

**AGENDA**  
**TAHOE DONNER ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS' MEETING and**  
**AMENITY ACCESS POLICY WORKSHOP**

**October 27, 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 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. 9:03 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.

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.

- September 22, 2023 Regular Board Meeting Minutes
- Executive Session Report
  - 9/22/23
  - 10/10/23
- 5501 Report for August 2023
- Application for Tahoe Donner Giving Fund Committee
  - Staff Report
  - Statement of Interest
- Application for Trails and Open Space Committee
  - Staff Report
  - Statement of Interest

### **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.       **9:30 a.m.   Employee/Workforce Housing Study and Action Plan Update**  
(Annie Rosenfeld, Interim General Manager)

The Board of Directors will receive a presentation on the Workforce Housing Study Project and Action Plan draft strategies and recommendations. The board may provide guidance on the plan strategies and recommendations.

6.       **10:15 a.m.   Tracked Excavator Masticator and Implements Purchase**  
(Todd Martyn-Jones, Director of Finance, Accounting & Business Systems)

The Board will consider approval of a new tracked loader masticator that is being partially funded by a Measure T grant.

7.       **10:30 a.m.   Break**

8.       **10:45 a.m.   Draft 2024 Annual Strategic Objectives**  
(Annie Rosenfeld, Interim General Manager)

The Board of Directors will receive a presentation on the draft 2024 Annual Strategic Objectives and may provide direction to staff or consider approval.

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 September financials.

10.      **11:30 a.m.   Board Guidance to the Committees**

The Board of Directors will provide guidance about the upcoming Annual Task List.

11.      **12:00 p.m.   Management Update**  
(Annie Rosenfeld, Interim General Manager and Staff)

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

A. Downhill Ski Lodge

12.      **12:15 p.m.   Lunch**

13.      **12:45 p.m.   Board Meeting Schedule**

The board of Directors will discuss meetings and workshops and possibly change the scheduled regular board meetings for November and/or December.

**14. 12:55 p.m. Amenity Access Policy Workshop**  
(Miguel Sloane, