



**TAHOE DONNER ASSOCIATION
BOARD OF DIRECTORS**

RESOLUTION ~~2015-YY~~2020-xx

INVESTMENT POLICY

WHEREAS, the Davis-Stirling Common Interest Development Act specifies that the Board shall exercise prudent fiscal management in maintaining the integrity of the Tahoe Donner Association's ("TDA" or "the Association") reserve funds¹; and,

WHEREAS, subject to corporation law and limitations contained in the governing documents the business and affairs of the Association are vested in the Board of Directors²; and,

WHEREAS, the Board has authority to open bank accounts on behalf of the Association and designate signatories³; and,

WHEREAS, the Board shall maintain other accounts necessary to carry out the business of the Association⁴; and,

¹ Davis-Stirling Common Interest Development Act, Chapter 7, Article 2, Section 5515(e)

² Restated Bylaw of Tahoe Donner Association, ARTICLE VII, Section 1

³ Restated Bylaws of Tahoe Donner Association, ARTICLE IX, Section IX, Section 1(p)

⁴ Restated Bylaws of Tahoe Donner Association, ARTICLE XII, Section 4

WHEREAS, in order to properly maintain common areas and facilities of the Association that are the responsibility of the Association, to comply with state statutes, to manage reserve funds, and to protect the market value of Owners' homes and livability in the Association, the Board of Directors determines that it is necessary to have policies and procedures for the investment of reserve funds; and

WHEREAS, the following constitutes the Investment Policy of TDA and supersedes all previously approved policies and resolutions pertaining to the investment of funds;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of TDA approves and adopts the following Investment Policy:

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PURPOSE

The purpose of this resolution is to (i) establish guidelines to ensure the effective and judicious management of ~~cash and~~ investments of the ~~Association's funds~~ Association's reserves; and (ii) responsibly fund the projected maintenance, repair, or replacement of those portions of the Association that the Association is responsible for and for such other funding as the Board of Directors may determine.

INVESTMENT OBJECTIVE

The funds of the Association shall be invested to achieve the following objectives:

1. To protect ~~all the~~ principal amount of all funds while attempting to maximize the rate of return on investments;
Investments shall be made in the highest yielding instruments possible;
2. To maximize the yield of all investments consistent with the cash flow requirements of the Association ~~and the restrictions listed below;~~
When making investment decisions;
3. To achieve the ~~factors of opportunity cost, risk vs. reward,~~ appropriate level of diversification, scheduling across issuers, and sectors; and monitoring shall all be considered
3. 4. To ensure sufficient liquidity, recognizing that the Association has funds that serve both short-term (i.e., the Operating Fund) and long-term (i.e., the capital funds) objectives.

AUTHORIZED INVESTMENT INSTRUMENTS

Authorized investments are specifically limited to the following categories for funds of TDA:

1. Obligations backed by the full faith and credit of the United States Government, with a maximum maturity term of 10 years.
2. Checking or savings accounts at Banks and Savings and Loan institutions. Accounts must be insured by the ~~FDIC~~ Federal Deposit Insurance Corporation ("FDIC").
3. Certificates of Deposit ("CDs") of Banks and Savings and Loan institutions. Certificates of Deposit must be insured by the FDIC.
4. Money market accounts with TDA's Board-approved financial institutions.
5. Commercial Paper rated A1/P1 by Moody's Investor Service, Inc. ("Moody's") and Standard & Poor's Financial Services LLC ("S&P"), provided that: (i) the issuer is a US

corporation and not a subsidiary of a non-US corporation, (ii) the obligation is not classified as a “structured” issue, and (iii) the issuer has a long-term senior debt rating of A3/A- or higher issued by Moody’s and S&P.

