

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

**February 16, 2022**  
**Teleconference**  
**10:00 a.m.**

A special, scheduled meeting of the Board of Directors of Tahoe Donner Association was held via teleconference on Wednesday, February 16, 2022. President Koenes called the meeting to order at 10:00 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  
**(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  
Annie Rosenfeld, Director of Administrative Services  
Joe Reeder, Manager of Communications & Member Relations  
Lindsay Hogan, Director of Communications  
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  
Robert McClendon, Downhill Ski Area Manager  
Steve Turner, Director of Food & Beverage  
Patricia West, Recording Secretary

**Others Present:** Charles Heath, Consultant

**1. CALL TO ORDER**

**2. MEMBER & DIRECTOR 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 a staff departure.
- A member commented on a petition submitted to the Board.
- A member commented on a cheaper lodge option.
- A member commented on the questionnaire working group.
- A member commented on the current weather conditions.
- A member commented on cost controls.
- A member commented on the Board and redevelopment of Downhill Ski Lodge.
- A member commented on another member's comments.
- A member commented on uniting Tahoe Donner.
- A member commented on another member's comments.
- A member commented on Pizza on the Hill and applauded staff.
- A member commented on human connection and empathy.
- A member commented on weather and snow making.
- A member commented on another member's comments and the noise from snowmaking machines.
- A member commented on water for snowmaking.

Director and General Manager comments were made regarding:

- A notice about the petition went out by First Class mail on Tuesday, February 15, 2022 to all Members regarding a Special Membership Meeting.
- The scheduling of this meeting was made before the petition was received by the Board.
- The Sierra basin has enough water levels for 80 years to support snowmaking.
- A discussion of member visits to downhill ski lodge and pitting amenity against amenity.

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. DISCUSSION ON ADVISORY QUESTIONNAIRE RESULTS**

President Koenes provided direction on the flow of this meeting.

David Mickaelian introduced Charles Heath, consultant from TBWTH.

Charles Heath presented key findings from the Ski Lodge Questionnaire, which was done online, mail and phone. 3,053 responses out of 6,489 property owners with contact information. 45% responded Yes, proceed as described. 49% responded No, do not proceed. 6% responded No Opinion. Owners biggest open questions relate to costs and size of the project.

The Board of Directors discussed the findings.

President Koenes opened for member comments about the questionnaire results.

- A member commented on deferring to the Board and the Staff direction.
- A member commented on the questionnaire being skewed towards going forward with the Lodge.
- A member commented on the survey and asked the Board for a date on when a response to the number and data.
- A member commented on the Tahoe Donner Member Voices, questionnaire cost, the date of receipt of the questionnaire and the bias of this survey.
- A member commented on the petition.
- A member commented on response rate and best practices for decision making.
- A member commented on the raw material for the presentation and the number of days of overcrowding.
- A member commented on the survey methodology, financials, ADA and helicopters and fire protection.
- A member commented on a biased survey and the overestimated usage data.
- A member commented the Board having done due diligence and to move forward with the project.
- A member commented on the biased survey and the lodge usage.
- A member commented on the biased survey and to allow a member vote.
- A member commented on not noticing bias and concern about cost and ROI and year-round usage.
- A member commented on going through the data and agreement on moving forward but considering the size issue.
- A member commented on moving forward and sitting down with architects with pros and cons.
- A member commented on impressed with this meeting and the Board and the lodge size.
- A member commented on outreach programs and skewed survey.
- A member commented on evenly divided results and majority does want a new lodge.

- A member commented on maximizing the value of data and creating a roadmap for the ski lodge.
- A member commented on another member's comments and asked to make survey results available to members.

Director and Staff comments were made regarding:

- Submitting a records request form.
- 521 members own multiple properties out of the 6471 total property owners.
- Overcapacity was calculated with data that has been collected for decades and compared to facility and industry standards.
- The current lodge has a maximum capacity of 450.
- Looking at different summer programs that can utilize the ski lodge.
- Financial data was presented last year with different size lodges.
- Phone survey was approved by the Board.
- The Board will absorb findings and continue discussion for a follow-up meeting.

**4. EXECUTIVE SESSION (closed to members)**

The Board did not meet in Executive Session.

**5. ADJOURNMENT**

There was a consensus of the Board to adjourn at 12:26 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 January 28, 2022 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