

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

**October 19, 2019**  
**Northwoods Clubhouse**  
**9:00 a.m.**

A regularly scheduled meeting of the Board of Directors of Tahoe Donner Association was held at the Northwoods Clubhouse 11509 Northwoods Blvd., Truckee, California on Saturday, October 19, 2019. President Wu called the meeting to order at 9:01 a.m. The following Directors were in attendance, thus constituting a quorum of the authorized number of Directors of the Association:

**Directors Present:** Charles C. Wu, President  
Don Koenes, Vice President  
Jeff Connors, Treasurer  
Jim Roth, Secretary  
Jennifer Jennings, Director

**Directors Absent:** none

**Staff Present:** Robb Etnyre, General Manager  
Michael Salmon, Director of Finance and Accounting  
Tom Knill, Director of Human Resources  
Miguel Sloane, Director of Operations  
Lindsay Hogan, Marketing Manager  
Annie Rosenfeld, Director of Risk and Real Property  
Robin Bennett, Recording Secretary

**1. CALL TO ORDER**

**2. MEMBER & DIRECTOR COMMENTS**

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

Director comments were made regarding:

- Director Jennings mentioned that meetings in the Meadow Room are not adequate for remote participation.

Member comments were made regarding:

- A member commented regarding a vacant position and the various safety concerns on walkways.

- A member commented regarding snow removal for the bermgarten trail head parking area. He would like that area plowed for the winter.

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

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

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

- September 20, 2019 Meeting Minutes
- September 21, 2019 Meeting Minutes
- Executive Session Report
  - o September 20, 2019
  - o September 21, 2019
  - o September 23, 2019
  - o September 27, 2019
- Replacement/Purchase of Tahoe Donner Bus

Director Koenes would like to remove the minutes from September 21 for corrections and Director Jennings would like to remove the bus item from consent since it requires a decision.

Director Koenes stated that although he shared a picture from the Wild West event the intent of the picture was to be reminded of the importance and value that members are people as we look at the numbers in budget.

Corrections to the motions in item 5 and 6 to be updated.

Director Koenes moved to approve the consent calendar with the three itmes removed seconded by Director Wu. Motion Passed: 4-1 Director Jennings Abstain

The Board of Directors discussed the bus replacement item. Director Jennings moved to approve option 1 as recommended by staff to purchase a new bus seconded by Director Wu. Motion Passed: 4 – 1 Director Connors No

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

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

Director Jennings commented about the General Plan development fund priority list changes.

**5. ACTION: TAHOE DONNER GIVING FUND**

The Board of Directors reviewed the expenditures for grants, resignations and new committee members. They also discussed the 2020 Giving Fund dinner location.

After Discussion Director Jennings moved to approve all three items that Suzanne Sullivan presented (\$50,000 grants, a new committee member and location of Giving Fund Dinner). The Giving Fund will be allowed to use the tent in 2020 provided that the tent is already up and they can schedule any available day within the time frame of the current available dates already booked seconded by Director Wu. Motion Passed: 5 - 0

**6. DISCUSSION: GENERAL MANAGER UPDATE**

(Robb Etnyre, General Manager)

The Board of Directors reviewed an update provided by the General Manager, Robb Etnyre.

**7. DISCUSSION: CC&RS AND BYLAWS**

(Board President Wu, Director Koenes)

President Wu provided a brief discussion regarding CC&R's and Bylaws and asked for the board to make comments.

After discussion Director Koenes suggested that this item be discussed at a future board meeting Director Connors agreed.

**8. ACTION: PROPOSED INCREASE IN COVENANT VIOLATION FINES**

(Annie Rosenfeld, Director of Risk Management and Real Property and Fred Zapponi, Covenants Committee)

Director of Risk Management, Annie Rosenfeld provided the Board an update on the proposed increases.

After discussion among the Board, Director Jennings moved to approve the proposed fines seconded by Director Connors. Motion Passed: 3 – 2 Director Koenes and Roth No

Director Roth would like to amend the motion to vote on the fine increases and exclude the short term rentals until we have legal opinion. Motion died due to lack of a second.

Director Wu moved to modify the fine amounts for the first violation to \$300 instead of \$400 seconded by Director Roth.

Director Wu withdrew his amended motion.

Director Koenes moved to get a legal opinion rearding short term rentals on the business activity rule. Director Koenes withdrew his motion.

9. **ACTION: PENDING SUSPENSION OF MEMBERSHIP RIGHTS AND AUTHORIZATION TO RECORD LIEN**

(Annie Rosenfeld, Director of Risk Management and Real Property)

Director of Risk Management, Annie Rosenfeld provided a brief update on the property lien process. The Board of Directors reviewed the resolutions for the pending properties Director Wu moved to approve the liens on the 5 properties seconded by Director Connors. Motion Passed: 5 – 0

10. **ACTION: DRAFT COVENANTS CITATION PROCESS**

(Annie Rosenfeld, Director of Risk Management and Real Property and Fred Zapponi, Covenants Committee)

Director of Risk Management, Annie Rosenfeld updated the Board on the citation process. The committee has a recommended list of the covenants enforcement procedures and would like our new legal council to review the recommendations to assure compliance.

The Board adjourned at 12:15 for lunch and member appeals and reconvened to open session at 2:25 p.m. agenda item 12.

11. **BREAK taken earlier at 10:30 a.m.**

12. **ACTION: ACCESSORY DWELLING UNITS**

(Laura Lindgren and Rod Whitten, Architectural Standards)

The Board of Directors reviewed the presentation given by Laura Lindgren. Laura suggested that the Board direct staff to work with Rod Whitten and prepare draft rules for review at the November meeting using the 8 rules from her presentation.

Director Connors moved to accept the recommendation of an adhoc task force and ask management to bring back a draft proposal in November seconded by Director Wu. Motion Passed: 5 – 0.

13. **ACTION: PIZZA ON THE HILL**

(Robb Etnyre, General Manager)

The Board of Directors discussed the future operations of Pizza on the Hill and reviewed the decision paper prepared by staff. General Manager Robb Etnyre, recommends keeping POTH closed until next summer which is the most utilized time (Memorial through Labor Day time period) and extend the hours at Alder Creek Café this winter.

After discussion Director Jennings moved to approve the recommendation by staff seconded by Director Koenes. Motion Passed: 4 – 1 Director Connors Abstain

14. **ACTION: COMMITTEE CHARTERS REVIEW**  
(Board of Directors)

General Manager Robb Etnyre stated that annually in October this item is on the agenda to notify the committees that the Board will provide guidance on desired changes to committee charters.

After discussion there was consensus by the board to have the board liaison provide recommended changes at the November Board meeting.

15. **ACTION: APPROVAL OF 2020 BUDGET**

Director of Finance and Accounting Michael Salmon provided an updated presentation to the board. After discussion, Director Koenes moved to approve the budget as presented with adjustments on page 6 of the presentation including the recreation fee seconded by Director Roth.

Motion Passed: 4 – 1 Director Connors No

16. **LUNCH**

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

Director Roth moved to adjourn to executive session Director Koenes seconded. Motion passed: 5 – 0

The Board of Directors adjourned to executive session at 5:08 p.m.

18. **ADJOURNMENT**

There was consensus to adjourn the meeting.

Submitted by:



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Jim Roth, Board of Directors Secretary

**SECRETARY'S CERTIFICATE**

I, Jim Roth, 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 October 19, 2019 as approved by the Board members in attendance and constituting a quorum at a duty convened subsequent meeting of the Board.



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Jim Roth, Board of Directors Secretary