4. ~~6.~~ Corporate Bonds of New York Stock Exchange listed United States corporations, rated “A3/A- (or the equivalent rating) or higher by two of the following three rating services: ~~Moody~~Moody’s, Fitch, Ratings, Inc. (“Fitch”) or Standard and Poor’sS&P. Should ~~either service’s rating fall below “A”, the any bonds be rated A3/A- or higher by only one of the aforementioned credit rating agencies, then the Director of Finance and Accounting (“DFA”) shall be sold~~consult with TDA’s investment advisers, TDA’s Treasurer and the TDA Finance Committee to determine the likely risk of loss of principal. If, after these consultations, it is determined that there is a material risk of loss of principal, the DFA shall make all reasonable effort to sell the bond(s) as soon as practicable. -The maximum remaining term to maturity term on these bonds will be 57 years from the date of acquisition.

5. ~~Money market accounts with TDA’s Board approved financial institutions.~~

6. ~~Municipal Bonds rated “A” or higher with a maturity term not to exceed 5 years. As described above, similar rating protections and procedures shall apply.~~

7. ~~Municipal Bonds with a remaining maturity term not to exceed 5 years from the date of acquisition rated A2/A or higher (or the equivalent rating) by two of the following three rating services: Moody’s, Fitch or S&P. Should any bonds be rated A2/A or higher by only one of the aforementioned credit rating agencies, then the DFA shall consult with TDA’s investment advisers, TDA’s Treasurer and the TDA Finance Committee to determine the likely risk of loss of principal. If, after these consultations, it is determined that there is a material risk of loss of principal, the DFA shall make all reasonable effort to sell the bond(s) as soon as practicable.~~

8. ~~State of California insured debt instruments or State of California State debt rated “Aa2/AA” or higher. Maturity or higher (or the equivalent rating) by two of the following three rating services: Moody’s, Fitch, or S&P. Should any bonds be rated Aa2/AA or higher by only one of the aforementioned credit rating agencies, then the DFA shall consult with TDA’s investment advisers, TDA’s Treasurer and the TDA Finance Committee to determine the likely risk of loss of principal. If, after these consultations, it is determined that there is a material risk of loss of principal, the DFA shall make all reasonable effort to sell the bond(s) as soon as practicable. The maximum maturity term on State of California debt is not to exceed 7 years. As described above, similar rating protections and procedures shall apply from the date of acquisition.~~

7. ~~9.~~ Senior debt obligations issued by either the Federal National Mortgage Association (“Fannie Mae”) or the Federal Home Loan Mortgage Corporation (“Freddie Mac”, and collectively with Fannie Mae, defined as “Government Sponsored Enterprises”, or “GSEs”) rated Aa2/AA or higher (or the equivalent rating) by two of the following three rating services: Moody’s, Fitch, or S&P. Should the bonds be rated Aa2/AA or higher by only one of the aforementioned credit

rating agencies, then the DFA shall consult with TDA's investment advisers, TDA's Treasurer and the TDA Finance Committee to determine the likely risk of loss of principal. If, after these consultations, it is determined that there is a material risk of loss of principal, the DFA shall make all reasonable effort to sell the bond(s) as soon as practicable. The maximum remaining term to maturity on these obligations will be 7 years from the date of acquisition.

INSTRUMENT LIMITATIONS

Limits on the above authorized investment instruments are as follows:

1. - Cash and cash equivalent funds held in brokerage and bank accounts should be held at or below SIPC and FDIC insurance limits to the greatest extent possible. Liquidity needs for operating and capital expenditures may at times necessitate cash and cash equivalent balances in a particular account to exceed FDIC insurance limits. This risk shall be minimized by the ~~Director of Finance and Accounting ("DFA")~~.DFA.
2. Investments in each of the following investment categories are limited to no more than 20% of the individual fund balances (i.e. ~~operations, development, replacement reserve, Operating, Development, Replacement Reserve and NMEFF~~New Equipment Funds) at the time the investment is made:
 - a. Corporate Bonds;
 - b. U.S. Government Securities, with a maturity term of more than 37 years;
 - c. State of California debt;
 - d. Municipal Bonds;
3. Approval Levels:
 - e. ~~Investments~~GSE debt with a maturity term of more than 5 years; and
 - f. Commercial Paper.

Except in instruments listed the case of US Government and GSE obligations and short-term deposits and CDs issued by TDA approved banks, the aggregate amount of financial exposure, whether in ~~item 2,~~ long or short term investments, to any single issuer or obligor shall not exceed 10 % of the fund balance of whichever fund holds that investment.

