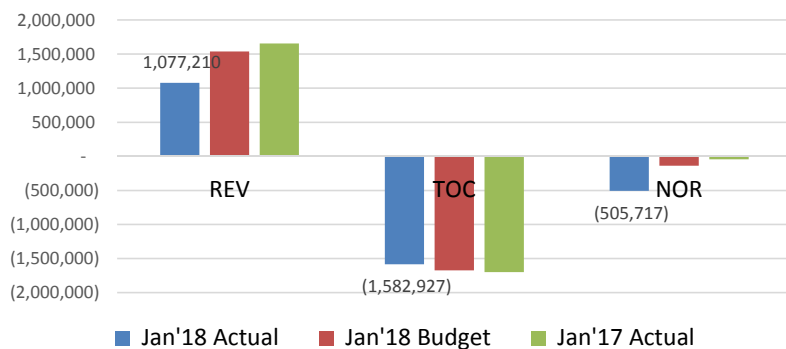


Post-February 2018 Forecast, Members Equity estimated at \$1.7m, which is \$480,000/39% above policy peg balance of \$1.246 million.

February 2018 had a strong presidents holiday period business at DHSki; particularly considering limited terrain at DHSki. Note XC Ski closed most of Feb'18.

With aggressive revenue budgets, management recommends the Policy 10% Contingency be reviewed for increasing to 12.5% or 15% by FC/BodD.

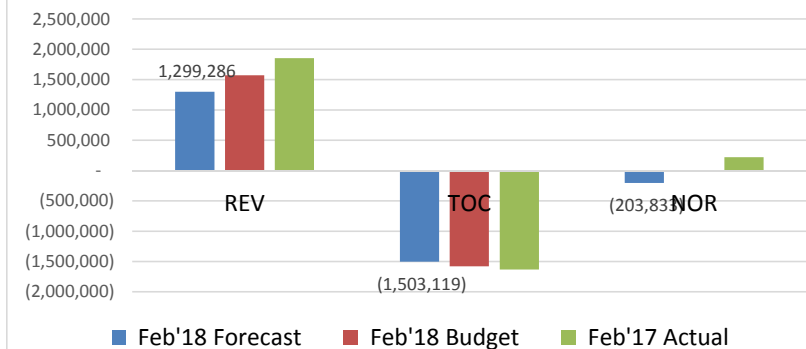
Operating Fund - January



Revenue off Budget \$459,000, Costs under Budget \$89,000
 N O R off Budget \$370,000

**DHSki would not have been open without the Snowmaking investment.
 see page 3**

Operating Fund - February

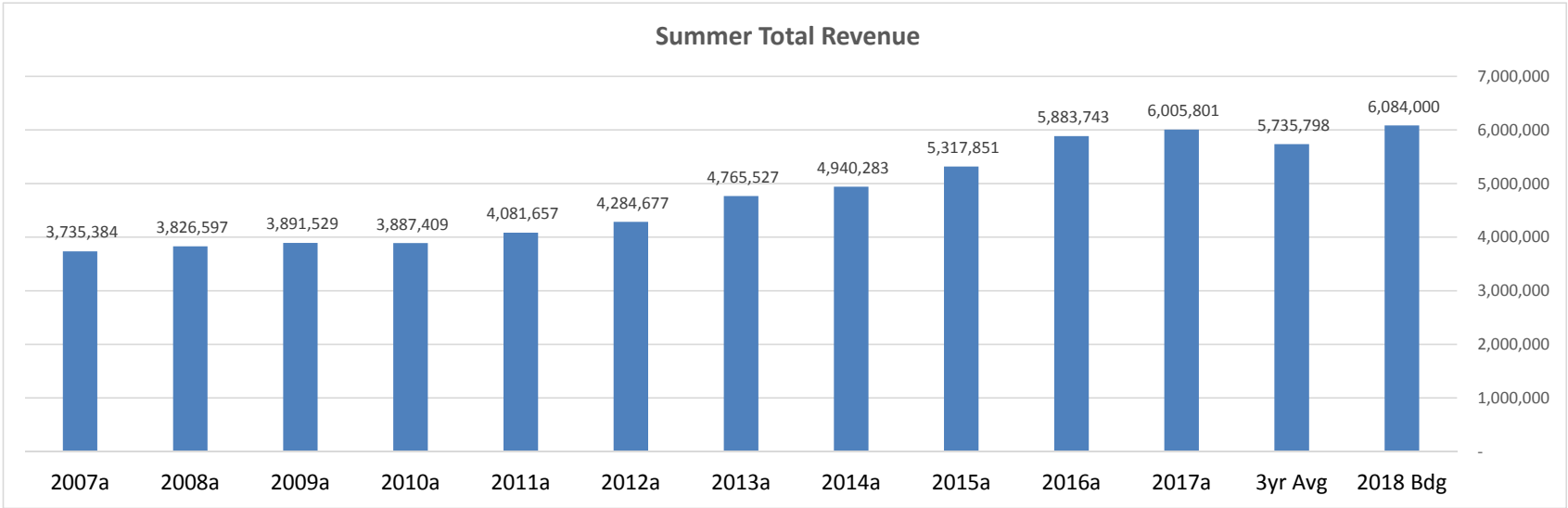
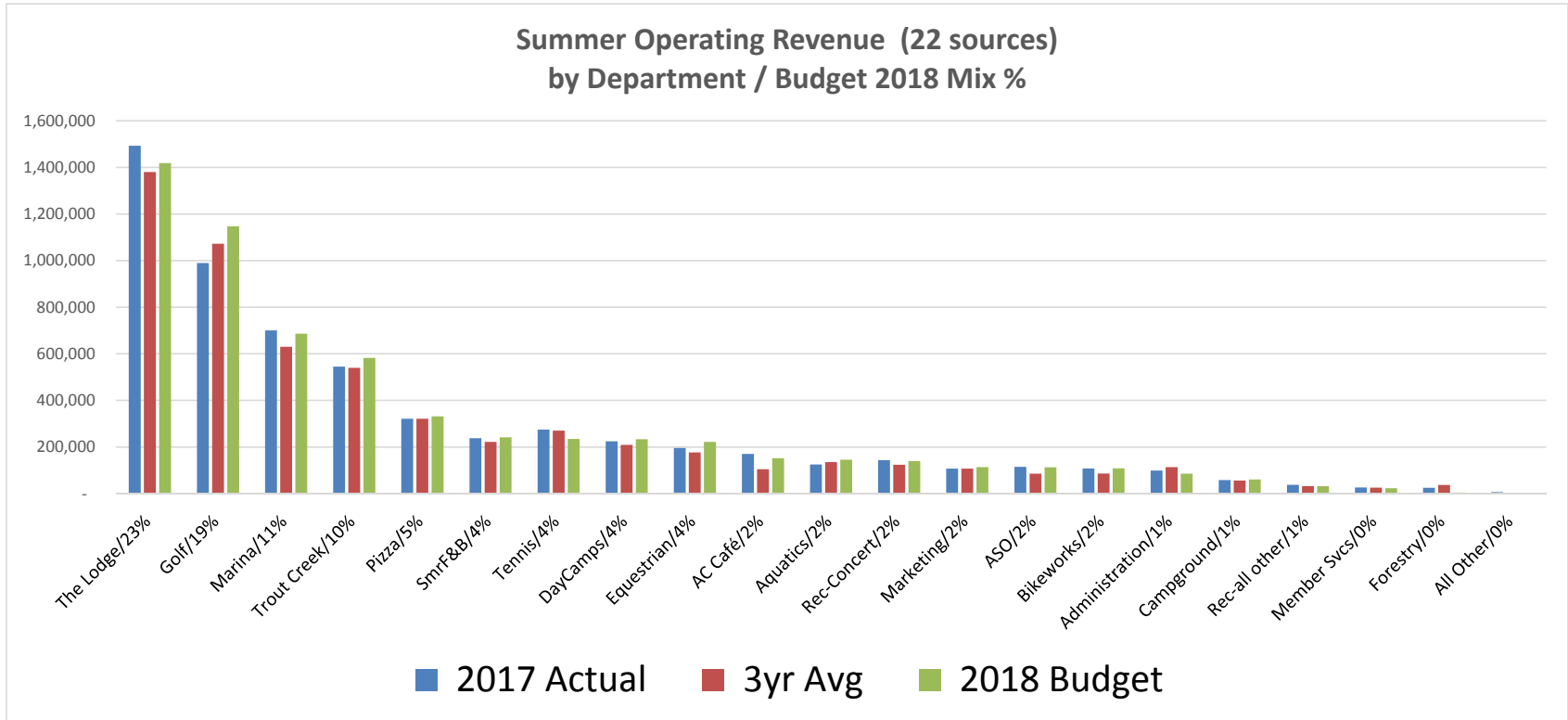


