

**AGENDA**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS' MEETING**

**July 23, 2021**  
**Northwoods Clubhouse**  
**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
- 50<sup>th</sup> 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](mailto: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.

- June 25, 2021 Regular Meeting Minutes
- Executive Session Report
  - June 21, 2021
  - June 25, 2021
  - July 13, 2021
- 5501 Report
- Financial Update
- Replacement Reserve Acceleration of Golf Maintenance Equipment – Rough Mower and Deep Tine Aerator
- Replacement Vehicle for Forestry Department
- Giving Fund – New Committee Members

**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. General Manager Update**

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

- A. Lodge at Downhill Ski
- B. 2021 Workplan
- C. Communication Plan
- D. Winter Rates

**6. 10:05 a.m. Discussion: Proposed Changes to Off-Road Vehicle Rule Member Comment**  
(Brian Yohn, Interim Director of Risk Management and Real Property)

Per TDA Bylaws the members will have 3 minutes to verbally comment on the 45-Day Notice for the proposed changes to the Off- Road Vehicle Rule. Discussion and action will be completed at the August 27 Board meeting.

**7. 10:40 a.m. Break**

**8. 10:50 a.m. Action: 2021-5 Committee Policy**  
(David Mickaelian, General Manager)

The Board of Directors will review and consider adopting resolution 2021-5 Committee Policy, which rescinds 2008-2 and 2018-7 resolutions.

9. **11:10 a.m. Action: Committee Charters**  
(David Mickaelian, General Manager)

The Board of Directors will review and consider approving the proposed Committee Charter for the following committees:

- Long Range Planning Committee (formerly referred to as GPC)
- Trails and Open Space

10. **12:15 p.m. Lunch/Break**

11. **12:45 p.m. Action: Approve Transfer of Funds**  
(Todd Martyn-Jones, Director of Finance, Accounting and Business Support)

The Board of Directors will review and consider approving the transfer of funds from both the Reserve Replacement and Development Fund Account to the Operating Fund.

12. **1:05 p.m. Discussion: Cost of Services Study**  
(Russ Branson, Consultant)

The Board of Directors will receive a presentation on the Cost of Services Study.

13. **2:30 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:

- Legal
- Contract
- Personnel
- Approval of Executive Session Minutes

14. **4:00 p.m. Adjournment**

The next regularly scheduled meeting will take place on **Friday, August 27, 2021 at 9:00 a.m.**

### **Tahoe Donner Committee Meeting Schedule**

[Committee-Meeting-Calendar-2021-7-3.pdf \(tahoedonner.com\)](#)

*\*This schedule is updated on a regular basis and is subject to change.*

Some of the items planned for the **August 27, 2021** Board Meeting include, but are not limited to:

- Off-Road Vehicle Rule Change and E-Bike Adoption
- Committee Appointments TOS
- Group Health Insurance Renewal
- Budget Workshop Schedule
  - Budget Assumptions and Drivers
  - Communications Plan
- STR Update
- 2022 Workplan

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

July 16, 2021  
Date