

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

AMENDED
(Order of agenda items)
March 26, 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
- Employee Recognition
- 50th Anniversary Recognition

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 only 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.

- February 26, 2021 Regular Meeting Minutes
- March 12, 2021 Special Meeting Minutes
- Executive Session Report
 - February 26, 2021
 - March 12, 2021
- 5501 Report
- 2022 Reserve Replacement purchase of one Downhill and one Cross Country groomer
- Forestry crew truck replacement, 2021 Replacement Reserve item

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. Action: Giving Fund – Scholarships
(Suzanne Sullivan, Giving Fund Committee Chair)

The Board of Directors will receive an update on the scholarship status. The board will also consider authorization of \$235,000 for scholarship awards.

6. 9:30 a.m. 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. COVID Summer Operations
- B. Lodge at Downhill Ski
- C. Donner Pass Rd Parking
- D. Member Portal

7. 10:00 a.m. Action: Finance and General Plan Committee Charters
(Committee Chairs and Staff)

The Board of Directors will review and consider approving the charter for the following committee's

- Finance Committee
- General Plan Committee

8. **10:45 a.m. Break**

9. **10:55 a.m. Action: Board of Directors Code of Conduct**
(David Mickaelian, General Manager)

The Board of Directors will review the draft proposed Code of Conduct for consideration to approve or provide additional direction to staff.

10. **11:55 a.m. Lunch/Break**

11. **12:25 p.m. Action: 2021 Work plan**
(David Mickaelian, General Manager)

The Board of Directors will receive an update on the 2021 Work plan. The board may consider approving the work plan or provide direction to staff.

12. **1:05 p.m. Action: Pizza on the Hill Code Compliance**
(Jon Mitchell, Director of Capital Projects)

The Board of Directors will review and consider approving the acceleration of Reserve Replacement Funds for code compliance.

13. **1:35 p.m. Discussion: Financial Update**
(Todd Martyn-Jones, Director of Finance, Accounting and Business Support and David Mickaelian, General Manager)

The Board of Directors will receive an update on the unaudited financials for the month of February.

14. **1:50 p.m. Discussion: Quarterly Treasurer's Investment Report**
(Steve Mahoney, Board Treasurer)

The Board of Directors will review the Quarterly Treasurer's Report.

15. **2:15 p.m. Discussion: Fine Schedule**
(Annie Rosenfeld, Director of Risk Management and Real Property)

The Board of Directors will receive an overview from staff on TD Fine Schedules for Architectural Standards, Covenants and discuss violation(s) for Elections.

16. 2:45 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 07-088.

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

17. 3:30 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:

- Appeal Hearing
- Contracts
- Personnel Matters
- Legal
- Delinquencies
- Authorization to Proceed with Notice of Default and Initiate Foreclosure
APN- 44-040-28
- Approval of Executive Session Minutes

18. 5:00 p.m. Adjournment

The next regularly scheduled meeting will be a special meeting and take place on **April 23, 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 – April 14, 2021 9:00 a.m.
- Covenants Committee
 - Next Meeting – April 8, 2021 at 3:00 p.m.
- Elections Committee
 - Next Meeting – April 6, 2021 at 2:00 p.m.

- Finance Committee
 - Next Meeting – April 8, 2021 at 3:00 p.m.
- General Plan Committee
 - Next Meeting – April 5, 2021 at 3:00 p.m.
- Lodge at Downhill Ski Task Force
 - Next Meeting – April 5, 2021 at 1:30 p.m.
- Tahoe Donner Giving Fund Committee
 - Next Meeting – April 12, 2021 at 3:00 p.m.

All committee meetings are held at the Northwoods Clubhouse.

Future Agenda Items

Some of the items planned for the **April 23, 2021** Board Meeting include, but are not limited to:

- Covid Update
- Lodge at Downhill Ski Update
- Coyote Crossing
- Annual Report
- E-Bikes
- 1997-5 Resolution for Member Appeals
- Committee Meeting Recording Policy
- Winter/Summer Programming
- Possible adoption of Board Code of Conduct
- Committee Goals
 - Finance
 - General Plan

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

March 24, 2021
 Date