Revenue off Budget \$272,000, Costs under Budget \$76,000
 N O R off Budget \$196,000

February Forecast as of 3/14/2018

Super strong Presidents holiday week, considering on snowmaking only snow.

February 2017 was a record month of February



Consolidated, Downhill Ski Area

	2011	2012	2012		2017	2018	2018		3 mths Variance	
	Dec	Jan	Feb	3 mths	Dec	Jan	Feb	3 mths	Amount	Pctg
REVENUE	31,874	104,533	509,360	645,766	544,527	547,676	784,598	1,876,800	1,231,034	191%
TOC	(151,073)	(163,532)	(302,894)	(617,500)	(519,763)	(493,026)	(505,746)	(1,518,535)	(901,035)	146%
N O R	(119,200)	(59,000)	206,466	28,267	24,763	54,650	278,852	358,265	329,998	-1167%

	2013	2014	2014		2017	2018	2018		3 mths Variance	
	Dec	Jan	Feb	3 mths	Dec	Jan	Feb	3 mths	Amount	Pctg
REVENUE	102,239	49,472	153,926	305,636	544,527	547,676	784,598	1,876,800	1,571,164	514%
TOC	(249,168)	(168,413)	(175,834)	(593,415)	(519,763)	(493,026)	(505,746)	(1,518,535)	(925,120)	156%
N O R	(146,929)	(118,941)	(21,909)	(287,779)	24,763	54,650	278,852	358,265	646,044	224%

Tahoe Donner Association
Operating Fund - Summary P&L by Department
for the month of January 2018

