

MINUTES
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING

October 28, 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, October 28, 2022. President Koenes called the meeting to order at 9:02 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
Steve Mahoney, Treasurer
Courtney Murrell, Secretary
Jim Roth, Director

Directors Absent: None

Staff Present: David Mickaelian, General Manager
Miguel Sloane, Director of Operations
Lindsay Hogan, Director of Communications
Annie Rosenfeld, Director of Administrative Services
Todd Martyn-Jones, Director of Finance and Business Systems
Jon Mitchell, Director of Capital Projects and Maintenance
John Groom, Director of Land Management
Steve Turner, Director of Food & Beverage
Miah Cottrell, Director of Information Services
Patricia West, Recording Secretary

Additional Present: Cathy Ravano, Finance Committee Member
John Dundas, Finance Committee Chair, via Zoom
Joe Niedringhaus, Finance Committee Member, via Zoom

1. Call to Order / Call for Quorum

The Board and David Mickaelian recognized staff for their hard work during a busy summer season and the Employee Golf Outing.

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 resigning from employment teaching fitness classes.
- A member commented on the budget.

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.

- September 22, 2022 Special Board Meeting Minutes
- September 23, 2022 Regular Board Meeting Minutes
- September 29, 2022 Special Board Meeting Minutes
- October 11, 2022 Special Board Meeting Minutes
- October 14, 2022 Special Board Meeting Minutes
- Executive Session Report
 - 9/22/22
 - 9/23/22
 - 10/11/22
- 5501 Report

Director Mahoney moved to approve the Consent Calendar, seconded by Director Murrell. Motion passed 5 – 0.

4. 2023 Budget

The Board of Directors received an update from staff on options for the 2023 budget, with a new Option C that staff presented.

Member Comments:

- A member commented on the surplus.
- A member commented on the surplus and Option C.
- A member commented on Option C.

- A member commented on Option C, operating costs and downhill ski lodge.

5. Break 10:56 a.m. to 11:06 a.m.

Member Comments:

- A member commented on research and limiting the increase to 10%.
- A member commented on the Board protecting assets, amenities and member enjoyment.
- A member commented on property values and Option C.

After discussion, the Board approved 2- and 4-person Rec Fee option B1. Motion passed 3 – 2.

- Up to 2 people: \$295
- Up to 4 people: \$460
- Additional members 5-8: \$165 per person

After discussion, the Board approved the final 2023 Budget with Annual Assessment Total of \$2,624 per property. Motion passed 4 – 1.

- Development Fund \$694
- Replacement Reserve Fund: \$865
- New Machinery + Equipment Fund: \$0
- Operating Fund: \$1,065
- 2021 Surplus Allocations: \$0

7. Lunch Break 12:42 p.m. to 1:15 p.m.

6. 2023 Workplan

The Board of Directors received a draft 2023 Workplan from the General Manager. Board provided a few minor edits to the Workplan and then moved to adopt the 2023 Workplan. Motion passed 5 – 0.

8. Committee/Task Force Reports

The Board of Directors received updates from each Committee.

9. Committee Updates

11. General Manager Update

The Board of Directors received an update from the General Manager and staff on the following topics:

- A. Trails Master Plan
- B. CAI and CACM Update

John Groom, Director of Land Management, reminded everyone that there is a Special Board Meeting on Wednesday, 11/2/2022 to go over the draft 2022 Trails Master Plan.

David Mickaelian provided an update on attending the CAI and CACM conferences for Large Scale Communities. Tahoe Donner Association was the featured association for the CACM conference.

11. Q3 Quarterly Financial Update

The Board of Directors received an update on the Q3 and September financials.

Adjournment

There being no further regular business, there was consensus to adjourn at 2:29 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 regular meeting held on October 28, 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