

The Governing Documents Advisory Group would like to inform the Board of a proposed change in approach to the governing documents update project.

When Tahoe Donner engaged the Berding Weil Law Firm to update TD governing documents, the firm used its template HOA governing documents as their reference point. Because that resulted in a reorganization of TD's documents, virtually all of the text in our existing documents would appear to be deleted even though, in fact, much of the text was just moved. For that reason, it did not appear that providing a red-lined text to TD members would be helpful.

Our new general counsel, Sproul Trost, recently took over the project to update TD's governing documents. Mr. Sproul drafted TD's original governing documents. Mr. Sproul recommended, and the Advisory Group agrees, that we should revert to TD's original documents as the base documents (discarding the Berding Weil template). With this approach, all changes to the governing documents can be clearly displayed for member review. The Advisory Group believes that this transparency and ease of comparison will be essential in obtaining member approval of the updated documents.