Net Operating Results (NOR)								Department	Revenue					Total Operating Expenses							
			Variance to Budget		Variance to PriorYr					Variance to Budget		Variance to PriorYr					Variance to Budget		Variance to PriorYr		
Actual	Budget	Prior Yr	Amount	Pctg	Amount	Pctg	Actual		Amount	Pctg	Amount	Pctg	Actual	Amount	Pctg	Amount	Pctg				
\$ (22,055)	\$ (33,611)	\$ (28,509)	\$ 11,556	34%	\$ 6,454	23%	Private Amenities	\$ 83,926	\$ 4,326	5%	\$ 12,335	17%	\$ (105,981)	\$ 7,231	6%	\$ (5,881)	-6%				
(9,629)	(14,258)	(10,191)	4,629	32%	562	6%	Trout Creek Rec Ctr	71,926	4,726	7%	11,335	19%	(81,555)	(97)	0%	(10,773)	-15%				
(2,641)	(5,290)	(7,526)	2,649	50%	4,885	65%	Aquatics	12,000	-	0%	1,000	9%	(14,641)	2,649	15%	3,885	21%				
(6,190)	(6,069)	(5,083)	(121)	-2%	(1,107)	-22%	Beach Club Marina	-	-	0%	-	0%	(6,190)	(121)	-2%	(1,107)	-22%				
(1,581)	(1,557)	(1,773)	(24)	-2%	192	11%	Tennis Center	-	-	0%	-	0%	(1,581)	(24)	-2%	192	11%				
(79)	(70)	(369)	(9)	-13%	290	79%	Day Camps	-	-	0%	-	0%	(79)	(9)	-13%	290	79%				
(1,935)	(6,367)	(3,567)	4,432	70%	1,632	46%	Recreation Programs	-	(400)	-100%	-	0%	(1,935)	4,832	71%	1,632	46%				
9,266	376,334	400,768	(367,068)	-98%	(391,503)	-98%	Public Amenities	960,096	(454,804)	-32%	(581,001)	-38%	(950,830)	87,736	8%	189,498	17%				
54,650	336,974	342,285	(282,324)	-84%	(287,635)	-84%	Downhill Ski	547,676	(301,524)	-36%	(370,613)	-40%	(493,026)	19,200	4%	82,978	14%				
70,149	104,168	118,358	(34,019)	-33%	(48,209)	-41%	Cross Country Ski	174,811	(90,189)	-34%	(105,796)	-38%	(104,662)	56,170	35%	57,587	35%				
6,872	37,296	44,124	(30,424)	-82%	(37,252)	-84%	Snowplay	27,429	(41,171)	-60%	(46,376)	-63%	(20,557)	10,747	34%	9,124	31%				
(24,230)	(35,131)	(34,816)	10,901	31%	10,585	30%	Golf	75	(425)	-85%	(210)	-74%	(24,305)	11,326	32%	10,795	31%				
(2,476)	(2,447)	(2,384)	(29)	-1%	(92)	-4%	Campground	-	-	0%	-	0%	(2,476)	(29)	-1%	(92)	-4%				
(6,059)	(5,002)	(5,286)	(1,057)	-21%	(773)	-15%	Equestrian	-	-	0%	(320)	-100%	(6,059)	(1,057)	-21%	(453)	-8%				
-	-	(2,536)	-	0%	2,536	100%	Bikeworks	-	-	0%	-	0%	-	-	0%	2,536	100%				
(4,839)	(4,880)	(3,710)	41	1%	(1,129)	-30%	Trails	-	-	0%	-	0%	(4,839)	41	1%	(1,129)	-30%				
(58,292)	(41,973)	(38,227)	(16,319)	-39%	(20,064)	-52%	The Lodge	146,585	(8,715)	-6%	(36,139)	-20%	(204,877)	(7,604)	-4%	16,075	7%				
(1,304)	(1,429)	(1,028)	125	9%	(276)	-27%	Summer Food and Bev	-	-	0%	-	0%	(1,304)	125	9%	(276)	-27%				
(9,213)	(7,177)	(4,421)	(2,036)	-28%	(4,792)	-108%	Pizza on the Hill	34,370	1,870	6%	(3,381)	-9%	(43,583)	(3,906)	-10%	(1,411)	-3%				
(15,992)	(4,065)	(11,592)	(11,927)	-293%	(4,400)	-38%	Alder Creek Café	29,150	(14,650)	-33%	(18,165)	-38%	(45,142)	2,723	6%	13,765	23%				
(12,789)	342,723	372,259	(355,512)	-104%	(385,048)	-103%	Amenities Total	1,044,022	(450,478)	-30%	(568,666)	-35%	(1,056,811)	94,966	8%	183,617	15%				
(492,928)	(478,723)	(414,831)	(14,205)	-3%	(78,097)	-19%	HOA & Amenities Support Services	33,188	(8,312)	-20%	(9,780)	-23%	(526,116)	(5,893)	-1%	(68,317)	-15%				
(53,814)	(65,485)	(77,762)	11,671	18%	23,948	31%	General	-	-	0%	-	0%	(53,814)	11,671	18%	23,948	31%				
(41,796)	(49,022)	(37,711)	7,226	15%	(4,085)	-11%	Administration	13,405	2,205	20%	(5,016)	-27%	(55,201)	5,021	8%	931	2%				
(44,077)	(42,528)	(29,139)	(1,549)	-4%	(14,937)	-51%	Communications	11,119	(5,881)	-35%	(2,891)	-21%	(55,196)	4,332	7%	(12,046)	-28%				
(56,870)	(54,237)	(47,977)	(2,633)	-5%	(8,893)	-19%	Information Tech	-	-	0%	-	0%	(56,870)	(2,633)	-5%	(8,893)	-19%				
(76,076)	(68,435)	(60,645)	(7,641)	-11%	(15,431)	-25%	Accounting	556	56	11%	(46)	-8%	(76,632)	(7,697)	-11%	(15,386)	-25%				
(34,734)	(29,227)	(24,274)	(5,507)	-19%	(10,460)	-43%	Human Resources	-	-	0%	-	0%	(34,734)	(5,507)	-19%	(10,460)	-43%				
(24,129)	(22,785)	(14,169)	(1,344)	-6%	(9,960)	-70%	Architectural Standards	6,643	(4,557)	-41%	(2,032)	-23%	(30,773)	3,212	9%	(7,928)	-35%				
(18,944)	(22,274)	(17,303)	3,330	15%	(1,641)	-9%	Member Services	1,465	(135)	-8%	205	16%	(20,409)	3,465	15%	(1,846)	-10%				
(36,176)	(28,130)	(25,021)	(8,046)	-29%	(11,156)	-45%	Risk & Facility Admin	-	-	0%	-	0%	(36,176)	(8,046)	-29%	(11,156)	-45%				
(34,124)	(28,746)	(24,440)	(5,378)	-19%	(9,684)	-40%	Forestry	-	-	0%	-	0%	(34,124)	(5,378)	-19%	(9,684)	-40%				
(72,188)	(67,854)	(56,391)	(4,334)	-6%	(15,797)	-28%	Maintenance	-	-	0%	-	0%	(72,188)	(4,334)	-6%	(15,797)	-28%				
\$ (505,717)	\$ (136,000)	\$ (42,571)	\$ (369,717)	272%	\$ (463,146)	-1088%	Net Operating Result	\$ 1,077,210	\$ (458,790)	-30%	\$ (578,446)	-35%	\$ (1,582,927)	\$ 89,073	5%	\$ 115,300	7%				

