

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

Amended (Item 9)

January 22, 2021
Via Teleconference
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**
(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 memberletters@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. 9:10 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.

- December 11, 2020 Special Meeting Minutes
- December 18, 2020 Regular Meeting Minutes
- January 8, 2021 Special Meeting Minutes
- Executive Session Report
 - December 18, 2020
 - January 8, 2021
- 5501 Report
- Covenants Committee Member- Move from Alternate to Regular Member
- Giving Fund Committee – New Member
- Elections – Inspector of Elections and Accountancy Firm

4. 9:15 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
- Giving Fund Committee
- Lodge at Downhill Ski

5. **9:20 a.m. Discussion: Downhill Ski Lodge Project**
 (PROs Consulting, Jon Mitchell, Director of Capital Projects and Jim Beckmeyer, Lodge Task Force Committee Chair)

PROs consulting will provide a presentation on the survey results from the member outreach.

Joint presentation by staff and task force on the status of the project and upcoming activities.

6. **10:05 a.m. Action: Strategic Plan Adoption**
 (David Mickaelian, General Manager)

The Board of Directors will consider adopting the Strategic Plan by Resolution.

7. **10:50 a.m. Break**

8. **11:00 a.m. Action: 2021 Elections Timeline and Procedures**
 (Bette Rohrback, Election Committee Chair)

The Board will review and consider approving the 2021 Election Timeline and Procedures.

9. **11:15 a.m. Discussion: General Manager Update**

The Board of Directors will receive an update from the General Manager, and may provide direction to the General Manager for future Board consideration, on the following:

- A. Introduction of Steve Turner – Director of Food & Beverage
- B. Introduction of Todd Martyn-Jones – Director of Finance, Accounting and Business Support
- C. STR Update

~~D. Accounting Software Update~~

E. Amenity Access

F. COVID Winter Operations Update

~~G. TSSA Update- East Donner Pass Road /Marina street side parking/third access road~~

10. 12:00 p.m. BREAK

11. 12:30 p.m. Discussion: Financial Update

(Tom O’Neil, Controller and David Mickaelian, General Manager)

The Board of Directors will receive an update on the unaudited financials for the month of December as well as a Q-1 outlook.

12. 12:45 p.m. Discussion: 1997-5 Resolution Procedures for Member Appeals from Covenants and Architectural Standards Committee Decisions

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

Staff will present draft 21-X Resolution Procedures for Member Appeals from Covenants and Architectural Standards Committee Decisions for the Board of Directors to review and discuss.

Following the discussion the board will direct staff to prepare draft 45-day notice and bring back to the board at the February meeting for consideration to approve the proposed new Resolution Procedures for Member Appeals from Covenants and Architectural Standards Committee Decisions to go out for 45-day member comment period.

13. 1:15 p.m. Action: Authorization to Record Lien on Properties with Delinquent Assessments

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

The Board of Directors will be asked to authorize the recording of lien against the property of a member who has failed to bring their assessment accounts current.

Account Number 01413000

14. 1:20 p.m. Appeal Hearing

(Homeowner, Board of Directors and Staff)

The Board of Directors will discuss and consider the Architectural Standards appeal for unit/lot 04-544.

1. Staff to provide staff report – 10 min
2. Appellant to state his/her case – 10 min
3. Board questions of staff and/or appellant – 10 min
4. Board deliberation and decision

15. 2:05 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:

- Contracts
- Personnel Matters
- Delinquencies
- Approval of Executive Session Minutes

16. 3:30 p.m. Adjournment

The next regularly scheduled meeting will take place on **February 26, 2021** at **9:00 a.m.** via Zoom Webinar.

Tahoe Donner Committee Meeting Schedule

<https://cdn1.tahoedonner.com/wp-content/uploads/2020/09/09114344/Committee-Meeting-Calendar.pdf>

- Architectural Standards Committee
 - Next Meeting – February 17, 2021 9:00 a.m.
- Covenants Committee
 - Next Meeting – February 11, 2021 at 3:00 p.m.
- Elections Committee
 - Next Meeting – TBD
- Finance Committee
 - Next Meeting – February 11, 2021 at 3:00 p.m.
- General Plan Committee
 - Next Meeting – February 1, 2021 at 3:00 p.m.
- Tahoe Donner Giving Fund Committee
 - Next Meeting – February 8, 2021 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

January 15, 2021
Date