

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

June 22, 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
- Meeting opened to start the ballot counting process.

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

- May 26, 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 May 26, 2018 and the special Board Meeting on June 11, 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 will have the option of making comments during the meeting in person, or via teleconference call.** 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. Action: 2018 Reserve Replacements Items Review** **C**
 (Forrest Huisman, Director of Capital Projects)
- The Board of Directors will review and consider approving the below 2018 Reserve Replacement items:
- Downhill Ski Rental Equipment Replacement
- VI. 9:40 a.m. Discussion/Action: Covenants Private Property Rules Modifications & Short-Term Rental Rules** **D**
 (Annie Rosenfeld, Director of Risk Management and Real Property)
- The Board of Directors will consider publishing a 45-day notice to the membership on new and amended covenants private property rules to address noxious activities and prohibited business activities. The Board of Directors will also consider publishing a 45-notice to the membership on new covenants short-term rental rules.
- VII. 10:10 a.m. Discussion/Action: ASO/ASC Task Force Recommendations** **E**
 (Charles Wu, Chair of the ASO/ASC Task Force)
- The Board of Directors will be provided with the ASO/ASC Task Force recommendations.
- VIII. 10:40 a.m. BREAK** **F**

- IX. 10:50 a.m. Action: Tahoe Donner Association – Public Vs. Private** **G**
(Jeff Connors, Board President)

The Board of Directors will discuss assigning an additional Finance Committee goal – define the net income that the public segment amenities generate by amenity versus the membership revenues that are generated. The Public being defined and conjugated into the following categories (1) guests of members (2) unaccompanied guests of members (3) and non-affiliated public usage. Net income would be defined as revenue less the expenses that would no longer be required.

- X. 11:20 a.m. Discussion/Action: Tahoe Donner Trails Stewardship Program** **H**
(Annie Rosenfeld, Director of Risk Management & Real Property)

The Board of Directors will consider a new Tahoe Donner Trails Stewardship Program, including reviewing the current trail access policy and voluntary trail access fee program.

- XI. 11:40 p.m. Discussion: Defensible Space Update** **I**
(Bill Houdyshell, Tahoe Donner Association Forester)

The Board of Directors will be provided with a defensible space update and options to address fuels management with a more aggressive program.

- XII. 12:00 p.m. Discussion/Action: Approve Revised Hiking Club Bylaws** **J**
(Hiking Club)

The Board of Directors will review and consider approving the revised Hiking Club bylaws.

- XIII. 12:10 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 12:30 to agenda item XIV – New Board Resolution.

OPEN SESSION

- XIV. 12:30 p.m. Discussion/Action: New Board Resolution** **K**
(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. 12:50 Discussion/Action: Key Performance Indicators Report L**
(Robb Etnyre, General Manager)
- The Board of Directors will be given an update on Association operations.
- **ACTION: 2018 May Financials**
 - The Board of Directors will consider approving the 2018 unaudited May financials.
 - Update: Tahoe Donner Emergency Plan
 - Social Media Report
- XVI. 1:20 p.m. Discussion/Action: Access to Tahoe Donner Equipment by Public Agencies M**
During Emergencies
(Jennifer Jennings, Board Secretary)
- The Board of Directors will discuss and consider adding Tahoe Donner to the Statewide Business Registry. The Statewide Business Registry is managed by the Governor’s Office of Emergency Services. The Registry is a list of businesses, voluntary organizations, and non-profit organizations that emergency officials can contact for equipment and resources in a disaster.
- XVII. 1:30 p.m. Discussion/Action: Committee Code of Conduct N**
(Jeff Connors, Board President)
- The Board of Directors will discuss creating a committee Code of Conduct, similar to the recently approved Board of Directors Code of Conduct.
- XVIII. 2:00 p.m. Discussion/Action: Equestrian Blue-Ribbon Panel Task Force Update O**
(Nan Meeks, Equestrian Blue-Ribbon Panel Task Force Chair)
- The Board of Directors will be provided with an update on preliminary Equestrian Blue-Ribbon Panel findings.
- XIX. 2:30 p.m. Committee Management P**
- 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 Zapponi, Chair
 - Elections Committee – Bette Rohrback, Chair
 - Finance Committee – Art King, Chair
 - Member Engagement Committee – TBD
 - General Plan Committee – Michael Sullivan, Chair
 - Tahoe Donner Giving Fund Committee – Richard Gander, Chair

EXECUTIVE SESSION

XX. 3:00 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

XXI. 5:00 p.m. This meeting will remain open to facilitate the counting of ballots in accordance with election procedures.

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.

The next regularly scheduled Board of Directors will be determined at the Board of Directors organizational meeting.

Tahoe Donner Committee Meeting Schedule

- Architectural Standards Committee – June 8 and 22, 2018 at 9:00 a.m. (Northwoods Clubhouse)
- Covenants Committee – June 14, 2018 at 3:00 p.m. (Northwoods Clubhouse)
- Elections Committee – June 9, 2018 at 9:00 a.m. (Northwoods Clubhouse)
- Finance Committee – June 14, 2018 at 3:00 p.m. (Northwoods Clubhouse)
- General Plan Committee – June 4 2018 at 3:00 p.m. (Northwoods Clubhouse)
- Member Engagement Committee – June 21, 2018 at 10:00 a.m. (Northwoods Clubhouse)
- Tahoe Donner Giving Fund Committee – June 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

June 11, 2018

Date