Tahoe Donner Association
Operating Fund - Summary P&L by Department
for the month of February 2018

Net Operating Results (NOR)								Department	Revenue					Total Operating Expenses							
			Variance to Budget		Variance to PriorYr					Variance to Budget		Variance to PriorYr					Variance to Budget		Variance to PriorYr		
Actual	Budget	Prior Yr	Amount	Pctg	Amount	Pctg	Actual		Amount	Pctg	Amount	Pctg	Actual	Amount	Pctg	Amount	Pctg				
\$ (22,349)	\$ (21,823)	\$ (16,647)	\$ (526)	-2%	\$ (5,702)	-34%	Private Amenities	\$ 77,172	\$ (3,428)	-4%	\$ 4,550	6%	\$ (99,521)	\$ 2,902	3%	\$ (10,252)	-11%				
(13,012)	(7,870)	(5,679)	(5,142)	-65%	(7,333)	-129%	Trout Creek Rec Ctr	65,172	(3,028)	-4%	3,550	6%	(78,184)	(2,114)	-3%	(10,883)	-16%				
2,045	(1,240)	(2,887)	3,285	265%	4,932	171%	Aquatics	12,000	-	0%	1,000	9%	(9,955)	3,285	25%	3,932	28%				
(6,668)	(6,039)	(5,163)	(629)	-10%	(1,506)	-29%	Beach Club Marina	-	-	0%	-	0%	(6,668)	(629)	-10%	(1,506)	-29%				
(1,922)	(1,547)	(1,354)	(375)	-24%	(568)	-42%	Tennis Center	-	-	0%	-	0%	(1,922)	(375)	-24%	(568)	-42%				
(78)	(70)	(76)	(8)	-12%	(2)	-3%	Day Camps	-	-	0%	-	0%	(78)	(8)	-12%	(2)	-3%				
(2,713)	(5,057)	(1,488)	2,344	46%	(1,225)	-82%	Recreation Programs	-	(400)	-100%	-	0%	(2,713)	2,744	50%	(1,225)	-82%				
251,489	476,664	671,041	(225,175)	-47%	(419,552)	-63%	Public Amenities	1,188,019	(261,881)	-18%	(572,026)	-33%	(936,530)	36,706	4%	152,474	14%				
278,852	390,871	553,915	(112,019)	-29%	(275,063)	-50%	Downhill Ski	784,598	(84,702)	-10%	(327,330)	-29%	(505,746)	(27,317)	-6%	52,267	9%				
45,426	118,773	133,206	(73,347)	-62%	(87,780)	-66%	Cross Country Ski	131,932	(128,068)	-49%	(156,073)	-54%	(86,506)	54,721	39%	68,293	44%				
22,825	51,069	59,343	(28,244)	-55%	(36,519)	-62%	Snowplay	49,201	(28,799)	-37%	(40,237)	-45%	(26,376)	555	2%	3,718	12%				
(22,495)	(37,091)	(33,781)	14,596	39%	11,286	33%	Golf	183	(317)	-63%	(319)	-64%	(22,678)	14,913	40%	11,605	34%				
(2,482)	(2,437)	(2,166)	(45)	-2%	(316)	-15%	Campground	-	-	0%	-	0%	(2,482)	(45)	-2%	(316)	-15%				
(6,073)	(4,982)	(4,401)	(1,091)	-22%	(1,672)	-38%	Equestrian	-	-	0%	-	0%	(6,073)	(1,091)	-22%	(1,672)	-38%				
(58)	-	-	(58)	0%	(58)	0%	Bikeworks	-	-	0%	-	0%	(58)	(58)	0%	(58)	0%				
(4,716)	(4,290)	(3,607)	(426)	-10%	(1,108)	-31%	Trails	-	-	0%	-	0%	(4,716)	(426)	-10%	(1,108)	-31%				
(41,236)	(28,054)	(26,429)	(13,182)	-47%	(14,807)	-56%	The Lodge	145,885	(12,315)	-8%	(28,159)	-16%	(187,122)	(868)	0%	13,352	7%				
(1,271)	(1,419)	(1,044)	148	10%	(227)	-22%	Summer Food and Bev	-	-	0%	-	0%	(1,271)	148	10%	(227)	-22%				
(5,957)	(3,299)	(1,139)	(2,658)	-81%	(4,818)	-423%	Pizza on the Hill	46,329	5,829	14%	6,305	16%	(52,286)	(8,487)	-19%	(11,123)	-27%				
(11,326)	(2,477)	(2,857)	(8,849)	-357%	(8,469)	-296%	Alder Creek Café	29,890	(13,510)	-31%	(26,213)	-47%	(41,216)	4,661	10%	17,743	30%				
229,140	454,841	654,393	(225,701)	-50%	(425,254)	-65%	Amenities Total	1,265,191	(265,309)	-17%	(567,476)	-31%	(1,036,051)	39,608	4%	142,222	12%				
(432,972)	(462,841)	(432,793)	29,869	6%	(179)	0%	HOA & Amenities Support Services	34,096	(6,404)	-16%	13,975	69%	(467,068)	36,273	7%	(14,154)	-3%				
(60,289)	(64,995)	(70,902)	4,706	7%	10,613	15%	General	-	-	0%	-	0%	(60,289)	4,706	7%	10,613	15%				
(48,249)	(46,980)	(48,924)	(1,269)	-3%	675	1%	Administration	10,267	(2,033)	-17%	3,731	57%	(58,516)	764	1%	(3,055)	-6%				
(41,995)	(37,953)	(35,577)	(4,042)	-11%	(6,419)	-18%	Communications	11,268	(5,732)	-34%	(370)	-3%	(53,263)	1,690	3%	(6,049)	-13%				
(53,312)	(56,915)	(45,796)	3,603	6%	(7,516)	-16%	Information Tech	-	-	0%	-	0%	(53,312)	3,603	6%	(7,516)	-16%				
(56,419)	(63,461)	(60,962)	7,042	11%	4,543	7%	Accounting	504	4	1%	(150)	-23%	(56,923)	7,038	11%	4,693	8%				
(25,814)	(30,593)	(22,754)	4,779	16%	(3,060)	-13%	Human Resources	-	-	0%	-	0%	(25,814)	4,779	16%	(3,060)	-13%				
(16,179)	(22,631)	(25,131)	6,452	29%	8,952	36%	Architectural Standards	10,795	1,695	19%	10,548	4262%	(26,974)	4,757	15%	(1,596)	-6%				
(18,307)	(20,244)	(17,019)	1,937	10%	(1,288)	-8%	Member Services	1,261	(339)	-21%	217	21%	(19,569)	2,275	10%	(1,505)	-8%				
(27,441)	(26,673)	(24,648)	(768)	-3%	(2,793)	-11%	Risk & Facility Admin	-	-	0%	-	0%	(27,441)	(768)	-3%	(2,793)	-11%				
(31,886)	(29,182)	(23,089)	(2,704)	-9%	(8,796)	-38%	Forestry	-	-	0%	-	0%	(31,886)	(2,704)	-9%	(8,796)	-38%				
(53,081)	(63,214)	(57,990)	10,133	16%	4,910	8%	Maintenance	-	-	0%	-	0%	(53,081)	10,133	16%	4,910	8%				
\$ (203,832)	\$ (8,000)	\$ 221,600	\$ (195,832)	2448%	\$ (425,432)	-192%	Net Operating Result	\$ 1,299,286	\$ (271,714)	-17%	\$ (553,500)	-30%	\$ (1,503,119)	\$ 75,881	5%	\$ 128,068	8%				

