

MINUTES
TAHOE DONNER ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING

July 13, 2023
The Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:30 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 Thursday, July 13, 2023. President Koenes called the meeting to order at 9:30 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: Annie Rosenfeld, Director of Administrative Services
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 9:31 a.m.

2. Amenity Access Policy Workshop – Phase 2

The Board of Directors and staff reviewed options presented by staff on the membership amenity considerations and access.

Member card tied to the member or to the property: Currently tied to an individual with a photo ID of the member on the card for verification purposes (ages 7 and up). Member survey results found 33% of responses considered tying cards to properties acceptable. Member survey results also showed that highest private amenity concerns were: non-members disrespecting the amenities, overcrowding and not enough priority given to members.

Staff recommendation is to continue the current system to have member photo ID cards assigned to individuals rather than the property. The Board agreed with staff recommendation.

Member photo ID cards limit – property vs family: Currently limited to 8 per property. Multi-family owners do not like this because they are limited in how many cards each family can receive. This affects approximately 10% of properties who have shared ownership.

Staff recommends keeping the current system of limiting per property, because alternative option 1 (a limit per family that owns at least 15%) could potentially allow for up to 48 photo IDs with properties with 6 different family owners. Keeping the same would limit the inequity perception. The Board agreed with staff recommendation.

Member photo ID cards limit – quantity: 93% of member survey respondents said they were satisfied with the current member photo ID card limit of 8 per property. Staff recommends increasing the total number of cards for each property from 8 to 10. The Board agreed with staff recommendation, with President Koenes suggesting 12.

Member photo ID card quantity included in the assessment and allowed for purchase: Currently, 4 member ID cards are included in the assessment, with the option to purchase 4 more annually. This allows access to private amenities (for an additional per visit fee or annual rec fee), member discounts and priority purchase and reservation windows.

Option 1 – Include one card in the assessment, with option to purchase up to 7 (or 9) additional member cards annually.

Option 2 – Include all member photo ID cards in the assessment. Loss of \$123,000-\$140,000 in revenue from current cards 5-8 purchases.

Option 3 – Other combination of included member photo ID cards included in assessment vs available for purchase.

Director Levine suggested one rec card included in assessment, and then tiered fees for cards 2-10, such as Standard or Gold levels. Standard card is just the member ID card. Gold level could include the rec fee.

Director Mahoney suggested two cards included with assessment with rec fee. Can purchase 8 -10 more to Basic or Gold levels. Consider reservations and blackout dates for guests.

Director Koenes suggested 2 included in assessment at Gold level. Can purchase 8 more.

Director Murrell said if only 2 included, it's an undue burden on families.

Director Mahoney asked staff to gauge what the impact of these new options would be versus current demand.

3. Member Comments

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

- A member commented to keep it simple, such as two cards per property and purchase up to 8 more.
- A member commented that the meeting is very informative and prefers cards tied to members instead of property, as that would give STR guests privileges and prefer 2 member photo ID cards per property.
- A member commented that she has 16 family members once in a while and prefers a punch card.
- A member commented to not take away the rec fee, and maybe even increase the rec fee.

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 12:31 p.m. after a lunch break, seconded by Director Murrell. 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 4:10 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 July 13, 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