

**MINUTES**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**

**July 24, 2020**  
**Teleconference**  
**9:00 a.m.**

A regularly scheduled meeting of the Board of Directors of Tahoe Donner Association was held via teleconference on Friday, July 24, 2020. President Kones called the meeting to order at 9:00 a.m. The following Directors were in attendance, thus constituting a quorum of the authorized number of Directors of the Association:

**Directors Present:** Don Koenes, President (via webinar)  
Jim Roth, Vice President (via webinar)  
Steve Mahoney, Treasurer (via webinar)  
Courtney Murrell, Secretary (via webinar)  
Charles C. Wu, Director (via webinar)

**Directors Absent:** none

**Staff Present:** David Mickaelian, General Manager  
Annie Rosenfeld, Director of Risk and Real Property  
Miguel Sloane, Director of Operations  
Lindsay Hogan, Marketing Manager  
Jon Mitchell, Director of Capital Projects  
Brian Dunn, Interim Finance Director  
Robin Bennett, Recording Secretary

**Also Present:** Dave Feingold, Ragghianti Freitas LLP

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|---|-------|
| 1. <b><u>CALL TO ORDER</u></b>              | 00:01 |
| 2. <b><u>BOARD OF DIRECTOR TRAINING</u></b> | 01:32 |

The Board of Directors received training from the associations legal counsel, Dave Feingold.

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|------------------------|---------|
| 3. <b><u>BREAK</u></b> | 1:40:03 |
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Break was taken at 10:40 a.m.  
The Board reconvened to open session at 10:45 a.m.

4. **MEMBER & DIRECTOR COMMENTS**

1:45:10

Board President Koenes invited brief member and director comments on items that are not on the agenda.

Director comments were made regarding:

- Director Murrell spoke on two employees as recognition.
- Director Koenes commented on the real estate market in Tahoe Donner
- Director Roth also commented on the real estate market

Member comments were made:

- A member commented on the Architectural Standard issues with their neighbor.

Members may submit additional comments by email to the Board of Directors at [Memberletters@tahoedonner.com](mailto:Memberletters@tahoedonner.com) (Members are recognized to comment on agenda items as they occur).

5. **ACTION: CONSENT CALENDAR**  
(Board of Directors)

1:59:38

Items listed under the Consent Calendar are considered to be routine and were acted on as follows:

- June 26, 2020 Meeting Minutes
- June 28, 2020 Organizational Meeting Minutes
- Executive Session Report
  - June 26, 2020
- 5501 June Report
- Architectural Standards Committee – New Member
- 2020 Elections Report

Director Mahoney moved to approve the consent calendar as presented seconded by Director Wu. Motion Passed: 5 - 0

6. **COMMITTEE / TASK FORCE REPORTS**  
(Committee/Task Force Chairs)

2:00:07

The Board of Directors reviewed the Committee / Task Force written minutes and reports as a routine monthly procedure.

7. **ACTION: GIVING FUND** 2:05:26  
(Suzanne Sullivan, Giving Fund Committee Chair)

The Board of Directors received input on the 501(c) 3 process from Suzanne Sullivan. After discussion, Director Wu moved to authorize the Giving Fund to investigate the process for a 501(c) 3 seconded by Director Mahoney. Motion Passed: 5 - 0

8. **REQUESTS FOR REVIEW BY THE GENERAL MANAGER** 2:19:41

The Board of Directors authorized staff to review the 2020-2 Board Governance resolution and provide any amendments/changes to the Board.

The Board also discussed future agenda topics and will have a new standing item on the agenda for future agenda topics.

9. **QUARTERLY FINANCIAL/OPERATIONS REVIEW** 2:48:34  
(Brian Dunn, Interim Director of Finance)

The Board of Directors received a financial update from Brian Dunn.

10. **DISCUSSION: CAPITAL PROJECTS UPDATE** 3:09:01  
(Jon Mitchell, Director of Capital Projects)

The Board of Directors received an update on Capital projects from Jon Mitchell.

11. **ACTION: PROPOSED MODIFICATIONS TO COVENANTS FIRE SAFETY RULES 45-DAY NOTICE** 3:33:18  
(Brian Yohn, Assistant Director of Risk Management and Real Property)

The Board of Directors reviewed and discussed the proposed modifications to the Covenants fire safety rules. After discussion, Director Koenes moved to accept the rules as circulated in the 45-day notice with modifications to the vegetation removal for any tree stump height not to exceed 2 inches in height for trees under 12 inches in diameter and 12 inches in height for trees greater than 12 inches in diameter. Also, a 10 foot clearance on any tree branches that extend towards structures. Seconded by Director Mahoney. Motion Passed: 4 – 1 Director Roth No

12. **DISCUSSION: TOPICS FOR FUTURE BOARD MEETINGS** 2:19:41  
(Board of Directors)

There was brief discussion on future agenda items address during item 8 on the agenda. Several topics mentioned were recommendations by the Finance Committee to incorporate in the budget to save for replacement projects, security system at TDA or service, and enforcement of problem houses within the association.

13. **EXECUTIVE SESSION (closed to members)**

Not  
Recorded

The Board adjourned to executive session at 1:15 p.m.

14. **ADJOURNMENT**

Not  
Recorded

There was board consensus to adjourn the meeting at 4:15 p.m.

Submitted by:

  
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Courtney Murrell, Board of Directors Secretary

**SECRETARY'S CERTIFICATE**

I, Courtney Murrell, Secretary of Tahoe Donner Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the Tahoe Donner Association Board of Directors regular meeting held on July 24, 2020 as approved by the Board members in attendance and constituting a quorum at a duly convened subsequent meeting of the Board.

  
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Courtney Murrell, Board of Directors Secretary