Tahoe Donner Association
Operating Fund - Summary P&L by Department
For the two months ending February 2018

Net Operating Results (NOR)							Department	Revenue					Total Operating Expenses				
Actual	Budget	Prior Yr	Variance to Budget		Variance to PriorYr			Actual	Variance to Budget		Variance to PriorYr		Actual	Variance to Budget		Variance to PriorYr	
			Amount	Pctg	Amount	Pctg			Amount	Pctg	Amount	Pctg		Amount	Pctg	Amount	Pctg
\$ (44,404)	\$ (55,434)	\$ (45,156)	\$ 11,030	20%	\$ 752	2%	Private Amenities	\$ 161,098	\$ 898	1%	\$ 16,886	12%	\$ (205,502)	\$ 10,132	5%	\$ (16,133)	-9%
(22,641)	(22,128)	(15,870)	(513)	-2%	(6,771)	-43%	Trout Creek Rec Ctr	137,098	1,698	1%	14,886	12%	(159,739)	(2,211)	-1%	(21,657)	-16%
(596)	(6,530)	(10,413)	5,934	91%	9,818	94%	Aquatics	24,000	-	0%	2,000	9%	(24,596)	5,934	19%	7,818	24%
(12,858)	(12,108)	(10,246)	(750)	-6%	(2,613)	-25%	Beach Club Marina	-	-	0%	-	0%	(12,858)	(750)	-6%	(2,613)	-25%
(3,503)	(3,104)	(3,127)	(399)	-13%	(376)	-12%	Tennis Center	-	-	0%	-	0%	(3,503)	(399)	-13%	(376)	-12%
(157)	(140)	(445)	(17)	-12%	288	65%	Day Camps	-	-	0%	-	0%	(157)	(17)	-12%	288	65%
(4,648)	(11,424)	(5,055)	6,776	59%	407	8%	Recreation Programs	-	(800)	-100%	-	0%	(4,648)	7,576	62%	407	8%
260,754	852,998	1,071,809	(592,244)	-69%	(811,054)	-76%	Public Amenities	2,148,114	(716,686)	-25%	(1,153,027)	-35%	(1,887,360)	124,442	6%	341,973	15%
333,502	727,845	896,200	(394,343)	-54%	(562,699)	-63%	Downhill Ski	1,332,273	(386,227)	-22%	(697,943)	-34%	(998,772)	(8,117)	-1%	135,245	12%
115,575	222,941	251,565	(107,366)	-48%	(135,989)	-54%	Cross Country Ski	306,743	(218,257)	-42%	(261,869)	-46%	(191,168)	110,891	37%	125,880	40%
29,697	88,365	103,467	(58,668)	-66%	(73,771)	-71%	Snowplay	76,630	(69,970)	-48%	(86,613)	-53%	(46,933)	11,302	19%	12,842	21%
(46,725)	(72,222)	(68,596)	25,497	35%	21,871	32%	Golf	258	(742)	-74%	(529)	-67%	(46,984)	26,238	36%	22,400	32%
(4,958)	(4,884)	(4,550)	(74)	-2%	(408)	-9%	Campground	-	-	0%	-	0%	(4,958)	(74)	-2%	(408)	-9%
(12,132)	(9,984)	(9,687)	(2,148)	-22%	(2,445)	-25%	Equestrian	-	-	0%	(320)	-100%	(12,132)	(2,148)	-22%	(2,125)	-21%
(58)	-	(2,536)	(58) #####		2,477	98%	Bikeworks	-	-	0%	-	0%	(58)	(58) #####		2,477	98%
(9,554)	(9,170)	(7,317)	(384)	-4%	(2,237)	-31%	Trails	-	-	0%	-	0%	(9,554)	(384)	-4%	(2,237)	-31%
(99,528)	(70,027)	(64,657)	(29,501)	-42%	(34,871)	-54%	The Lodge	292,470	(21,030)	-7%	(64,299)	-18%	(391,998)	(8,471)	-2%	29,427	7%
(2,576)	(2,848)	(2,072)	272	10%	(503)	-24%	Summer Food and Bev	-	-	0%	-	0%	(2,576)	272	10%	(503)	-24%
(15,170)	(10,476)	(5,559)	(4,694)	-45%	(9,610)	-173%	Pizza on the Hill	80,699	7,699	11%	2,924	4%	(95,869)	(12,393)	-15%	(12,534)	-15%
(27,319)	(6,542)	(14,449)	(20,777)	-318%	(12,869)	-89%	Alder Creek Café	59,040	(28,160)	-32%	(44,378)	-43%	(86,358)	7,384	8%	31,509	27%
216,351	797,564	1,026,653	(581,213)	-73%	(810,302)	-79%	Amenities Total	2,309,212	(715,788)	-24%	(1,136,142)	-33%	(2,092,862)	134,574	6%	325,840	13%
925,900	941,564	847,624	15,664	2%	(78,276)	-9%	HOA & Amenities Support Services	67,284	(14,716)	-18%	4,195	7%	(993,184)	30,380	3%	(82,471)	-9%
(114,103)	(130,480)	(148,664)	16,377	13%	34,561	23%	General	-	-	0%	-	0%	(114,103)	16,377	13%	34,561	23%
