

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

July 28, 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/>.

Agenda items shall be designated either as an "Action" or a "Discussion" item. Items listed as Action will include discussion and are intended for the Board to make a determination on. Items listed as Discussion are intended to inform the Board on topics that might later be brought before the Board as Action items. *Board Resolution 2020-3*.

***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 Recognition – Elvira Bannon, Robert McClendon, and Christen Holland

- 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. 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.

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.

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.

- June 20, 2023 Special Board Meeting Minutes
- June 23, 2023 Regular Board Meeting Minutes
- June 25, 2023 Annual Membership Meeting Minutes
- Executive Session Report
 - 6/20/23
 - 6/23/23
- 5501 Report for May 2023
- 2023 Approved Replacement Reserve Fund Project- Trout Creek Remodel Construction Project
- Tahoe Donner Mah Jongg Club

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, with no board discussion or action anticipated. 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. 9:35 a.m. Covenants and Architectural Standards Committee Membership
(Annie Rosenfeld, Director of Administrative Services)

The Board of Directors will consider an exception to the Covenants Committee charter eligibility requirement of attendance of two meetings when also considering the appointment of a new committee member applicant. The Board of Directors will also consider Architectural Standards Committee members' requests for status change.

6. 9:45 a.m. Adoption of Proposed Changes to the Architectural Standards Fee Schedule
(Annie Rosenfeld, Director of Administrative Services)

The Board of Directors will consider proposed increases and decreases to Architectural Standards Fee Schedule. The 45-day notice was issued in the June 2023 TD News. The Board may take action to reject, modify or adopt the proposed fee changes.

7. 10:00 a.m. General Manager Update
(David Mickaelian, General Manager 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. Capital Projects Update
- B. Land Management Update
- C. July 4 Private Amenity Utilization Recap

8. 11:00 a.m. Break

9. 11:15 a.m. Financial Update
(Todd Martyn-Jones, Director of Finance, Accounting & Business Systems)

The Board will receive an update from staff on the June financials.

10. 11:45 a.m. Lunch

11. 12:15 p.m. Adoption of 2024 Budget Process

The Board will adopt a process for the 2024 budget process and schedule meetings germane to the adopted process. Staff will also present a preliminary review of 2024 budget key drivers and assumptions for board input.

12. 1:15 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
- Delinquencies
- Authorization to Proceed with Notice of Default and Initiate Foreclosure
- Approval of Executive Session Minutes

13. 3:00 p.m. Adjournment

The next regularly scheduled Board Meeting will be held on Friday, August 25, 2023 at the Northwoods Clubhouse and via Zoom at 9:00 a.m.

Tahoe Donner Committee Meeting Schedule

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

- Architectural Standards Committee Next Meeting – August 16, 2023 at 9:00 a.m.
- Covenants Committee Next Meeting – August 10, 2023 at 1:00 p.m.
- Finance Committee Next Meeting – August 17, 2023 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – August 10, 2023 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – August 14, 2023 at 3:00 p.m.
- Trails & Open Space Committee Next Meeting – August 2, 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

July 19, 2023
Date