

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

**June 21, 2019**  
**Northwoods Clubhouse**  
**9:00 a.m.**

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**  
(Don Koenes, Board President)

**Opening Procedures:**

- Pledge of Allegiance

- 2. 9:01 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.

**3. 9:15 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.

- May 30, 2019, Special Meeting Minutes
- June 1, 2019, Special Meeting Minutes
- Executive Session Report
  - April 8, 2019
  - April 27, 2019
  - May 30, 2019
  - June 1, 2019
  - June 10, 2019
  - June 11, 2019
- Accept GPC recommendation of Mr. Sullivan as Chairman
- 5501 Report

**4. 9:25 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 agenzized as separate topics. Routine committee membership adjustments will be placed on the consent calendar.

- Architectural Standards Committee

- Covenants Committee
- Elections Committee – Live update
- Finance Committee
- General Plan Committee
- Tahoe Donner Giving Fund Committee

**5. 9:30 a.m. Discussion/Action: Private Amenities Daily Access Fees**  
(Michael Fajans, Vice President & Secretary of the Board)

The Board of Directors will consider the daily access fee for members and their accompanied guests and whether there should be same day entry to all private amenities after the entry fee at one private amenity or individual access fee payment at each private amenity as currently approved in the 2019 Budget.

**6. 10:10 a.m. Action: Seasonal Fire Ban Rule (45 Days concluded)**  
(Annie Rosenfeld, Director of Risk Management and Real Property)

The Board of Directors will consider approving the new Covenants Seasonal Fire Ban rule as proposed in the 45-day notice or with modifications.

**7. 10:15 a.m. Discussion: Member Comment on the proposed amendments and new rules for Fire Prevention and Safety, and Forest Health Covenants Rules (45 Day notice actively open, Action item at June 21, 2019 meeting)**  
(Annie Rosenfeld, Director of Risk Management and Real Property)

The Board of Directors will hear member comment relating to the 45-day notice published in the May TDNews for the proposed amendments and new covenants rules for fire prevention and safety, and forest health rules.

**8. 10:20 a.m. Discussion/Action: Capital Expenditures over \$3 million**  
(Director, Connors)

The Board will discuss and potentially take action on the dollar amount of a capital expenditure that might require a member vote. Historically, the Board has not had to seek member approval if the money had been “reserved” in some manner. Given the base expenditure required for the Alder Creek Adventure Center in the range of \$6 million (before Equestrian and additional required spending in subsequent years) and the potential to spend in the range of \$10-15 million for a downhill ski lodge, the Board will consider if members initiate a formal vote to ensure that the Board is following the majority direction of the membership. As such the Board will review expenditures over the past 10 years and may determine an appropriate level of spend necessary to solicit member approval.

9. 11:00 a.m. **BREAK**

10. 11:10 a.m. **Discussion/Action: Resolution 2008-2 Committee Policy**  
(Board of Directors)

The Board will discuss the Board’s policy (Resolution 2008-2), and review feedback from the committees on this 2008 policy. The Board may provide direction in respect to policy update.

11. 11:20 a.m. **Discussion: Golf Task Force – Informational Update**  
(John McGregor, General Plan Committee)

12. 11:30 a.m. **Discussion: Key Performance Indicator Report**  
(Robb Etnyre, General Manager)

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

**Action: Unaudited 2019 April and May/Financials**  
(Mike Salmon, Director of Finance and Accounting)

The Board of Directors will be provided with and consider approving the unaudited financial results for April and May 2019.

**Discussion: Management Report**  
(Annie Rosenfeld, Director of Risk Management and Real Property)

- Discussion: New Homeowner Insurance Info Sheet – Fire Hazard Mitigation in Tahoe Donner

**Discussion: Board Survey Report Presentation**  
(Lindsay Hogan, Marketing Manager, Stephen Bohnet, Founder, Finn Group)

**Discussion: Information Technology**  
(Miah Cottrell, Director of Information Technology)

The board will be briefed on the draft IT strategic plan, and provide strategic guidance related to this plan for the association.

**13. 12:30 p.m. LUNCH**

All members are invited to join the Board of Directors for lunch. The Board Meeting will resume promptly at 1:00 p.m. to Agenda item 14 – Tahoe Donner Governing Document Update Project.

**14. 1:00 p.m. Action: Quarterly Treasurer’s Report on Investments**  
(Jeff Connors, Board Treasurer)

The Board of Directors will be provided with and consider approving the Quarterly Treasurer’s report on investments of the association.

**15. 1:20 p.m. Discussion/Action: Tahoe Donner Governing Document Update Project**  
(Annie Rosenfeld, Director of Risk Management and Real Property)

An update will be provided to the board on the current governing document update project. The board may take action to direct staff on next steps.

**EXECUTIVE SESSION**

**16. 1:30 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:

List topics categories only:

- Appeal (1)
- Legal Services
- Personnel

**OPEN SESSION**

**17. 2:30 p.m. Report out of Executive Session**

Action: The Board will consider the Engagement of a law firm for the governing document update project.

**OPEN SESSION**

- 18. 2:35 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 23, 2019** 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 23, 2019** 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
  - Next Meeting – July 10, 2019 9:00 a.m.
- Covenants Committee
  - Next Meeting – July 11, 2019 at 3:00 p.m.
- Elections Committee
  - Next Meeting – June 11, 2019 at 9:00 a.m.
- Finance Committee
  - Next Meeting – July 11, 2019 at 3:00 p.m.
- General Plan Committee
  - Next Meeting – July 1, 2019 at 2:30 p.m.
- Member Engagement Committee
  - No future meetings have been scheduled at this time.
- Tahoe Donner Giving Fund Committee
  - Next Meeting – July 15, 2019 at 3:00 p.m.

**\*All committee 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:  
<https://www.tahoedonner.com/members/governance/board-meetings/>

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/>

Robin Bennett  
 Executive Assistant

**June 12, 2019**  
 Date