

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

September 22, 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

- 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.

- July 13, 2023 Special Amenity Access Board Meeting Minutes (Revised)
- August 10, 2023 Special Amenity Access and 2024 Budget Orientation Board Meeting Minutes
- August 25, 2023 Regular Board Meeting Minutes
- Executive Session Report
 - 8/2/23
 - 8/25/23
- 5501 Report for July 2023
- August 2023 Financials
- Replacement Reserve Fund - Trout Creek Recreation Center Gym-side HVAC Units Replacement
- Replacement Reserve Fund – Northwoods Clubhouse HVAC Unit Replacement

4. 9:25 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. 9:30 a.m. 2023 Update to the Reserve Study National Standards
(Annie Rosenfeld, Interim General Manager)

The Board of Directors will receive a presentation on the newly adopted update (July 2023) Reserve Study National Standards and its implications to the TDA Reserve Study and governing policy resolutions.

6. 10:00 a.m. Break

7. 10:10 a.m. Management Update
(Annie Rosenfeld, Interim 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. Communications Preference Survey Results
- B. Capital Projects Update
 - a. Euer Valley Restoration Phase I (Coyote Crossing)
 - b. The Lodge Parking and Walkway
 - c. Downhill Ski Lodge Replacement
 - d. Beach Club Marina Deck Expansion

8. 11:30 a.m. Lunch

9. 12:00 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
- Delinquencies
- Legal
- Approval of Executive Session Minutes

10. 2:00 p.m. Adjournment

The next regularly scheduled Board Meeting will be held on Friday, October 27, 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 – September 27, 2023 at 9:00 a.m.
- Covenants Committee Next Meeting – October 12, 2023 at 1:00 p.m.
- Finance Committee Next Meeting – October 19, 2023 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – October 12, 2023 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – October 9, 2023 at 3:00 p.m.
- Trails & Open Space Committee Next Meeting – October 4, 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

September 15, 2023
Date