

**MINUTES**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**

**October 22, 2021**  
**Teleconference**  
**9:00 a.m.**

A regularly scheduled meeting of the Board of Directors of Tahoe Donner Association was held via teleconference on Friday, October 22, 2021. President Koenes called the meeting to order at 9:03 a.m. The following Directors were in attendance, thus constituting a quorum of the authorized number of Directors of the Association:

**Directors Present:** Don Koenes, President  
**(Via Webinar)** Courtney Murrell, Vice President  
Jim Roth, Secretary  
Steve Mahoney, Treasurer  
Charles C. Wu, Director

**Directors Absent:** None

**Staff Present:** **David Mickaelian, General Manager**  
Brian Yohn, Interim Director of Risk and Real Property  
Jon Mitchell, Director of Capital Projects  
Miguel Sloane, Director of Operations  
Todd Martyn-Jones, Director of Finance, Accounting and Business Support  
John Groom, Director of Land Management  
Steve Turner, Director of Food & Beverage  
Robin Bennett, Recording Secretary

**1. CALL TO ORDER**

President Koenes recognized the Tahoe Donner Members for the 50<sup>th</sup> Anniversary.

**2. MEMBER COMMENTS**

Board President Koenes invited brief member and director comments on items that are not on the agenda.

Member comments were made regarding:

- A member commented on the power of words
- A member commented on the Downhill Ski Lodge
- A member commented on the Downhill Ski Lodge
- A member commented on Robin's leaving
- A member commented on Golf Maintenance

The Board heard the member appeal item 3 and will continue member comments afterwards:

- A member commented on civil discourse
- A member commented on Pizza on the Hill and Trout Creek gates
- A member commented on fire and home insurance
- A member commented on the meaning of words
- A member commented on his approval of the direction of Tahoe Donner

Members may submit additional comments by email to the Board of Directors at [Memberletters@tahoedonner.com](mailto:Memberletters@tahoedonner.com) (Members are recognized to comment on agenda items as they occur).

### **3. MEMBER REQUEST FOR ARCHITECTURAL STANDARDS EXTENSION**

The Board of Directors reviewed the extension request from member Albert Ender. After review and discussion, Director Roth moved to approve the recommendation of the Architectural Standards Committee and grant the 4<sup>th</sup> extension request to extend the permit to 7/30/2022 with a \$1,000 extension fee. Seconded by Director Koenes. Motion passed: 5-0

### **4. ACTION: CONSENT CALENDAR**

(Board of Directors)

Items listed under the Consent Calendar are considered to be routine and were acted on as follows:

- September 17, 2021 Special Meeting Minutes
- September 23, 2021 Special Meeting Minutes
- September 24, 2021 Regular Meeting Minutes
  
- Executive Session Report
  - September 17, 2021
  - September 23, 2021
  - September 24, 2021
- 5501 Report

- Financial Report
- Revised Administrative Resolution 2021-6 (Replacing 2013-2 Administrative Resolution) Director Mahoney removed the insurance item from consent to daylight information to the membership.

After discussion, Director Mahoney moved to approve the consent calendar as presented amending the 9/24 Minutes correcting the Secretary named seconded by Director Roth.  
Motion Passed: 5 – 0

- 5. Break was taken at 9:54 a.m.  
The Board of Directors reconvened at 10:05 a.m.**

**6. COMMITTEE / TASK FORCE REPORTS**

The Board of Directors reviewed the Committee/Task Force written minutes and reports as a routine monthly procedure.

**7. GENERAL MANAGER UPDATE**

David Mickaelian, General Manager along with staff provided the Board of Directors with an update on eUnify and an eBike update.

**8. DOWNHILL SKI LODGE**

Jon Mitchell, Capital Projects Director briefed the Board on the Q&A that was sent out to the membership and provided a presentation on the next steps for the design of the downhill ski lodge.

After discussion, Director Roth moved to approve the motion listed below seconded by Director Mahoney. Motion Passed: 4 – 1 (Director Wu/ No)

Direct staff to complete 30% design currently underway for the downhill ski lodge with the following guidelines:

1. The lodge size does not exceed 27,990 square feet
2. At the completion of the 30% design stage the projected project costs do not exceed \$21.3 million in inflated costs plus 10% contingency on construction cost.
3. The projected project costs are inclusive of site preparation, construction and soft cost, with design considerations for
  - a. ADA and CBC improvements
  - b. consolidating the yurt and ski school functions into the main lodge
  - c. accommodating contemporary best practices

- d. accommodating operational efficiencies
  - e. accommodating user needs for both skiers and those that accompany them
4. Inflated dollars will be computed using either 4.5% or the [Federal Reserve forecast for PCE inflation, upper end of the range](#), in place as of the conclusion of the 30% design phase, whichever is higher
  5. Further, that the project team be challenged to highlight potential cost savings to the 2023 projected project costs approximating \$1 million (and their consequences) in the 30% design presentation and what tradeoffs were accepted or rejected.

**Break was taken at 11:52 a.m.**

**The Board of Directors reconvened at 11:56 a.m.**

**Break was taken at 1:32 p.m.**

**The Board of Directors reconvened at 1:39 p.m.**

**9. Lunch was taken at 1:45 p.m.**

**The Board reconvened to executive session at 2:16 p.m.**

#### **10. LONG-RANGE PLANNING COMMITTEE APPOINTMENTS**

The Board of Directors reviewed the committee applications and appointed the following members to the committee:

After review, Director Mahoney moved to amend the charter up to 12 committee members and appoint all 12 applicants. Seconded by Director Roth. Motion passed: 5-0.

#### **11. EXECUTIVE SESSION (closed to members)**

The Board adjourned to executive session at 1:46 p.m.

#### **12. ADJOURNMENT**

There was consensus of the board to adjourn at 3:57 p.m.

Submitted by:

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Jim Roth, Board of Directors Secretary

#### **SECRETARY'S CERTIFICATE**

I, Jim Roth, Secretary of Tahoe Donner Association, do hereby certify that the foregoing is a true and correct copy of the minutes of the Tahoe Donner Association Board of

Directors regular meeting held on October 22, 2021 as approved by the Board members in attendance and constituting a quorum at a duty convened subsequent meeting of the Board.

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Jim Roth, Board of Directors Secretary