

**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](mailto: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, Director Murrell moved to adopt the Development Fund portion of the 2023 Assessment at \$694 per property, seconded by Director Levine. Motion passed 4 -1 (Roth No).

After discussion, Director Levine moved to adopt the Replacement Fund portion of the 2023 Assessment at \$865 per property, seconded by Director Murrell. Motion passed 3 – 2, (Mahoney, Roth No).

After discussion, Director Mahoney moved to approve the New Machinery & Equipment Fund portion of the 2023 Assessment at \$0 per property, seconded by Director Murrell. Motion passed 5 – 0.

After discussion regarding how many members the Rec Pass should cover, the Directors took a non-motion position poll for a 2- and 4-person pass. Poll was 4 – 1 (Murrell No, stated support for a 4-person pass).

After discussion regarding the Fee for the 2- and 4-person Rec Pass, Director Levine moved to approve Rec Fee option B1, seconded by Director Mahoney. Motion passed 3 – 2 (Mahoney, Roth No).

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

After discussion, Director Mahoney moved to adopt Option C for the Operating Fund portion of the 2023 Assessment at \$1,065 per property, seconded by Director Levine. Motion passed 5 – 0.

After discussion, Director Mahoney made a motion to not allocate any operating surplus and to keep it in reserve, seconded by Director Levine. Motion passed 4 – 1 (Roth No).

After discussion, Director Mahoney made a motion for the final 2023 Budget with Annual Assessment Total of \$2,624 per property, seconded by Director Levine. Motion passed 4 – 1 (Roth No).

- 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 Director Mahoney moved to adopt the 2023 Workplan, seconded by Director Levine. 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.

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Courtney Murrell, Board of Directors Secretary