

**AGENDA**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS' MEETING**

**August 18, 2018**  
**Northwoods Clubhouse**  
**9:00 a.m.**

**AMENDED**  
**AUGUST 10, 2018 (Item 13 and 14)**  
**AUGUST 13, 2018 (Items 19 and 20)**

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

Members have the opportunity to make comments during each Agenda item in person at the meeting or via teleconference call. All board meetings are broadcast live. To watch board meetings live and for instructions on how to call into board meetings please visit the Tahoe Donner website at: <http://www.tahoedonner.com/members/governance/board-meetings/>.

Agenda items shall be designated either as an "Action" or a "Discussion" item. Items listed as Action will include discussion and are intended for the Board to make a determination on. Items listed as Discussion are intended to inform the Board on topics that might later be brought before the Board as Action items. *Board Resolution 2017-2.*

**\*This meeting is being recorded and broadcast live. \***



***Please silence your cell phone.***

**OPEN SESSION**

- 1. 9:00 a.m. Call to Order / Call for Quorum**  
(Jennifer Jennings, Board President)

**Opening Procedures:**

- Pledge of Allegiance

2. **9:01 a.m. Action: Approval of Minutes**  
(Don Koenes, Board Secretary)
  - July 21, 2018 Regular Meeting Minutes
  - August 9, 2018 Special Meeting Minutes
  
3. **9:03 a.m. Action: 2018/2019 Board Meeting Schedule**  
(Jennifer Jennings, Board President)
 

The Board of Directors will discuss and consider approving a revised 2018/2019 board meeting schedule.
  
4. **9:13 a.m. Discussion: Content of Minutes**  
(Don Koenes, Board Secretary)
 

The Board of Directors will discuss and consider approving a standard for what to include in the Board meeting minutes.
  
5. **9:23 a.m. Discussion: Executive Session Report**  
(Don Koenes, Board Secretary)
 

The Board of Directors will give Executive Session Reports from the regular Board Meeting on July 21, 2018 and the executive sessions on August 1, 2018 and August 9, 2018.
  
6. **9:25 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](mailto: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.
  
7. **9:45 a.m. Action: Consent Calendar**

All items listed under the Consent Calendar are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless a member of the Board requests a specific item to be removed from the Consent

Calendar for separate action. Any item so removed will be taken up following the motion to approve the remainder of the Consent Calendar.

- Accept resignation of Director Brooks as the liaison to the Tahoe Donner Giving Fund Committee
- Add Director Jennings as liaison to the Tahoe Donner Giving Fund
- Accept resignation of Director Koenes as a liaison to the Member Engagement Committee
- Revise approach to Tahoe Donner Governing Documents Project update

**8. 9:55 a.m. Key Performance Indicator Report**  
(Robb Etnyre, General Manager)

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

**Discussion: Preliminary Briefing – 2018 July Financials**  
(Mike Salmon, Director of Finance & Accounting)

The Board of Directors will be provided with a verbal briefing on preliminary financial results for July 2018.

**Discussion: New Event Tent Acoustical Engineers Report**  
(Mike Peters, Director of Food and Beverage)

The Board of Directors will be presented with a briefing on the new tent, acoustical alterations and a report from Bollard Acoustical Consultants, Inc.

**Discussion: Social Media Report**  
(Christina Schwartz, Director of Marketing & Member Relations)

The Board will be updated on the current comments and activity across all Tahoe Donner social media platforms.

**9. 10:15 a.m. Committee / Task Force Reports**

The Board of Directors will review the Committee / Task Force written minutes and reports as a routine monthly procedure, with no board discussion or action anticipated. Specific request from chairs for board Action or Discussion will be ajenized as separate topics. Routine committee membership adjustments will be placed on the consent calendar.

- Architectural Standards Committee
- Covenants Committee
- Elections Committee
- Finance Committee
- General Plan Committee
- Member Engagement Committee

- Tahoe Donner Giving Fund
- Equestrian Blue-Ribbon Panel Task Force
- Short-Term Rental/Amenity Access Task Force

10. 10:25 a.m. **BREAK**

11. 10:35 a.m. **Action: 2018/2019 Winter Season Pass, Programs and Group Rates**  
(Michael Salmon, Director of Finance and Accounting)

The Board of Directors will discuss and consider approving 2018/2019 winter season pass, programs and group rates.

12. 11:00 a.m. **Discussion: Temporary Emergency Fire Prevention Measures**  
(Robb Etnyre, General Manager)

The Board of Directors may follow up on its discussion or action from the August 9, 2018 special board meeting regarding temporary emergency fire protection measures.