(90,045)	(96,002)	(86,636)	5,957	6%	(3,410)	-4%	Administration	23,672	172	1%	(1,285)	-5%	(113,717)	5,785	5%	(2,125)	-2%
(86,072)	(80,481)	(64,716)	(5,591)	-7%	(21,356)	-33%	Communications	22,387	(11,613)	-34%	(3,262)	-13%	(108,459)	6,022	5%	(18,095)	-20%
(110,182)	(111,152)	(93,773)	970	1%	(16,409)	-17%	Information Tech	-	-	0%	-	0%	(110,182)	970	1%	(16,409)	-17%
(132,495)	(131,896)	(121,607)	(599)	0%	(10,888)	-9%	Accounting	1,060	60	6%	(195)	-16%	(133,554)	(658)	0%	(10,693)	-9%
(60,548)	(59,820)	(47,028)	(728)	-1%	(13,519)	-29%	Human Resources	-	-	0%	-	0%	(60,548)	(728)	-1%	(13,519)	-29%
(40,308)	(45,416)	(39,300)	5,108	11%	(1,008)	-3%	Architectural Standards	17,438	(2,862)	-14%	8,515	95%	(57,747)	7,969	12%	(9,523)	-20%
(37,251)	(42,518)	(34,322)	5,267	12%	(2,929)	-9%	Member Services	2,727	(473)	-15%	422	18%	(39,978)	5,740	13%	(3,351)	-9%
(63,617)	(54,803)	(49,668)	(8,814)	-16%	(13,949)	-28%	Risk & Facility Admin	-	-	0%	-	0%	(63,617)	(8,814)	-16%	(13,949)	-28%
(66,009)	(57,928)	(47,529)	(8,081)	-14%	(18,480)	-39%	Forestry	-	-	0%	-	0%	(66,009)	(8,081)	-14%	(18,480)	-39%
(125,269)	(131,068)	(114,381)	5,799	4%	(10,887)	-10%	Maintenance	-	-	0%	-	0%	(125,269)	5,799	4%	(10,887)	-10%
\$ (709,549)	\$ (144,000)	\$ 179,028	\$ (565,549)	393%	\$ (888,578)	-496%	Net Operating Result	\$ 2,376,496	\$ (730,504)	-24%	\$ (1,131,946)	-32%	\$ (3,086,046)	\$ 164,954	5%	\$ 243,369	7%

Tahoe Donner General Plan Committee – March 5, 2018 Meeting Minutes

Time and Location

3 PM in the NWCH Mezzanine

Call to order:

The meeting was called to order by the Chair at 3:01 PM

Roll Call:

GPC Committee:		Liaisons:	Tahoe Donner Association
Nan Meek	Michael Sullivan	Jeffrey Conners, Board	Robb Etnyre
Jim Beckmeyer	Don Koenes	John Dundas, Fin. Com.	Forest Huisman
Michael Fajans	Rob McCray		Mike Salmon
John McGregor	ALTERNATES:		Megan Rodman
George Rohrback	Steve Miller		Miguel Sloane
John Stubbs	Courtney Murrell		

Guests: Benjamin Levine, Jim Colbert, Michael Bledsoe, Charles Wu (by phone)

Approval of Minutes

Michael Fajans made a motion to approve the minutes of the February 5 meeting. Don Koenes seconded the motion and the minutes were approved unanimously.

Member Input – There was none

New Business:

- Snowbird chairlift – Forrest
A special Board meeting was held to approve the purchase of the new “fixed-grip-triple” and a \$1.95M contract has been signed with Skytrac. The plan is to have the chairlift operational by the beginning of the 2018/2019 season. A full report is posted on the TD website
- Off-Season Activities – Sullivan
This new project was requested by Jeff Schwerdfeger. Michael Sullivan will prepare a scope description and field a project team at the next meeting. Volunteers are welcome.

Updated list of Potential Capital Projects:

New projects are shown highlighted in yellow on the list of potential future projects found at <http://www.tahoedonner.com/member-area/capital-projects/future-potential-projects/>.

Project Task Force updates:

The revised TD website now contains details of all active projects. In addition, the new GPC email that will come out this week contains a complete status update so these minutes will be a summary only.

