

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

May 26, 2018
Northwoods Clubhouse
9:00 a.m.

To enhance the quality of information and scheduling, this timed Agenda is prepared one week in advance of the meeting, and the Board reserves the right to adjust this schedule during the meeting by adding, deleting, and/or moving matters as required and as permitted by law. Association Board of Directors' meetings are open to members, but not the general public.

This meeting is being recorded.



Please silence your cell phone.

OPEN SESSION

SECTION

- I. 9:00 a.m. Call to Order / Call for Quorum**
(Jeff Connors, Board of Directors President)

Opening Procedures:

- Pledge of Allegiance

- II. 9:01 a.m. Action: Approval of Minutes** **A**
(Jennifer Jennings, Board of Directors Secretary)

- April 28, 2018 Regular Meeting Minutes

- III. 9:06 a.m. Discussion: Executive Session Report** **B**
(Jennifer Jennings, Board of Directors Secretary)

The Board of Directors will give Executive Session Reports from the regular Board Meeting on April 28, 2018 and the special Board Meeting on May 24, 2018.

IV. 9:08 a.m. Member & Director Comments

Property owners' comments are welcomed at this time for matters not on the agenda and are limited to three minutes. However, members may submit additional comments by email to the Board at board@tahoedonner.com. The Board president will recognize members to comment on agenda items as they occur. Members are requested to identify themselves and to include Unit and Lot Number or Tahoe Donner address. Directors and Staff are limited by law to brief responses and clarifying questions to matters not on the agenda. Directors may request Staff to report back to the Board concerning such matters and place the matter on a future Board agenda.

Board meetings are defined by the Davis-Stirling Act as a gathering of a majority of directors at the same time and place to "hear, discuss, or deliberate upon any item of business that is within the authority of the Board." (Civ. Code §4090.) A Board meeting is a meeting of the corporation's Board of Directors' to conduct business of the corporation.

V. 9:25 a.m. Discussion/Action: Addition of Strategic Goals Assigned to Finance Committee C
(Jeff Connors, Board President)

The Board of Directors will discuss assigning further strategic goals to the Finance Committee. These goals include:

- Elasticity of Demand Pricing Models
- Fiscal year Change Pro/Con
- Model: Zero-Consumer Price Index (CPI) + 1% Limits to Annual Assessment for 5 years
- Develop allocated overhead model for further association/amenity cost planning efforts

VI. 10:05 a.m. Discussion/Action: 2018 Draft Guidance for Suggested Development Fund Projects D

(Forrest Huisman, Director of Capital Projects and Michael Sullivan, Chair General Plan Committee)

The Board of Directors will discuss various Capital Projects and provide guidance on future project development and consider approval of 2018 Replacement Reserve Items.

- **DISCUSSION:** Quarterly Capital Funds Projection
- **DISCUSSION/GUIDANCE:** Draft Guidance for Suggested Development Fund Projects
- **DISCUSSION:** Post Office Boxes
- **DISCUSSION:** EcoSign Report, Downhill Ski Lodge

VII. 11:00 a.m. Discussion/Action: Covenants Rules Modifications & Short-Term Rental Activity Guidance E

(Annie Rosenfeld, Director of Risk Management and Real Property, Laura Lindgren, STR/Amenity Access Task Force)

Chair and Fred Zapponi, Covenants Chair)

The Board of Directors will consider publishing a 45-day notice to the membership on new covenants rules to address noxious activities and prohibited business activities.

VIII. 11:45 a.m. BREAK

IX. 11:55 a.m. Action: 2018 Reserve Replacements Items Review F
(Forrest Huisman, Director of Capital Projects)

The Board of Directors will review and consider approving the below 2018 Reserve Replacement items:

- Trout Creek Recreation Center Pool Resurfacing Phase II
- Downhill Ski Rental Equipment Replacement
- Downhill Ski Area Groomer Replacement
- Cross Country Center Groomer Replacement
- Golf Course Reserve Replacement Projects 2018/2019

X. 12:30 p.m. Discussion/Action: Key Performance Indicators Report G
(Robb Etnyre, General Manager)

The Board of Directors will be given an update on Association operations.

- **ACTION: 2018 April Financials**
 - The Board of Directors will consider approving the 2018 unaudited April financials.
- **ACTION: Quarterly Treasurers Report**
 - The Board of Directors will be provided with the Board Treasurers Quarterly Financial Report and will be asked to consider approving that report.
- Update: Tahoe Donner Emergency Plan
- Social Media Report
- **ACTION: Draft Annual Membership Meeting Schedule**
 - The Board of Directors will consider approving a draft schedule for the Annual Membership Meeting on June 24, 2018.
- **ACTION: Snowbird Chairlift Asset Disposal**
 - The Board of Directors will discuss and consider approving a plan for asset disposal of the Snowbird Chairlift at the Downhill Ski Area.

XI. 1:10 p.m. WORKING LUNCH WITH THE MEMBERSHIP

All members are invited to join the Board of Directors for lunch provided by Pizza on the Hill. The Board Meeting will resume promptly at 1:40 p.m. to agenda item XII – Forestry Management Plan.