- All outdoor combustion sources
- Use of outdoor power tools capable of creating a spark
- Off-road vehicles and off-pavement parking

13. 11:10 a.m. **Discussion: ~~Action~~ Covenants Private Property Rules Amendments**  
(Robb Etnyre, General Manager)

The Board of Directors will discuss and hear member comments on ~~consider approving~~ the proposed new and amended Covenants Private Property rules contained ~~either as prepared~~ in the 45-day member notification. ~~or with modifications.~~

14. 11:30 a.m. **Discussion: ~~Action~~ Covenants Short-Term Rental Rules and Enforcement Procedures**  
(Robb Etnyre, General Manager)

The Board of Directors will discuss and hear member comments on ~~consider approving~~ the proposed new Covenants Short-Term Rental rules and Enforcement Procedures contained ~~either as prepared~~ in the 45-day member notification. ~~or with modifications.~~

~~If the Covenants Short-Term Rental Rules and Enforcement Procedures are approved, the Board of Directors will then discuss implementation of the new program.~~

15. 12:00 p.m. **Action: Consideration of Peak Pricing at Tahoe Donner Amenities Over Labor Day Weekend**  
(Don Koenes, Board Secretary)

The Board of Directors will discuss and consider approving peak pricing at Tahoe Donner amenities over Labor Day weekend.

16. 12:20 p.m. **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 12:50 p.m. to agenda item 17 – Truckee Donner Land Trust Crabtree Canyon Land Use Agreement.

**OPEN SESSION**

17. 12:50 p.m. **Action: Truckee Donner Land Trust Crabtree Canyon Land Use Agreement**  
(Robb Etnyre, General Manager)

The Board of Directors will discuss and consider approving the proposed Truckee Donner Land Trust Crabtree Canyon Land Use Agreement.

18. 1:05 p.m. **Action: Employee Health Insurance Coverage Renewal/Update for 2019**  
(Tom Knill, Director of Human Resources)

The Board of Directors will discuss and consider approving Tahoe Donner employee health insurance coverage renewal/update for 2019.

19. ~~1:15 p.m. Discussion: Solar and Green Energy Considerations~~  
~~————— (Darius Brooks, Board Director)~~

~~The Board of Directors will discuss recent changes to California state laws related to solar installation for new construction and outline various measures and partnerships currently being explored by Tahoe Donner.~~

20. ~~1:30 p.m. Discussion: Exploration of Potential Alternatives for Effective Control of Green~~  
~~————— and Recycling Waste in Tahoe Donner~~  
~~————— (Darius Brooks, Board Director)~~

~~The Board of Directors will discuss potential ideas for implementing effective services in the coming years that minimize (1) impact on all Tahoe Donner members, (2) challenge of complying with existing CCR's, (3) adoption costs for off-hill members in particular, (4) risk to Tahoe Donner bear and wildlife population.~~

**EXECUTIVE SESSION**

21. 1:45 p.m. **Executive Session**

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

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

- Formation of Contracts
- Legal Issues
- Personnel Issues

## **OPEN SESSION**

### **22. 2:45 p.m. Adjournment**

No further regular board meetings have been scheduled at this time.

### **Tahoe Donner Committee Meeting Schedule**

- Architectural Standards Committee
  - Next Meeting – September 12 and 26, 2018 9:00 a.m.
- Covenants Committee
  - Next Meeting – September 13, 2018 at 3:00 p.m.
- Elections Committee
  - Next Meeting – No further meetings have been scheduled at this time.
- Finance Committee
  - Next Meeting – September 13, 2018 at 3:00 p.m.
- General Plan Committee
  - Next Meeting – September 10, 2018 at 3:00 p.m.
- Member Engagement Committee
  - Next Meeting – September 21, 2018 at 9:00 a.m.
- Tahoe Donner Giving Fund Committee
  - Next Meeting – September 4, 2018 at 3:00 p.m.
  
- ASO/ASC Task Force
  - Next Meeting – No further meetings have been scheduled at this time.
- Equestrian Blue-Ribbon Panel Task Force
  - Next Meeting – Working groups are meeting individually for specific tasks. A committee meeting will be scheduled after the summer season concludes.
- Short-Term Rental/Amenity Access Task Force
  - Next Meeting – No further meetings have been scheduled at this time.

**\*All Committee and Task Force meetings are held at the Northwoods Clubhouse. \***

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*

*August 13, 2018*

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Megan Rodman, Executive Assistant

Date