The following projects are active. Task Forces typically meet prior to the GPC meeting and report on progress at that time. The following is a list of active GPC projects and their task force leaders (leader names are underlined):

- Equestrian Relocation – Meek
Report is suspended until the Spring
- Employee Housing – Fajans.
The task force continues to monitor regional activities such as the Mountain Housing Council and the Truckee Airport District. Tahoe Donner’s current solution of 1 owned and 6 leased houses seems to work for our seasonal workers at this time. The Task Force will move to an inactive-but-monitoring status and will report if there are new developments.
- Trout Creek Space Reallocation – Stubbs, Bledsoe, Murrell, Levine, Ferguson, Winther, Huisman
The Trout Creek Recreation Center (TCRC) Task Force reported on the project scope, schedule, and estimated pricing for the Trout Creek Recreation Center phase 1 + phase 2 + 670 sq. ft. modification and expansion of the current cardio room, weight room, and Kids

Tahoe Donner General Plan Committee – March 5, 2018 Meeting Minutes

Club. This is the information that the Board required before considering the expansion proposal submitted by the TCRC Task Force.

The GPC unanimously passed a motion that requested the Board to conduct a Special Board meeting to proceed with a Town of Truckee application for a Planning Commission hearing which is the next step needed to obtain building permits for construction.

- Cluster Mailbox Consolidation – Rohrbach, Fajans, McGregor

The USPS has not responded to our repeated requests for cooperation. The Task Force asks for Board guidance and recommends that this project be shelved. See attached report.

- Association Master Plan/Capital Projects Process – Sullivan, Meek,

There is nothing to report at this time.

- Communications Task Force – Meek, Don Koenes, Courtney Murrell, Benjamin Levine, Michael Sullivan

There was a discussion of FlashVote at the Communications Task Force meeting.

Volunteers who are experienced with communications and surveys realize that this is the shake-out stage of this media and encouraged patience while this format is being introduced and members are being oriented and “trained”.

The “next generation” of GPC communications will be rolled out to expand and deepen communications outward to members and to improve the quality of member input. This strategy will include:

- a. Stronger Website Presence
 - i. Each Project has it's own easy-to-find URL
 - ii. Current Project Status and Timeline updated monthly
 - iii. All Supporting Documents presented
 - iv. Contact persons clearly shown and feedback encouraged
- b. Blog and E-Blast communications periodically and as needed
- c. “Super-User” and “Special Interest” groups to receive orientation and periodic concentrated contact to further knowledge and encourage viral communication.

- Downhill Ski Resort Task Force– Beckmeyer, Aldridge, McClendon, McGregor, Meek, Miller, Murrell, O'Neil, Rohrbach, Huisman, Salmon, Sloan, McCray, Etnyre, Sullivan

Our final feedback has been given to Ecosign. Their final report is expected in a few months. As a follow-on, the bottom lodge serving 1,300 members, guests and public will be scoped out as well as the Ecosign recommendations for slope improvements and expanded snowmaking. Other alternatives, such as a “private-only” scenario will be analyzed and compared. Super-User groups will continue to meet to educate and collect member input. A business plan will be written for the final recommendation.

- Demographics Task Force – McCray, Koenes, Beckmeyer, Maciejewski, Sullivan

Jesse Sczork has been assigned as staff support. The group will meet to plan next steps.

- Snowmaking at XC & Snowplay – Miller, Sally Jones, Forrest Huisman, Michael Fajans

The Task Force is learning what is needed and what we have as well as evaluating the cost of business interruption caused by no snow. There are some exciting developments from Sweden that would seem to make snowmaking for Nordic more viable than in the past.

- Golf – McGregor, Forrest Huisman, Jim Stang, Jim Beckmeyer, Corey Leibow, Brian Gauney, Pat Gemma, Kevin Kuehne, James Murtagh

The Task Force held their first meeting for an orientation on the GPC Project Process.

Adjournment:

The meeting was adjourned at 5:17 PM

Next Meeting:

April 5, 2018 at 3PM at NWCH Mezzanine.

Tahoe Donner General Plan Committee – March 5, 2018 Meeting Minutes

CLUSTER MAILBOXES March 13, 2018

Current Status

- Four clusters, 2600 mailboxes
- 1600 in use, 1000 vacant
- TD performs maintenance per USPS mandate
- Mailboxes are functional but in poor condition and a nuisance to maintain

Issues

- Some members (10-15?) cannot obtain a cluster mailbox in TD because the USPS refuses to re-sequence them.
- TD has proposed installing 2160 new mailboxes (1600 + 35% spares) in roofed enclosures
- USPS has refused to consider any option except a mailbox for every property per current USPS regulations – 6473 mailboxes
- GPC is opposed to installing 4300 mailboxes that are not needed but cannot replace existing mailboxes without USPS cooperation

Estimated Costs

- \$ 313 /mailbox including roof = \$2.025M for 6473 mailboxes (USPS Alternative)
- \$675K for 2160 mailboxes (TD Alternative)
 - TD alternative saves \$ 1.35M

Options - BOD direction requested

1. Install 6473 mailboxes per USPS request
2. Seek help from Representative Tom McClintock to encourage USPS to approve TD alternative (installation of 2160 mailboxes)
3. Cancel the cluster mailbox project (GPC Recommendation)

GPC Recommendation

- The GPC does not consider installation of 6473 mailboxes cost effective. Nor does the GPC feel that the possibility USPS will discontinue mail delivery in TD should we try to coerce their cooperation worth the risk. It is the recommendation of the GPC that the cluster mailbox project be cancelled and that the current mailboxes be maintained as part of normal Operations.

