

**AGENDA**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS' MEETING**

**May 26, 2023**  
**Northwoods Clubhouse, Mezzanine and Zoom Webinar**  
**9:00 a.m.**

This timed Agenda is prepared one week in advance of the meeting. The Board reserves the right to adjust this schedule during the meeting by adding, deleting, and/or moving matters as permitted by law. Association Board of Directors' meetings are open to property owners, but not the general public.

Property owners have the opportunity to make comments during each Agenda item in person at the meeting or via Zoom webinar. All board meetings are broadcast live. To watch board meetings live and for instructions on how to call into board meetings please visit the Tahoe Donner website at: <http://www.tahoedonner.com/members/governance/board-meetings/>.

Board meetings are defined by the Davis-Stirling Act as a gathering of a majority of directors at the same time and place to "hear, discuss, or deliberate upon any item of business that is within the authority of the Board." (Civ. Code §4090.) A Board meeting is a meeting of the corporation's Board of Directors' to conduct business of the corporation.

**\*This meeting is being recorded and broadcast live. \***  
**\*The times listed for each agenda topic are approximate.\***



*Please silence your cell phone.*

**OPEN SESSION**

- 1. 9:00 a.m. Call to Order / Call for Quorum**  
(Don Koenes, Board President)

**Opening Procedures:**

- Pledge of Allegiance
- Employee Recognitions

**2. 9:05 a.m. Member Comments**

Property owners' comments are welcomed at this time for matters not on the agenda and are limited to three minutes. However, property owners may submit additional comments by email to the Board at [memberletters@tahoedonner.com](mailto:memberletters@tahoedonner.com). The Board president will recognize property owners to comment on agenda items as they occur. Property owners will have the option of making comments during the meeting in person, or via Zoom webinar.

Property owners are requested to identify themselves and to include Unit and Lot Number or Tahoe Donner address. Directors and Staff are limited by law to brief responses and clarifying questions to matters not on the agenda. Directors may request Staff to report back to the Board concerning such matters and place the matter on a future Board agenda.

**3. 9:15 a.m. 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 20, 2023 Special Board Meeting
- April 28, 2023 Regular Board Meeting Minutes
- Executive Session Report
  - 4/28/23
  - 5/4/23
- 5501 Report for March 2023
- April 2023 Financial Update
- Finance Committee Charter Update
- Forestry Equipment Request
- Tahoe Truckee Community Fund MOU for Tahoe Donner Giving Fund

**4. 9:20 a.m. Committee / Task Force Reports**

The Board of Directors will review the Committee / Task Force written minutes and reports as a routine monthly procedure. Specific requests from Chairs for board Action or Discussion will be added to the agenda as separate topics. Routine committee membership adjustments will be placed on the consent calendar.

- Architectural Standards Committee
- Covenants Committee
- Elections Committee
- Finance Committee
- Long-Range Planning Committee
- Giving Fund Committee

- Trails & Open Space Committee

5. **9:30 a.m. Housing Study Project Update**  
(Annie Rosenfeld, Director of Administrative Services)

The Board of Directors will receive an update on the Housing Study Project.

6. **10:10 a.m. Downhill Ski Lodge**  
(Jon Mitchell, Director of Capital Projects and Facilities)

The Board of Directors will receive an update on the downhill ski lodge.

7. **10:55 a.m. Break**

8. **11:05 a.m. General Manager Update**  
(David Mickaelian and Staff)

The Board of Directors will receive an update from the General Manager, and may provide direction to the General Manager for future Board consideration, on the following:

- A. Golf Operations
- B. Summer Operations Overview
- C. Capital Projects Update
- D. Forestry Update
- E. Potential Vacancy Tax Update
- F. Community Standards (Architectural + Covenants) Update - 2023 Workplan Goal #5

9. **12:20 p.m. Lunch Break**

10. **12:50 p.m. Amenity Access Policy Schedule**  
(David Mickaelian, General Manager)

The Board of Directors will receive a preview of the schedule of meetings to discuss the Amenity Access Policy.

11. **1:30 p.m. Winter Storm Damage Repairs**  
(Jon Mitchell, Director of Capital Projects and Maintenance)

The Board of Directors will receive an update and consider approving a replacement reserve fund allocation for 2022-2023 winter storm damage repairs.

12. **2:00 p.m. Treasurer's Report**  
(Steve Mahoney, Treasurer)

The Board of Directors will receive an update on the Q1 Treasurer's Report.

**13. 2:15 p.m. Operating Fund Policy**

The Board of Directors will receive an update from the Ad Hoc Subcommittee and consider adopting a revised Operating Fund Policy.

**14. 3:00 p.m. Break**

**15. 3:10 p.m. Suspension of Membership Rights and Authorization to Forward Delinquent Accounts to Collection Services**

(Todd Martyn-Jones, Director of Finance, Accounting and Business Support)

The Board of Directors will be asked to consider the suspension of membership rights and authorize turning over the delinquent accounts to Tahoe Donner's contracted collection services for those properties of members who have failed to bring their assessment accounts current.

**16. 3:15 p.m. Executive Session (closed to members)**

The Board is allowed to meet in "executive session" to discuss certain topics (Civil Code §4935).

The Board of Directors plan to meet in Executive Session to discuss the following:

- Contracts
- Personnel Matters
- Legal
- Approval of Executive Session Minutes

**17. 4:30 p.m. Adjournment**

The next regularly scheduled Board Meeting will be held on **Friday, June 23, 2023** at 9:00 a.m. at the Northwoods Clubhouse, Mezzanine and via Zoom webinar.

**Tahoe Donner Committee Meeting Schedule**

<https://cdn1.tahoedonner.com/wp-content/uploads/2020/09/09114344/Committee-Meeting-Calendar.pdf>

- Architectural Standards Committee Next Meeting – June 14, 2023 at 9:00 a.m.
- Covenants Committee Next Meeting – June 8, 2023 at 1:00 p.m.
- Elections Committee Next Meeting – N/A
- Finance Committee Next Meeting – June 15, 2023 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – June 8, 2023 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – June 12, 2023 at 3:00 p.m.
- Trails & Open Space Committee Next Meeting – June 7, 2023 at 3:00 p.m.

In compliance with Civil Code §4920 and §4045 – this agenda was posted at least four days prior to the meeting.

Look for board meeting details online at:

<https://www.tahoedonner.com/members/governance/board-meetings/>

Enroll in our electronic communication’s email opt-in program to receive official communications via email. <http://www.tahoedonner.com/update-your-profile/opt-in-to-go-paperless/>

Patricia West  
Executive Assistant

May 16, 2023  
Date

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