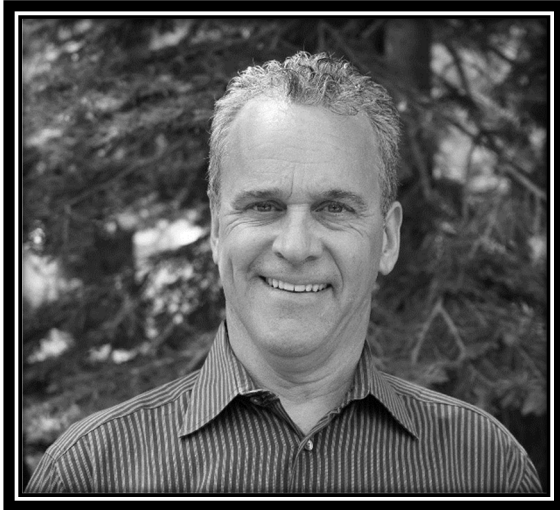


## **JIM ROTH: ADVOCATE FOR ALL**



Tahoe Donner offers a beautiful natural setting, attractive facilities and open spaces, and high-quality member service. As important, Tahoe Donner has a family-friendly environment and a strong sense of community.

Our community is at a critical inflection point. The past two years have seen increased friction between neighbors, between Board members, and between Board factions and TDA management.

As a TDA Board member I will strive to bring stability and fairness back to Tahoe Donner through mutual understanding and a win-win approach. I will serve with fairness, empathy, and respect for all Tahoe Donner stakeholders, with the following priorities in mind:

- Management of TDA for **the benefit of all members**, living “on-hill” and “off-hill”
- **Protection of private property rights**, and an unwavering commitment to adhere to our governing documents
- **Quiet and peaceful enjoyment** for all owners and guests
- Fair, transparent, and data-driven decision-making, based on **member input**
- **Attractive and well-maintained facilities and open spaces**, properly sized to reflect our membership growth and properly maintained for current and future generations alike
- **Fiscal discipline, with reasonable annual assessments** and maximum member value
- **Affordable and fair amenity fees** for members and guests
- **Increased advocacy for members** on issues such as: fire prevention and preparedness; home insurance availability; fair garbage service contracts; and workable solutions for recycling, yard waste, and garbage bins

## **GOVERNING DOCUMENTS UPDATE – A CRITICAL ISSUE**

The most critical near-term issue facing Tahoe Donner is the proposed update to the TDA covenants and bylaws (“governing documents”). Tahoe Donner insiders explain that the impetus for the project was to bring the TDA governing documents (adopted in 1991) into compliance with the total restatement and reorganization of the Davis-Stirling Act that became effective on January 1, 2014. Although an update to match current law seems reasonable, the working group is also considering additional changes to our governing documents. It is critical that TDA members pay close attention to attempts (i) to materially alter our property rights, (ii) to shift power from TDA members to the Board, or (iii) to eliminate advance notice to members or a member comment period prior to important Board actions. **My knowledge of TDA’s governing documents, my legal training and experience, and my critical eye will help me advocate for all TDA owners on the governing documents update.**

## **AMENITIES: MAINTENANCE, ENHANCEMENT, AND MANAGED GROWTH**

The primary purpose of TDA is to own, maintain, and manage the common areas and common facilities for the benefit of the members in common. Although we have a broad range of attractive and well-maintained amenities and open spaces, the amenities and trails are facing stress and increased pressure. Some of our facilities are nearing the end of their useful lives, but most notably in the past twenty-five years the number of homes has increased from 3,100 to 5,200 and amenity access cards have more than doubled from 12,000 to 25,000. With 700 vacant lots remaining, and an average of 30 new homes built each year, we'll continue to add about 120 new members each year for the next twenty years.

Attractive and affordable amenities are a primary reason people buy in Tahoe Donner (including me). The growth in our amenities has not kept pace with the growth of our community. We need to (i) keep our existing amenities well maintained, (ii) enhance and improve our existing amenities as needed, and (iii) carefully expand our amenities -- in a well-managed and financially prudent manner -- to match the growth in our member base.

**Maintenance, enhancement, and managed growth of our amenities is important not only for member enjoyment and member value, but also to improve and protect our future property values.**

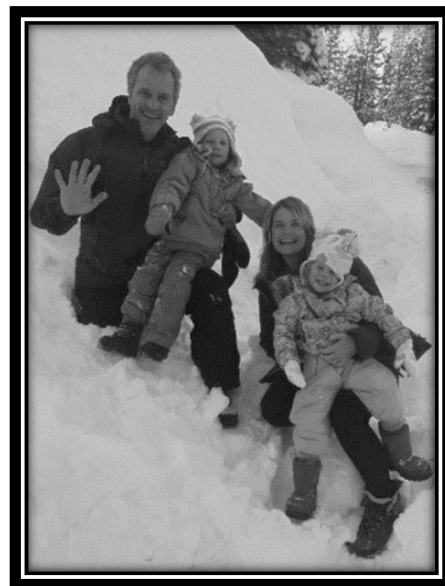
## **BACKGROUND AND EXPERIENCE**

My business career includes 35 years of real estate investment and management, more than ten years as an attorney, and more than ten years as an investment banker in public finance. I worked at three law firms (Brown & Wood; Coudert Brothers; and Stradling Yocca Carlson & Rauth) and three investment banks (Citibank/Salomon Smith Barney; UBS/PaineWebber; and Piper Jaffray) before branching out on my own six years ago. My previous experience includes seven years as a volunteer board member of a nonprofit mutual benefit corporation (including one term as president and several terms as treasurer) and a short stint as a staff member in Washington, D.C. for Alaska's congressman.

I attended the University of Alaska-Fairbanks and Willamette University, studying engineering, economics, and political science. My graduate degrees in law and business (JD/MBA) are from U.C. Berkeley (Boalt Hall; Haas School of Business). I served as the elected student body president during my final year of college.

My family loves Tahoe Donner, including our young daughters Ideleine and Annabelle. In the past 18 months I have been immersed in Tahoe Donner governance issues, advocating for the rights of all owners. My attention was initially captured by the Board's consideration and adoption of new and amended private property rules and the new short-term rental rules. My attention was further focused by the proposed doubling (and more) of covenants fines, the Board's adoption of new guest fee policies (without prior notice to members or any chance for member comment), and the pending governing documents update.

I have spent hundreds of hours studying TDA's governing documents, reading the Davis-Stirling Act, watching Board meetings and budget workshops, studying Tahoe Donner's history, and communicating with TD members regarding issues that concern them. I would like to hear from you too. You can reach me at: [JimRothForTD@gmail.com](mailto:JimRothForTD@gmail.com)



**I urge you to vote, and I ask that you vote for me.**