

MINUTES

TAHOE DONNER ASSOCIATION SPECIAL BOARD OF DIRECTORS MEETING BUDGET WORKSHOP #3

October 14, 2022

The Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:00 a.m.

A special scheduled meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Friday, October 14, 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
Benjamin Levine, Vice President
Courtney Murrell, Secretary
Steve Mahoney, Treasurer
Jim Roth, Director, Director, via Zoom

Directors Absent: None

Staff Present: David Mickaelian, General Manager
Lindsay Hogan, Director of Communications, via Zoom
Jon Mitchell, Director of Capital Projects and Facilities, via Zoom
Annie Rosenfeld, Director of Administrative Services
Todd Martyn-Jones, Director of Finance and Business Systems
John Groom, Director of Land Management
Patricia West, Recording Secretary

Additional Present: John Dundas, Finance Committee Chair
Joseph Niedringhaus, Finance Committee Member
Cathy Ravano, Finance Committee Member
Michael Rudolph, Finance Committee Vice Chair via Zoom
Peter Sawyer, Trails and Open Space Committee Chair via Zoom
Laura Kodres, Finance Committee Member via Zoom
Julie Vietor, Finance Committee Member via Zoom

1. Call to Order / Call for Quorum

President Koenes called the meeting to order at 9:00 a.m.

2. **2023 Budget Workshop with Finance Committee**
(Todd Martyn-Jones, Director of Finance, Accounting and Business Support)

The Board of Directors received an update on the Capital Funds portion of the budget: Replacement Reserve Fund, Development Fund and New Equipment and Machinery Fund. The Board also received updates to the Operating Fund portion of the budget and the estimated budget surplus.

3. **Break was taken from 10:30 a.m. to 10:40 a.m.**
4. **2023 Budget Workshop with Finance Committee, Continued**
5. **Lunch break was taken from 12:05 p.m. to 12:38 p.m.**
6. **2023 Budget Workshop with Finance Committee, Continued**

The Board of Directors received updates on the 2023 Draft Workplan and provided direction to staff to modify some of the workplan for final review at the October 28, 2022 meeting.

7. **Member Comments**

- A member commented on the rec fee increase and price for the gym.
- A member commented on leasing Pizza on the Hill to the town and questions about Euer Valley and paying maintenance and forestry.
- A member commented on giving up the wedding tent and that the cost was worth it to ensure no weddings.
- A member commented on the cost of running the HOA and amenity costs and refund homeowners.
- A member commented on inflation and too many projects.

8. **Break was taken from 2:54 p.m. to 3:02 p.m.**

2023 Budget Workshop with Finance Committee, Continued

After discussion, the Board asked staff on the Rec Fee:

- Focus on Options B and C

After discussion, the Board asked staff on the 2021 Surplus:

- To show different options of applying portions of the Surplus

After discussion, the Board asked staff on the 2023 Workplan Items:

- Make some adjustments to the draft workplan and come back to the Board with revisions.

10. Adjournment

There being no further regular business, there was consensus to adjourn at 4:18 p.m.

Submitted by:

SECRETARY'S CERTIFICATE

I, Courtney Murrell, 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 special meeting held on October 14, 2022 as approved by the Board members in attendance and constituting a quorum at a duty convened subsequent meeting of the Board.

Courtney Murrell, Board of Directors Secretary