MEETING MINUTES- TDGF Committee Meeting –March 6, 2018

Members Present: Jeanette Fagerstog, Linda Slatterly, Pamela English, Suzanne Sullivan, Dick Gander, and Tim Pellegrini

Guests Present: Barbara Ramsey

Location: Meadowwood Room – Northwoods Clubhouse

1. The Meeting was called to order at 3:00pm by Dick.
2. Committee Membership: Barbara Ramsey was recommended for membership and her application will be reviewed at next TD board meeting.
3. Minutes –No additions or corrections were made to the minutes.
4. Scholarships:
 - a. TD Board approved our recommendations to scholarship changes.
 - b. The TTCF is setting up a scholarship fund now.
 - c. TTCF has set April 23rd as the first day for the grant review process. Suzanne and Barbara will be our representatives.
5. Treasurer's report:
 - a. Dick reported that we have \$74,549.00. That includes the \$10,000 reserve and the \$38,500 to go into the scholarship fund.
6. Communications.
 - a. TD News: Schedule (Person who writes the article will send a copy of printed magazine to the group highlighted.)
 - i. January issue: Community Theater (Dick) and Church of the Mountains (Lois) is completed.
 - ii. February issue: Senior Services (Jeanette) is completed.
 - iii. March issue: North Tahoe Arts (Jeanette), Aim High and Choices (Lois) is completed.
 - iv. April issue: Thank you to our donors (Suzanne). She will summarize all the donors and totals for the last three years in this summary and next year give names and totals only annually.
 - v. May issue: Annual Report. No TDGF article.
 - vi. June issue: Annual Dinner and Concert Tickets
 - vii. July issue: Scholarships
 - viii. August issue: Sugar Pine and Truckee Trails (Linda)
 - ix. September issue: Annual Dinner results
 - x. October issue: Open
 - xi. November issue: 2018 grants and year-end appeal
 - xii. Year-end appeal
 - b. Printing- Suzanne is getting 500 #10 and 500 #9 envelopes printed at Copy Center.

MEMO



March 13, 2018

To: Board of Directors
From: Richard Gander, Chair of the Tahoe Donner Giving Fund Committee
Subject: Recommendation for Committee Membership – Barbara Ramsey

Message:

Board of Directors,

It is my pleasure to recommend Barbara Ramsey for appointment to the Tahoe Donner Elections Committee as a regular member.

We are very pleased to put this nomination forward to the Board of Directors at the March 24, 2018 regular meeting and thank you in advance for your approval of this appointment.

Sincerely,

Richard Gander, Chair – Tahoe Donner Giving Fund Committee





Tahoe Donner Association Committee Application Form

Name: Barbara Ramsey

Committee of Interest: Tahoe Donner Giving

Current Committee Member: ☐ Yes ☒ No

Years of Service: _____

If your term is expiring,
would you like to renew
your membership? ☐ Yes ☐ No

New Applicant: ☒ Yes ☐ No

Statement of Interest to renew membership:

**Note: Not required if you are a new applicant.*

Current Task Force Member: ☐ Yes ☒ No

If so, which Task Force: _____ Years of Service: _____



Per Resolution 2008-2, Committee Policy, please read the following:

1. Generally, committees will function to assist the Board by preparing policy alternatives and their implications for Board consideration.
2. Committees may not speak or act for the Board except when formally given such authority for specific and time-limiting purposes. Expectations and authority will be carefully stated in order to not conflict with authority delegated to the General Manager.
3. In light of the Association's management structure, committees shall not exercise authority over staff. While committees may offer advice regarding matters within their charge, actions within the purview of the authority delegated to the General Manager shall never require the prior approval of any committee.
4. Other than when the Board finds an exception appropriate, committee members shall be appointed for a finite term of two years (subject to reappointment) with said terms being staggered where practicable in order to promote continuity within the committee; unless no other committee members are willing to assume the duties of the chair, committee members may only serve as a committee's chairperson for a period of one continuous year; co-owners of a property and/or spouses shall not be eligible to serve simultaneously on the same committee; and immediate family members of current Board members shall not be eligible to serve on standing committees.
5. By November 1 of each year, it shall be the responsibility of each committee chairperson to submit to the Executive Assistant, for inclusion in the November board meeting agenda, a compilation of all requests received for either initial appointment or reappointment, along with the committee's recommendation with regard to such requests. At its November meeting, the Board shall receive and consider these compilations and recommendation in anticipation of acting upon them at its December meeting.
6. At its December meeting, the Board shall make the appointments/reappointments it deems appropriate and confirm the rosters of the committees, including those members entering the second year of their two-year term. The committees shall also submit for consideration at the December Board meeting an agenda of proposed activities for the year.
7. At their January meetings or as soon thereafter as is practicable, the committees shall establish their meeting calendars and elect their respective chairpersons for the upcoming year. Should no members wish to assume the duties of the chair, and the current chair is willing to continue in that role, the current chair may continue in that capacity for the New Year subject to Board approval. In preparation for the January Board meeting, the committee chairs shall submit a report to the Executive Assistant indicating meeting calendars and elected chairs. At its January meeting, the Board shall consider approval of the committees' activity agendas.

Accepted and Dated: December 20, 2008



Dear Richard,

I wish to formally apply to become a member of the Tahoe Donner Giving Fund Committee.

Below is some information about me:

I am a retired RN and hold a Masters degree in NonProfit Administration. Participating in the nonprofit sector has been a lifelong passion beginning as a Girl Scout leader and school volunteer, to holding board leadership positions with Redwood Empire Ballet, Sonoma County Medical Association Alliance Foundation and Bouverie Preserve, to being employed as an Executive Director of a nonprofit home health agency. Most recently, as a founding member of Impact 100 Redwood Circle, I assisted in formulating the grant review committee funding \$100,000 grants. My husband Bill and I have enjoyed our second home in TD since 1987. With losing our primary home in the Santa Rosa Tubbs Fire early October 2017, we are transitioning to permanent residency and looking forward to being in the great outdoors doing whatever is appropriate to the season. I volunteered for the Tahoe Donner Giving committee to invest in this community and work for its greater good.

Please let me know if it would be preferred that the above be put in the form of a letter or other form of application.

I would be honored to be a part of this worthy endeavor to give back to this community.

Sincerely,

Barbara Ramsey