

MINUTES
TAHOE DONNER ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING

May 27, 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 Friday, May 27, 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

Directors Absent: Charles Wu, Director

Staff Present: David Mickaelian, General Manager
Lindsay Hogan, Director of Communications
Jon Mitchell, Director of Capital Projects
Todd Martyn-Jones, Director of Finance
John Groom, Director of Land Management
Patricia West, Recording Secretary

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.

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. 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

Director Roth moved to approve the Consent Calendar, seconded by Director Mahoney. Motion approved 4 – 0 (Wu Absent).

4. Action: Measure U

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

Director Mahoney moved to make a motion that the Tahoe Donner Association Board, on behalf of all its members, strongly endorse Measure U, seconded by Director Roth. Motion approved 4 – 0 (Wu Absent).

5. Committee / Task Force Reports

The Board of Directors reviewed the Committee/Task Force written minutes and reports as a routine monthly procedure.

6. Discussion: California Legislative Update CLAC

Don Koenes, Board President provided an update on California legislation affecting HOAs.

7. Discussion: Community Engagement Initiative

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

10. Discussion: 2022 Capital Projects

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

8. Break

The Board of Directors took a break from 10:04 - 10:15 a.m.

9. Discussion: General Manager Update

The Board of Directors received an update from the General Manager and may provide direction to the General Manager for future Board consideration.

- A. Trails Master Plan Update – John Groom, Director of Land Management, provided an update on the Trails Master Plan, trail planning survey results, trail crew,
- B. Forestry Update – John Groom, Director of Land Management, provided an update on the Skislope fire mitigation, Cal Fire grant projects, mastication, equipment and tree storage.
- C. Workforce Update – David Mickaelian, General Manager, provided an update on summer recruiting and the status of the current hiring needs and challenges.
- D. Summer Food & Beverage Update – David Mickaelian provided an update on the summer food & beverage programs at the various amenities and restaurants.
- E. Amenity Access Update – David Mickaelian provided an update on the amenity access survey and the recreation fee options.
- F. Reserve Study Update – David Mickaelian provided an update on the replacement reserve study consultant.
- G. Member Portal Update

Director Mahoney asked when the fire ban takes effect in the Tahoe region. John Groom said he will find out and get it posted on the website, and work on storytelling with Lindsay Hogan (Director of Communications and Member Services).

A member commented on asking about the schedule for chipping program.

A member commented on whether the chipping program is for saving money and who takes care of the land between the golf course and private property.

John Groom responded that the chipping program is initial assistance to help homeowners get rid of some of their debris material, but staff is evaluating the program.

The Town of Truckee has developed a program to log into a website to log your chipping needs, which they worked with Tahoe Donner to develop.

Due to summer amenity openings, David Mickaelian provided the updates for Workforce, Summer Food & Beverage, Amenity Access, Reserve Study and Member Portal as other Senior Leadership and staff were busy with the openings.

David reported that the Amenity Access survey will be released in early June and staff is gathering data on the recreation fee options.

David reported that the Association is in the process of selecting a consultant for the every three year Replacement Reserve Study.

David provided an update on the Member Portal and moving documents back to the Tahoe Donner website. Assessments, ASO, Covenants and property-specific information will still be in the Member Portal.

Adjournment

There being no further regular business, there was consensus to adjourn to Executive Session at 11:32 a.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 May 27, 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