

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

Amended (Item 7 Language Change)

May 28, 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. 9:10 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. 9:20 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.

- April 23, 2021 Regular Meeting Minutes
- April 29, 2021 Special Meeting Minutes
- Executive Session Report
 - April 23, 2021
 - April 26, 2021
 - May 6, 2021
- 5501 Report
- Acceleration of Reserve Replacement item – Snowbird Chairlift
- Annual Meeting Agenda

4. 9:25 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. 9:30 a.m. Discussion: Giving Fund Scholarships
(Suzanne Sullivan, Giving Fund Committee Chair)

The Board of Directors will receive an update on the scholarships awarded and the upcoming July campaign.

6. 9:40 a.m. Discussion: Amenity Access for Trout Creek and Marina for Summer 2021
(Miguel Sloane, Director of Operations)

The Board of Directors will receive an update on the amenity access plan for Trout Creek and the Marina.

7. 10:00 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. Northwoods Clubhouse – Reopening
- B. COVID
- C. Food & Beverage Update
- D. E-unify Presentation
- E. Goal Setting Process (workshop)

8. 10:45 a.m. Break

9. 10:55 a.m. Discussion/Action: Wildfire Preparedness and Tax Measures
(Bill Seline, Truckee Fire Chief)

The Board of Directors will receive a presentation on Wildfire Preparedness and tax measures. The board may also provide direction to staff on tax measures.

10. **11:20 a.m. Action: Committee Charters**
(Committee Chair and Staff)

The Board of Directors will review and provide comments on the “purpose statement” for the General Plan and Trails and Open Space Committee Charters. Staff will also provide the status of Resolution 2008-2.

11. **11:40 a.m. Action: Committee Appointments – Finance Committee**
(Committee Chair and David Mickaelian, General Manager)

The Board of Directors will review the Finance Committee applicants and consider approving the Committee’s recommendation for appointment of new members.

12. **12:00 p.m. Lunch/Break**

13. **12:30 p.m. Action: Off-Road Vehicle Rule Change: Electric Bicycle Regulation and Adaptive Management Pilot Program**
(Annie Rosenfeld, Director of Risk Management and Real Property)

Staff will present a draft Off-Road Vehicle rule and draft Adaptive Management Pilot Program and seek board feedback on both drafted items. The Board of Directors may take additional or other action following board discussion.

14. **1:15 p.m. Action: Capital Projects – Snowmaking for Snowplay and Cross Country**
(Jon Mitchell, Director of Capital Projects)

The Board of Directors will review and consider approving the snowmaking project for Snowplay and Cross Country.

15. **1:25 p.m. Action: 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 April.

16. **1:35 p.m. Action: Authorization to Record Liens on Properties with Delinquent Assessments**
(Todd Martyn-Jones, Director of Finance, Accounting and Business Support and Annie Rosenfeld, Director of Risk Management and Real Property)

The Board of Directors will be asked to authorize the recording of liens against the properties of members who have failed to bring their assessment accounts current.

17. 1:45 p.m. {Properties Noticed for Recordation of Liens listed on page 7 of agenda}
Break
18. 2:00 p.m. **Action: Lodge at Downhill Ski Conceptual Design**
 (Jon Mitchell, Director of Capital Projects, Consultants and David Mickaelian, General Manager)
- The Board of Directors will receive a presentation from PROs consultant's and consider moving forward on the 30% design phase for the Lodge at Downhill Ski.
19. 4:00 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:
- Legal
 - Personnel
 - Approval of Executive Session Minutes
20. 5:00 p.m. **Adjournment**

The next regularly scheduled meeting will be a special meeting and take place on **Friday, June 25, 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 – June 2, 2021 9:00 a.m.
- Covenants Committee
 - Next Meeting – June 10, 2021 at 3:00 p.m.
- Elections Committee
 - **TBD**
- Finance Committee
 - Next Meeting – June 17, 2021 at 3:00 p.m.
- General Plan Committee
 - Next Meeting – June 7, 2021 at 3:00 p.m.
- Lodge at Downhill Ski Task Force
 - Next Meeting – June 7, 2021 at 1:30 p.m.
- Tahoe Donner Giving Fund Committee
 - Next Meeting – June 14, 2021 at 3:00 p.m.

***All committee meetings are via Zoom platform. ***

Future Agenda Items

Some of the items planned for the **June 25, 2021** Board Meeting include, but are not limited to:

- Lodge at Downhill Ski Update
- Committee Tasks
 - Finance Committee
- Delinquent Assessment
- Member Rights
- E-bikes
- Board Organizational Items
 - Election of Officers
 - Annual Meeting Schedule
 - Annual Board Training
 - 5501 Subcommittee Director Designee
 - Committee Liaison and Task Force Appointments

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

May 21, 2021
Date