OPEN SESSION

- XII. 1:40 p.m. Discussion: Forestry Management Plan H**
(Annie Rosenfeld, Director of Risk Management and Real Property and Bill Houdyschell, Tahoe Donner Association Forester)
- The Board of Directors will be provided with an update on the planned 2018 Forest Management activities, including management and homeowner defensible space work areas.
- XIII. 2:20 p.m. Discussion/Action: Tahoe Donner Association, Solid Waste I**
(Board of Directors, Association Staff & Committee Chairs)
- **Green Containers, Yard Waste Town of Truckee & Tahoe Donner Storage Guidance**
(Fred Zappoppi, Covenants Committee Chair and Annie Rosenfeld, Director of Risk Management & Real Property)
 - The Board of Directors will discuss a plan to address a new rolling containers storage policy.
 - **Alternative Options Available to Participating in Town of Truckee New Solid Waste Program**
(Board of Directors)
 - The Board of Directors will discuss alternatives available to participating in the Town of Truckee’s new solid waste program.
- XIV. 3:05 p.m. Discussion/Action: New Board Resolution J**
(Jeff Bonzon, Board Treasurer)
- The Board of Directors will discuss creating a Resolution and/or revising the governing documents to prohibit Directors from becoming senior-level employees of the Tahoe Donner Association for a defined time period following their departure from the Board of Directors.
- XV. 3:25 p.m. Committee Management K**
1. **Discussion/Action: Committee Task Reports**
(Committee Chairs)
 - The Board of Directors will be provided with each committee’s monthly task reports.
 - Architectural Standards Committee – Rod Whitten, Chair
 - Covenants Committee – Fred Zappoppi, Chair
 - Elections Committee – Bette Rohrback, Chair
 - **DISCUSSION/ACTION:** Accountancy Firm ballot tabulation report midway through the election process.

- Finance Committee – Art King, Chair
- Member Engagement Committee
 - **ACTION:** Consider approving submitted member applications
- Tahoe Donner Giving Fund Committee – Richard Gander, Chair

2. Discussion: Special Task Force Reports
(Task Force Chairs)

- Equestrian Blue-Ribbon Panel Task Force – Nan Meek

EXECUTIVE SESSION

XVI. 4:10 p.m. Executive Session

The Board is allowed to meet in "executive session" to discuss certain topics. (Civil Code §4935).

The Board of Directors plans to meet in Executive Session to discuss the following:

- Formation of Contracts
- Legal Issues
- Personnel Issues
- Appeal Hearing

OPEN SESSION

XVII. 5:25 p.m. Discussion/Action: Approval of Contract – Tahoe Donner Legal Counsel L
(Jennifer Jennings, Board Secretary)

The Board of Directors will consider approving a contract for Tahoe Donner legal counsel.

XVIII. 5:35 p.m. Adjournment

The next regularly scheduled Board of Directors meeting will take place on **Friday, June 22, 2018** in the Mezzanine Room at the Northwoods Clubhouse.

The Annual Meeting of the Members will take place on **Sunday, June 24, 2018** at the Northwoods Clubhouse, picnic to follow at the Alder Creek Adventure Center.

A Board of Directors organizational meeting will take place following the Annual Meeting of the Members on **Sunday, June 24, 2018** in the Mezzanine Room at the Northwoods Clubhouse.

Tahoe Donner Committee Meeting Schedule

- Architectural Standards Committee – May 16 and 30, 2018 at 9:00 a.m. (Northwoods Clubhouse)
- Covenants Committee – May 10, 2018 at 3:00 p.m. (Northwoods Clubhouse)
- Elections Committee – May 1, 2018 at 9:00 a.m. (Northwoods Clubhouse)
- Finance Committee – May 17, 2018 at 3:00 p.m. (Northwoods Clubhouse)
- General Plan Committee – May 7, 2018 at 3:00 p.m. (Northwoods Clubhouse)
- Member Engagement Committee – May 25, 2018 at 2:00 p.m. (Northwoods Clubhouse)
- Tahoe Donner Giving Fund Committee – May 8, 2018 at 3:00 p.m. (Northwoods Clubhouse)

Tahoe Donner Task Force Meeting Schedule

- ASO/ASC Task Force – No further meetings have been scheduled at this time.
- Equestrian Blue-Ribbon Panel Task Force – No further meetings have been scheduled at this time.
- Short-Term Rental/Amenity Access Task Force – No further meetings have been scheduled at this time.

As provided for in Civil Code §4920 – Notice of Board Meetings This agenda was posted at least four days prior to the meeting.`

Look for board meeting details and supporting documents online at:

<http://www.tahoedonner.com/board/>

Enroll in our electronic communication's email opt-in program to receive official communications via email. <http://www.tahoedonner.com/update-your-profile/opt-in-to-go-paperless/>

Megan Rodman

Megan Rodman, Executive Assistant

May 16, 2018

Date