



February 19, 2021
2:30 p.m.

MEMBER COMMENTS:
PROPOSED NEW AND AMENDED Elections Rules
January 19 thru February 19, 2021

Below are comments sent in for the 45-day member notification and comment period for the proposed new and amended Elections rules. Comments were received January 19 thru February 19, 2021. A total of 2 comments were received during this period.

None of the rules proposed fixes or addresses the major problems we had in our last election.

- 1) Section 3.3 is confusing. Are the members entitled to request the official Membership List or Voter List for communications? Shouldn't it be Voter List since it's used for campaigning?
- 2) TD cannot control what each candidate mails to homeowners, even if it's misleading or false. But instead of just saying it's free speech, why can't TD REQUIRE the candidates to use the TD website as their election platform to answer questions in addition to stating very clearly what they stand for? This allows everyone to see what the candidate says and each candidate can't say one thing to one group and another thing to another group. This leads to lack of transparency. Expecting the candidate to privately exchange emails is not productive, especially when some candidates rarely responded to my emails. This also wastes their valuable time, probably answering the same question multiple times. In person meet and greet is not practical since most of the homeowners don't live here full time.
- 3) Speaking of transparency, TD should let the members know if each candidate had complaints filed against them by their neighbors via the complaint line or OneStop or compliance@TD. This is not focusing on STR operators only since complaints can be filed against PT or FT owners as well. I do believe the members deserve to know if the candidate who will represent us respects the TD rules.
- 4) Just as it's vital that the Board reflects the diversity of the homeowners (FT, PT, STR) and their concerns, each committee should also reflect that diversity. This is not part of election rules but often times, the members who served in GP or Finance run for the Board. It's important that they spent time in the committees hearing various viewpoints. No committee should be made up of ONLY or MOSTLY of one interest group, i.e. golf, downhill ski, trails, STR, etc. It should also be made up of newcomers and not just friends of those existing committee members. Lastly, the committee members should have a term limit and should not stay in the committee indefinitely unless no one else applies for the vacancy. Both my husband and I have been interested in applying for committees but they rarely





have vacancies. It appears as though these committee have become exclusive clubs or worse yet, echo chambers.

To: Tahoe Donner Board of Directors

We received the Proposed Election and Voting rules pamphlet, thank you. In reviewing the document, it is clear the document is focused on updating the rules to meet revisions to the Davis-Sterling Act; however, it does not seem to include rules to improve the TDA election process. After the last TDA Board election, it became clear we need more transparency and more neutrality in our TDA elections. What we are not seeing are rules that address the following:

1. Candidate disclosure statements – Although not required by Davis Sterling; these are common in HOAs. It is something that would go a long way to improve transparency. All candidates would be required to make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or appear to result in a potential conflict of interest.
2. TDA disclosure statements – TDA should be required to disclose any financial, business, professional or personal relationship or interest TDA has with any candidate. This rule would be even more critical if candidate disclosure statements are not required. Again, would go a long way to improving transparency and help protect TDA from lawsuits.
3. Board members rules – we did not see any rules for current TDA Board members as they relate to the election process. The following are some rules we feel would improve the TDA election process and possibly prevent lawsuits:
 - a. The TDA Board and/or a TDA Board member will not endorse a specific board candidate (excluding the TDA Board member endorsing him/herself for re-election). The TDA Board and/or TDA Board member will refrain from any form of communication that could be mis-construed as an endorsement.
 - b. The TDA Board and/or TDA Board member must remain neutral in the election process.
 - c. No TDA Board member will contribute to or participate in any candidate running for the TDA Board (other than their own re-election campaign).

Thank you