3. The following approval requirements shall be in effect at all times:

- a. Investments in instruments listed in Instrument Limitations item 2 above, with maturity terms of greater than one (1) year but less than five (5) years, require the concurrence

of the DFA (or in the DFA's absence, the General Manager ("GM")) and the Treasurer (or in the Treasurer's absence, the President) and one of the following: General Manager (GM), DFA, or another member of the Board.

b.- Investments in instruments listed in Instrument Limitations item 2, above, with maturity terms of greater than ~~three~~ (3) five (5) years, require the ~~approval of three~~ concurrence of the DFA (or in the DFA's absence, the General Manager ("GM")), the Treasurer (or in the Treasurer's absence, the President of the Board members.) and one other member of the Board.

~~a.c.~~ The concurrences required by this paragraph (3) must be received BEFORE the investments in Instrument Limitations item 2, above, are ~~consummated~~ effected, and notification ~~of~~ to all Board members must occur within 10 days after the investment is made.

~~b.d.~~ The GM or DFA may authorize all other investment transactions.

4. Long-term investments shall be made with the ~~intent of holding them until maturity. Sales prior to the maturity date will require approval from the Treasurer~~ intention of holding them until maturity. Sales prior to the maturity date will require approval from the Treasurer and one other member of the Board. Losses on sales of securities prior to their maturity or call date are acceptable and may be taken (i) in order to reinvest the proceeds into one or more securities offering an income flow with a present value higher than would have been generated by the original investment (including the loss on sale incurred or interest foregone), (ii) in order to proactively protect the Association against a perception of higher risk in securities owned than was foreseen at the time of their purchase, (iii) to meet an unanticipated need for liquidity, or (iv) because a security has fallen out of compliance with this policy. Losses of up to \$5,000 may be approved by the DFA and the Treasurer, while losses in excess of \$5,000 require the prior approval of the DFA, The Treasurer and one other Board member.

GENERAL ADMINISTRATION RESPONSIBILITIES

The DFA shall prepare annual forecasts of cash flow requirements for all of the Association's funds. In addition, the DFA annually shall also prepare a cash flow forecast for the Replacement Reserve and Development Funds covering a period of not less than five years and ideally for ten years.

The Finance Committee and DFA shall meet quarterly to review investments, strategy, cash flow and the overall results of the TDA financial investment management. In addition, the Treasurer shall review and initial the monthly investment account reconciliations and report quarterly to the Board.

Services provided by banks, brokerage firms or Savings and Loans that provide required levels of insurance coverage for investor accounts, shall be utilized in administering this Policy.

Banks, brokerage firms and other financial institutions with whom TDA transacts for banking and investment services shall be selected based on the following criteria: the reputation and financial strength of the company or financial institution, and the reputation and expertise of the individuals employed. The list of acceptable banks and brokerage firms who handle Tahoe Donner Association investments shall be reviewed annually by the Treasurer and the DFA.

All securities in the various fund portfolios shall be held in custody for Tahoe Donner Association by nationally recognized banks, brokerage firms, or third-party custody firms with appropriate liability/indemnity insurance. Those firms who serve as custodians of Tahoe Donner Association investments shall be reviewed annually by the Treasurer and the DFA.

Any changes to this policy or authorized signatories shall be sent to the appropriate brokerage firms immediately. Any brokerage firm holding funds and/or other investments of TDA, shall send (paper or digital), investment and deposit confirmations and complete monthly statements to BOTH the Treasurer and the DFA.

APPROVAL

Approval of ~~the~~this Investment Policy and any changes, amendments, or modifications thereafter, may only be accomplished at a properly noticed meeting of the Board.

ACCEPTED AND DATED: ~~November 20, 2015~~December xx, 2020

STEVE MILLER

DON KOENES, President

JIM STANGROTH, Vice President

JEFF BONZONSTEVE MAHONEY, Treasurer

MURRELL, Secretary

_____COURTNEY

RON WULFF

CHARLES WU, Director