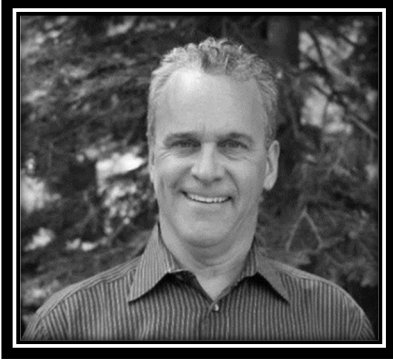


JIM ROTH: DEDICATED VOLUNTEER AND THOUGHTFUL LEADER



Originally from Alaska, I grew up as an outdoor enthusiast and nature lover. Currently living in the Bay Area, I love Tahoe Donner for its trails and open spaces, recreational amenities, and peaceful setting. As one of six siblings and the father of two young girls, I highly value our family-focused community.

I have volunteered thousands of hours as a Tahoe Donner Board member, including as Board liaison to Trails and Open Space, Finance, Covenants, and Architectural Standards committees, and to the ski lodge task force. I have deepened my understanding of member concerns through countless

conversations with members and staff, reviewing independent research, and reflecting on member comments, surveys, focus groups, and town halls.

STRONG GOVERNING PRINCIPLES. I carry out my Board duties with 35 years of experience in business, law, finance, and real estate, with empathy and common sense, and with the following governing principles in mind:

- Serving as a fiduciary for the benefit of ALL Tahoe Donner owners
- Maintaining, enhancing, and sensibly expanding amenities to address member needs and wants, overcrowding, and the effects of climate change
- Fiscal discipline with reasonable assessments and fair amenity fees
- Protecting member rights, property values, and the right to quiet enjoyment
- Transparent, data-driven decision-making, grounded in member input
- Advocacy for members on fire prevention, preparedness, and insurance; reliable internet service; mailbox availability; and enhanced services from the Town of Truckee

NOTABLE ACHIEVEMENTS IN CHALLENGING TIMES. During my tenure, the Board made notable progress despite strong headwinds: the COVID-19 pandemic, significant senior staff turnover, labor shortages, high inflation, and community division related to the ski lodge.

- **Fire Safety and Forest Health.** The Board continues to prioritize fire safety and forest health, designating “Safe Community” as the first strategic initiative in our Five-Year Strategic Plan, increasing fire mitigation and forest management funding, supporting Measure T (to fund wildfire prevention, improved emergency evacuation, and defensible space measures), fast-tracking homeowner defensible space inspections, and advancing discussions with Truckee regarding a third access road for Tahoe Donner.
- **Amenity Enhancements.** The Trout Creek Recreation Center expansion, the Golf Course renovation, the Nature Loop Trail restoration, and the Bermgarten trailhead were recently completed. Snowmaking at Cross Country and Snowplay, dining improvement projects at the Lodge Pavilion and the Marina, and trail improvement projects at the Alder Creek Adventure Center and Coyote Crossing will be completed this summer.
- **Improved Long-Term Planning.** We have improved the Association’s long-term planning by adopting a Five-Year Strategic Plan, forming a Long-Range Planning Committee, tasking the Finance Committee and staff to develop a better long-term capital funding plan, and creating a Trails and Open Space Committee with an initial task of developing a Trails Master Plan.

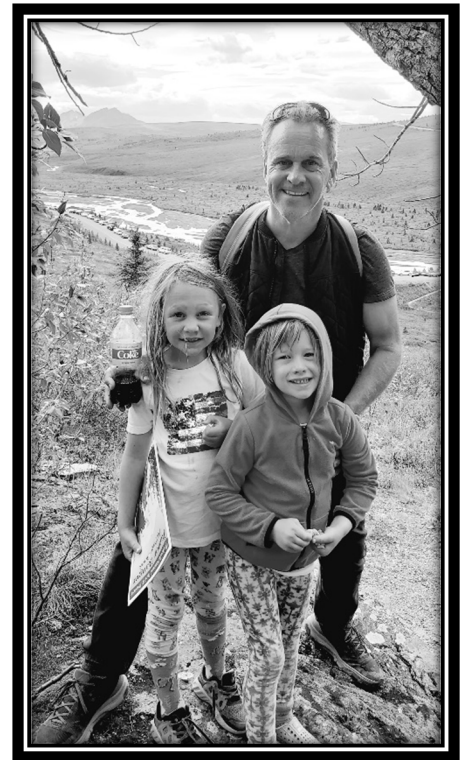
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- **Investment in a New Ski Lodge.** After five years of study and deliberation, with consideration of lodge sizes ranging from 15,000 to 35,000 ft², the Board voted to move forward with a 24,490 ft² replacement of our aging, inefficient, and under-sized ski lodge. I supported this decision after balancing extensive member input, for and against, and input from industry experts and staff. I considered total cost, short-term and long-term impacts on our assessment, members' desired lodge improvements, the costs and benefits of reducing public use, the pros and cons of having our ski school in the lodge, whether a remodel was feasible, and which lodge option would provide members the best value. The new lodge will provide many member benefits over smaller options: more dining, deck, and bar space; more bathrooms and storage lockers; a ski school in the lodge; greater net operating revenues; and an opportunity for Tahoe Donner to offer more summer camps.

ADDITIONAL IMPROVEMENTS AHEAD. The Board continues work on many fronts that I support: fire safety and forest health, the Trails Master Plan, amenity enhancement, labor recruitment and retention, stronger long-term planning, improvement of our new member portal, and updates to our rules and enforcement procedures, among others. Some of my highest priorities for Tahoe Donner include:

- **Restoring Member Value.** I was shocked recently to pay \$5 for a fountain soda at the ski lodge! No wonder members feel they are getting less and less value from their membership. I continue to encourage management to sharpen their focus on improving member value, whether at our recreational amenities, our food and beverage venues, or with respect to our annual assessment. Our association should promote member enjoyment, offer good value, and fairly spread costs.
- **Improving Amenity Access and Pricing.** As we update our amenity access policy, I support annual recreation passes for singles and couples at lower prices than for four-member households, while maintaining reasonable pricing for all members. I also support considering (1) flexible options to meet the needs of owners who use our amenities less frequently, who have larger families, or who share their home with extended families and friends; (2) a base level of amenity access for all assessment-paying households; and (3) a specific cost-recovery policy for our amenities.
- **Creating a Long-Term Master Plan.** To improve long-term planning, I am advocating for Tahoe Donner to create a master plan for our amenities, trails and open spaces, administrative offices, employee housing, mailboxes, internet service, a third access road, parking and transportation, and long-term capital funding. A master plan will allow Tahoe Donner to be more deliberate about future capital projects and other plans, and better meet the needs, wants, and priorities of a growing and changing membership.



I WOULD APPRECIATE YOUR VOTE. I am passionate about Tahoe Donner as a wonderful community for families and friends. I am dedicated to hearing our members, understanding our issues, and finding fair and thoughtful solutions. I would be honored to continue to serve you.

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