

**MINUTES**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**

**June 20, 2023**  
**The Northwoods Clubhouse, Mezzanine and Zoom Webinar**  
**10:00 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 Tuesday, June 20, 2023. President Koenes called the meeting to order at 10:00 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  
Steve Mahoney, Treasurer  
Courtney Murrell, Secretary  
Jim Roth, Director

**Directors Absent:** None

**Staff Present:** David Mickaelian, General Manager  
Lindsay Hogan, Director of Communications  
Miguel Sloane, Director of Operations  
Patricia West, Recording Secretary

**1. Call to Order / Call for Quorum**

Board President Koenes called to order at 10:00 a.m.

**2. Amenity Access Policy**

The Board of Directors and staff reviewed options presented by staff on the definitions of user classes and subclasses.

Owner Definition – There was consensus to accept the p. 13 recommended definition: “Owner: Any person in which title to a residential parcel within the subdivision is vested at 15% or greater as shown by a recorded grant deed on file with the Office of the Nevada County Recorder, and the owner’s family, making them eligible to obtain a member photo ID card.”

Director Levine suggested an edit: “and the owner’s family, as defined elsewhere in the policy.” There was consensus of agreement to the edit.

Miguel reminded the Board that it can be difficult to validate certain family relationships.

Recommended Owner’s Family Definition (p. 17 of presentation) – Any individual who has a relationship to an owner that is one of the following: spouse/domestic partner, mother, father, mother’s spouse/domestic partner, father’s spouse/domestic partner, children, child’s spouse/domestic partner, domestic partner’s child, grandchildren, grandchild’s spouse/domestic partner, sister, brother, sister’s spouse/domestic partner, brother’s spouse/domestic partner.

Directors Murrell, Mahoney and Koenes agreed with the above definition. Director Roth asked to add grandparents, nieces and nephews. The question about adding these as well as au pairs, foster children and exchange students will be put in the parking lot.

Recommended Tenant Definition (p. 22 of presentation) – Any individual who occupies an owner’s property in exchange for payment of rent, monetary or not:

- Long-Term Tenant – A subclass of the TENANT user category that includes any individual who occupies an owner’s property for a period of 9 months or longer.
- Short-Term Tenant – A subclass of the TENANT user category that includes any individual who occupies an owner’s property for a period of 30 days or less (30 days is also the Town of Truckee criteria).
- Seasonal Tenant – A subclass of the TENANT user category that includes any individual who occupies an owner’s property for a period of 31 days to less than 9 months.

Recommended Guest Definition (p. 25 of presentation) – Any individual who has a non-tenant relationship with an owner, seeking access to the amenities with owner’s permission.

- Accompanied Guest – A subclass of the GUEST user category that seeks access to the amenities with the owner.
- Unaccompanied Guest – A subclass of the GUEST user category that seeks access to the amenities without the owner.

Recommended Invitee Definition (p. 28 of presentation) – Any individual who visits an Association amenity who does not qualify as either an owner, guest, or tenant, and is a member of the general public.

Some TD clubs have access and have club members who are invitees or guests.

### **3. Member Comments**

Board President Koenes invited brief member comments on items that are not on the agenda.

- A member commented on non-cohabitating long term partners getting an amenity access card.
- A member commented on being a single owner and why she has to always pay for more than one member card each year and her only family is nieces and their offspring and also has an ADU tenant.
- A member commented on objecting to the term “class” and prefers “category and how her family doesn’t have the right to stand up here for member comment.
- A member commented on how this discussion was long overdue and also prefers the term “category” and that STRs are a business and we are a family-oriented recreational community.

#### **4. Executive Session (closed to members)**

The Board is allowed to meet in “executive session” to discuss certain topics (Civil Code §4935). Director Mahoney made a motion to adjourn to Executive Session at 1:09 p.m., seconded by Director Roth. Motion passed 5 – 0.

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

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

#### **5. Adjournment**

There being no further regular business, there was consensus to adjourn the meeting at 1:55 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 June, 20, 2023 as approved by the Board members in attendance and constituting a quorum at a duly convened subsequent meeting of the Board.

---

Courtney Murrell, Board of Directors Secretary