

# TAHOE DONNER LRPC JUNE MEETING NOTES

**Meeting Date:** June 9, 2022, in the Mezzanine Room at the Northwoods Clubhouse and Zoom

**Committee Members:**

Joe Balan	Jim Beckmeyer (Chair)	Denise Gauny (Minutes)
Jackie Ginley	Laura Lindgren	Rob McCray
Jerry Meek (Vice Chair)	Dan Simmons	Ward Sproat
Michael Sullivan	Mike Vivas	Keith Williams
Jon Mitchell (Staff)		

**Liaisons:** Julie Vietor, Don Koenes

1. Call to order and acknowledge / welcome TD member guests (Jim B.)
  - a. Chair called meeting to order shortly after 2pm. All committee members were present, in-person or via Zoom except Denise G. and Rob Mc.; both joined later. Board liaison Don K. and guest John Dundas (Finance Committee Chair) were recognized.
2. Action – Motion to approve last meeting notes (Jim B.)
  - a. Chair called for a motion to approve the 5/19/22 meeting notes. Motion made and seconded. All in favor; no objections.
3. Action – Walk through agenda (Jim B.)
  - a. No changes were made to the agenda.
4. Discussion – Current and Future State Sub Committee updates and next steps (Dan S. and Jerry M.)
  - a. Jerry M. advised that the Future State Sub-Committee scheduled its' first meeting on Thursday, June 16th. Before the first sub-committee meeting would occur, Jerry will complete 30-minute meetings with each subcommittee member to discuss what they would like the Future State Subcommittee to accomplish. The first committee meeting will be open ended discussion on creating the foundation for establishing a model/roadmap for developing the future state. Future meetings will focus on a workshop for all LRPC members to attend and participate in.
  - b. Dan S. advised that the Current State Sub-Committee has not been able to meet however, a list of data they need to move forward has been drafted. The list is based on the 2016/2017 Master Plan and some inputs from Rob Mc. Some of the initial documents that will be develop are a spreadsheet that lists all amenities and the portion of the assessments they represent and a process document. Jackie G. advised that she has information and rates for all HOAs in the area and she will get that to this sub-committee. There was a question about if we should try to capture the cost of staying in compliance with

covenants (ie., defensible space requirements). The Sub Committee will consider.

- c. Jon M. said that the list of data requested will likely come from Staff but that they want to understand the need for some of the requests. He would also like to see the goal of the Current State Sub Committee. Dan S. Provided some reasoning for the requests as amenities and HOA assessments and fees were high on membership priorities. The Sub Committee will flesh this out at their next meeting. Don K. advised that there is currently an Amenity Access Policy Working Group (AAPWG), and this Sub Committee should coordinate with them. And there was a reminder that the “current state” is constantly evolving, and things could change during the documentation process.
  - d. There was a discussion about how we are currently measuring member/guest/public amenity usage. This is an area that the AAPWG will be addressing, and this Sub Committee should leverage their work.
  - e. The Current State Sub-Committee came to agreement for a meeting on Monday, June 20<sup>th</sup> @3pm.
  - f. There was a lengthy discussion around what type of “corporation” Tahoe Donner is. Are we a mutual benefit corporation, a social welfare corporation, 501c (4)? It was discussed that we are a 501c (4) but there are several sub-categories within this classification. This is an item that the Sub-Committee will research and include as part of the current state of the HOA.
5. Discussion – 2022 Work Plan (Jim B.)
- a. Jim B. presented our committee Work Plan. He worked with Jon M. and used the TOS and FC plans as templates. The term “Work Plan” was changed to “Task List” to be consistent with our Charter document. Jackie G. reiterated her position that she believes it is very important to get our non-profit/corporation status correct. This is within the purview of the Current State Sub Committee. The Future State Sub Committee can then discuss if changes to amenities, particularly with regard to public access, can or should be considered, which may impact our corporation status in the future. Jackie G. stated that our website states we are a “Mutual Benefit Corporation” and that should be looked at.
6. Discussion – 20 Year Capital List (Jon M.)
- a. Jon M. shared the current 20-Year Capitol Projects List as a preview of it for the upcoming Budget cycle, beginning in a couple of months. This is a document that is reviewed but does not get formally approved as it evolves often. There was some discussion about the difference between discretionary and non-discretionary projects. Things like ADA, legal, Town regulations, etc. all have to be considered when determining this. Jon M. and Dan S. worked on a list to combine our “List of 5s” with this Projects List to see which projects address the priorities we developed. Dan S. will send the updated list to the Committee. And there was a reminder that the updated document comparing the Projects List to the “List of 5” is just a tool to help prioritize projects.



### Actions and Activity List

No	Description	Responsibility	Status	Completion Date
1	Field trip to visit TD infrastructure.	Dan, Jon	Jon to schedule field trip(s); targeting July	
2	Get the word out to TD Membership about the Town's 3rd Access Road project to get TD Member representation.	All	Jon M. sent the link to the Town's project information to the committee on 6/13	
3	Create a user guide that explains the relationships between the Replace/Refurbish Program List, the Reserve Replacement Project List, the 5 Year Plan, and the 20 Year Plan.	Jon M. and the Finance Committee		
5	Send information and rates for all HOAs in the area to the Current State Sub Committee	Jackie G. & Keith W.		
6	Review website about TDA being a "Mutual Benefit Corporation"	Jackie G./ Don K./ Current State Sub Committee		
7	Add an agenda item to review the CFP, Capitol Projects and the related processes to our July meeting and Jon M. will provide the current process documents	Jim B. & Jon M.		