

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

**May 27, 2022**  
**Northwoods Clubhouse, Mezzanine and Zoom Webinar**  
**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 Zoom webinar. 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 2020-3*.

**\*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 – Ian Mindell

- 2. 9:05 a.m. Member 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 as they occur. Members will have the option of making comments during the meeting in person, or via Zoom webinar. 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. 9:15 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 21, 2022 Special Board Meeting Minutes
- April 23, 2022 Regular Board Meeting Minutes
- Executive Session Report
  - April 21, 2022
  - April 23, 2022
- 5501 Report
- Financial Update for April 2022 Results
- Staff Report on Resolution for Transfer of Funds

**4. 9:20 a.m. Action: Measure U**

The Board of Directors will receive a presentation from Paco Lindsay about Measure U and will consider a motion to support Measure U.

**5. 9:30 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 requests from Chairs for board Action or Discussion will be added to the agenda as separate topics. Routine committee membership adjustments will be placed on the consent calendar.

- Architectural Standards Committee

- Covenants Committee
- Elections Committee
- Finance Committee
- Long-Range Planning Committee
- Giving Fund Committee
- Trails & Open Space Committee
- Lodge at Downhill Ski

**6. 9:35 a.m. Discussion: California Legislative Update CLAC**

Don Koenes, Board President and David Mickaelian, General Manager, to provide an update on legislation affecting HOAs.

**7. 9:50 a.m. Discussion: Community Engagement Initiative**  
(Lindsay Hogan, Director of Communications and Member Relations)

The Board of Directors will receive an update from staff on a new Community Engagement Initiative.

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

**9. 10:20 a.m. Discussion: General Manager Update**  
(David Mickaelian, General Manager and Staff)

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. Trails Master Plan Update
- B. Forestry Update
- C. Workforce Update
- D. Summer Food & Beverage Update
- E. Amenity Access Update
- F. Reserve Study Update
- G. Member Portal Update

**10. 11:40 a.m. Discussion: 2022 Capital Projects**  
(Jon Mitchell, Director of Capital Projects)

The Board of Directors will receive an update from staff on 2022 Capital Projects and an update on the timeline.

**11. 12:15 p.m. Lunch Break**

**12. 12:45 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:

- Contracts
- Personnel Matters
- Legal
- Approval of Executive Session Minutes

**13. 2:00 p.m. Adjournment**

The next regularly scheduled Board meeting will take place on **Friday, June 24, 2022 at 9:00 a.m.** at the Northwoods Clubhouse, Mezzanine and 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 15, 2022 at 9:00 a.m.
- Covenants Committee Next Meeting – June 9, 2022 at 1:00 p.m.
- Elections Committee Next Meeting – June 7, 2022 at 2:00 p.m.
- Finance Committee Next Meeting – June 16, 2022 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – June 9, 2022 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – June 13, 2022 at 3:00 p.m.
- Trails & Open Space Committee Next Meeting – June 1, 2022 Field Review

In compliance with Civil Code §4920 and §4045 – this agenda was posted at least four days prior to the meeting.

Look for board meeting details 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/>

Patricia West  
Executive Assistant

May 19, 2022  
Date