

M I N U T E S
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING

February 25, 2022
Teleconference
9:00 a.m.

A regularly scheduled meeting of the Board of Directors of Tahoe Donner Association was held via teleconference on Friday, February 25, 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
(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**
Joe Reeder, Manager of Communications & Member Relations
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
Blake Haverty, Recording Secretary

Others Present: Stephen Bohnet, Founder F'inn

1. CALL TO ORDER

Employee Recognition

David Mickaelian recognized Drew Deurlington (5 Years), Lead Graphic Designer and Nicole Ladd (15 Years), IT Manager.

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 de-escalating conflicts.
- A member commented on opportunities for members to engage in our Association.
- A member commented on September ski lodge committee minutes and construction documents.
- A member commented on assessments.
- A member commented on Nextdoor and recusing from legal decisions.

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. 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.

- December 1, 2021 Special Meeting Minutes
- January 28, 2022 Regular Meeting Minutes
- Executive Session Report
January 28, 2022
February 3, 10, 11, 2022
- February 16, 2022 Special Board Meeting Minutes
- 5501 Report
- Finance Committee – Election of Officers 2022

Motion to adopt the Consent Calendar with the removal of the Executive Session Reports by Director Mahoney, seconded by Director Roth. Motion Passed 5 – 0.

After a discussion about listing who was in attendance or not on the Report Outs, a motion was moved to accept the Executive Session Reports as written by Director Roth, seconded by Director Wu. Motion Passed 4 – 1 (Murrell No).

4. COMMITTEE / TASK FORCE REPORTS

The Board of Directors reviewed the Committee/Task Force written minutes and reports as a routine monthly procedure. Director Wu asked for an information package for the Finance Committee and the Cost of Services Study.

David Mickaelian responded that the Cost of Services Study was presented to the Finance Committee and to the Board.

5. DISCUSSION: MEMBER SURVEY RESULTS

Stephen Bohnet from Finn Group presented the results from the 2021 Membership Research Survey. The Board of Directors discussed the results and methodology of the survey with staff as well as staffing issues.

Director Koenes opened up the meeting for Member Comments:

- A member commented on age versus length of ownership and demographic shifts.

6. BREAK

Break was taken at 11:25 a.m.

The Board of Directors reconvened at 11:35 a.m.

7. GENERAL MANAGER UPDATE

David Mickaelian, General Manager, along with Staff, provided an update on Amenity Access working group, Trails and Master Plan, Summer Operations and Capital Projects.

Director Roth asked about having the Amenity Access policy address which portion of operation cost will be covered by user fees versus the annual assessment.

Director Koenes opened up the meeting for Member Comments:

- A member commented on amenity cards for families.

9. LUNCH BREAK

Break was taken at 12:35 p.m.

The Board of Directors reconvened at 1:00 p.m.

10. DISCUSSION: ADVISORY QUESTIONNAIRE FINDINGS – NEXT STEPS

Directors commented on their opinion of next steps on the Downhill Ski Lodge.

- A member commented that half did not respond to the survey.

- A member commented on amenity access fee for full time versus part time homeowners.
- A member commented on the Board listening to alternate views.
- A member commented on the communication problem and ADA.
- A member commented on the Board and the questionnaire and compromise.
- A member commented on building trust.
- A member commented on trusting staff and Board with making a decision.

BREAK

Break was taken at 3:39 p.m.

The Board of Directors reconvened at 3:45 p.m.

8. DISCUSSION: SPRING SEASON PASSES

Miguel Sloane, Director of Operations, informed the Board of the 2022 Spring Season Pass pricing.

11. FINANCIAL UPDATE

Todd Martyn-Jones, Director of Finance, Accounting and Business Support presented to the Board of Directors January financials and Assessment collections. The Board of Directors discussed the report.

12. EXECUTIVE SESSION (closed to members)

The Board adjourned to executive session at 4:14 p.m. Motion passed 5 – 0.

13. ADJOURNMENT

There was a consensus of the Board to adjourn at 5:28 p.m. Motion passed 5 – 0.

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 February 25, 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