

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

**AMENDED**  
**October 19, 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. \***  
**\*The times listed for each agenda topic are approximate.\***



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

**OPEN SESSION**

- 1. 9:00 a.m. Call to Order / Call for Quorum**  
(Charles C. Wu, 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. 9:05 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.

- September 20, 2019 Meeting Minutes
- September 21, 2019 Meeting Minutes
- Executive Session Report
  - September 20, 2019
  - September 21, 2019
  - September 23, 2019
  - September 27, 2019
- ~~Tahoe Donner Line Dance Club—New Club~~
- Replacement/Purchase of Tahoe Donner Bus

**4. 9:10 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
- Finance Committee
- General Plan Committee

- Tahoe Donner Giving Fund Committee

5. **9:15 a.m. Action: Tahoe Donner Giving Fund**  
(Suzanne Sullivan, Tahoe Donnoer Giving Fund Committee Chair)

The Board of Directors will review and consider approving expenditures for grants, resignations and new committee members, and discuss the 2020 Giving Fund dinner.

6. **9:30 a.m. Discussion: General Manager Update**  
(Robb Etnyre, General Manager)

The Board of Directors will receive an update from the General Manager.

7. **9:40 a.m. Discussion: CC&Rs and Bylaws**  
(Board President Wu and Director Koenes)

The Board of Directors will discuss the current CC&Rs and Bylaws.

8. **9:55 a.m. Action: Proposed Increase in Covenant Violation Fines**  
(Annie Rosenfeld, Director of Risk Management and Real Property and Fred Zapponi, Covenants Committee)

The Board of Directors will consider increasing the fine amounts for violating Tahoe Donner’s Covenants. The 45 day notice was issued in January 2019. The Board may take action to reject, modify or adopt the proposed fine increases.

9. **10:10 a.m. Action: Pending Suspension of Membership Rights and Authorization to Record Lien**  
(Annie Rosenfeld, Director of Risk Management and Real Property)

The Board of Directors will be asked to authorize the recording of liens against the properties of members who have failed to bring their assessment accounts current, which will result in the suspension of their membership rights.

APN- 45-610-19  
APN-45-630-15  
APN-44-280-39  
APN-45-220-33  
APN-46-160-06

10. **10:20 a.m. Action: Draft Covenants Citation Process**  
(Annie Rosenfeld, Director of Risk Management and Real Property and Fred Zapponi, Covenants Committee)

The Board of Directors will be updated on the draft Covenants Citation Process proposal submitted by the Covenants Committee.

**11. 10:30 a.m. Break**

**12. 10:40 a.m. Action: Accessory Dwelling Units**  
(Laura Lindgren and Rod Whitten, Architectural Standards)

The Board of Directors will discuss Tahoe Donner’s response to the new law regarding accessory dwelling units. The Board may direct staff to draft rules for consideration at the November Board meeting.

**13. 10:50 a.m. Action: Pizza on the Hill**  
(Robb Etnyre, General Manager)

The Board of Directors will consider future operations and considerations by management.

**14. 11:00 a.m. Action: Committee Charters Review**  
(Board of Directors)

The Board of Directors will provide guidance on desired changes to committee charters.

- Architectural Standards Committee
- Covenants Committee
- Elections Committee
- Finance Committee
- General Plan Committee
- Giving Fund Committee

**15. 11:15 a.m. Action: Approval of 2020 Budget**  
(Mike Salmon, Director of Finance & Accounting)

The Board of Directors will discuss and consider approving the 2020 Budget.

**16. 12:00 p.m. Lunch**

All members are invited to join the Board of Directors for lunch. The Board Meeting will resume promptly at 12:30 p.m. to Agenda item 17 – Executive Session.

**17. 12:30 p.m. Executive Session (closed to members)**

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:

- Legal Matters
- Personnel Matters
- Contracts
- Member Appeals
- Approval of Executive Session Minutes

**18. 1:30 p.m. Adjournment**

The next regularly scheduled Board of Directors meeting will be on **November 23, 2019** at the Northwoods Clubhouse, Mezzanine Room.

**Tahoe Donner Committee Meeting Schedule**

<https://www.tahoedonner.com/wp-content/uploads/2019/07/Committee-Meeting-Schedule.pdf>

- Architectural Standards Committee
  - Next Meeting – October 16, 2019 9:00 a.m.
- Covenants Committee
  - Next Meeting – November 14, 2019 at 3:00 p.m.
- Elections Committee
  - Next Meeting – TBD
- Finance Committee
  - Next Meeting – November 14, 2019 at 3:00 p.m.
- General Plan Committee
  - Next Meeting – November 4, 2019 at 2:30 p.m.
- Tahoe Donner Giving Fund Committee
  - Next Meeting – November 18, 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

October 9, 2019  
Date

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