

MINUTES
TAHOE DONNER ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING

April 23, 2022
The Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:00 a.m.

A regular, scheduled meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Saturday, April 23, 2022. President Koenes called the meeting to order at 9:00 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
Courtney Murrell, Vice President
Jim Roth, Secretary
Steve Mahoney, Treasurer
Charles Wu, Director

Directors Absent: None

Staff Present: David Mickaelian, General Manager
Annie Rosenfeld, Director of Administrative Services
Lindsay Hogan, Director of Communications
Jon Mitchell, Director of Capital Projects
Miguel Sloane, Director of Operations
Todd Martyn-Jones, Director of Finance
John Groom, Director of Land Management
Steve Turner, Director of Food and Beverage
Robert McClendon, Ski Area Manager
Dave Walker, Ski School Manager
Patricia West, Recording Secretary

Others Present: John Ashworth, BSA Architects
Joe Stewart, SierraCon Construction

1. Call to Order / Call for Quorum

2. Member Comments

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

Member comments were made regarding:

- A member commented on democratic versus republic societies.
- A member commented on thanking the Board for their service.
- A member commented on supporting least expensive option.
- A member commented on Trails Master Plan survey.

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

3. Discussion: 2022 Board Elections Update

The Board of Directors received an update on the elections process and the remaining Election Schedule.

Nan Carnal, Elections Committee Chair, reported that there are six candidates running for the 2022 Board, of which there are two vacant seats and reviewed important upcoming dates for members to learn more about the candidates.

4. Action: Downhill Ski Lodge

The Board of Directors reviewed four options presented by staff regarding design and construction for the Downhill Ski Lodge.

- 1) Option B, with a lodge size of approximately 18,328 square feet with a total cost not to exceed approximately \$20,578,579;
- 2) Option C, with a lodge size of approximately 20,908 square feet with a total cost not to exceed approximately \$21,969,249;
- 3) Option D, with a lodge size of approximately 24,490 square feet with a total cost not to exceed approximately \$23,419,661;
- 4) Board to provide an alternative motion on how to proceed with the Downhill Ski Lodge

John Ashworth from BSA Architects, went through a presentation describing the options in more detail.

Board President Koenes invited brief member comments:

- A member commented on member enjoyment of amenities and building for the beginners that use the downhill ski lodge.
- A member commented on increased assessments, staffing issues and good comparisons.
- A member commented on the staff having the best perspective on the use of the lodge and past experiences with buildouts being too small.

- A member commented on choosing Option B.
- A member commented on the presentation changing his opinion to Option D.
- A member commented on building for the future.
- A member commented on the Association’s inability to look forward to the future and the need to choose Option D.
- A member commented on members first and the Board should incorporate all opinions.
- A member commented on summer camps and potential additional revenue.

After a discussion where each Board Director stated their thoughts and opinions on the options, Director Koenes moved to proceed into design and construction with Option D, a lodge size of approximately 24,490 square feet with a total cost not to exceed \$23,419,661, with a continued effort to value engineer through the next design phase for cost reductions that do not impact building functionality, seconded by Director Mahoney. Motion Passed: 4 – 1 (Wu No).

5. Break

The Board took a break from 1:40 p.m. to 2:05 p.m.

Action: General Manager Update – Microtransit

The Board of Directors continued this agenda item from the Special Board Meeting on April 21, 2022. After reviewing a revised letter from the Town of Truckee on TSSA1 funds, Director Roth moved to direct the General Manager to provide support to use \$160,000 in TSSA1 funds for the Microtransit Pilot Program, seconded by Director Mahoney. Motion Passed: 5 – 0.

Adjournment

There being no further regular business, there was consensus to adjourn to Executive Session at 2:17 p.m.

Submitted by:

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 March 16, 2022 as approved by the Board members in attendance and constituting a quorum at a duty convened subsequent meeting of the Board.

Jim Roth, Board of Directors Secretary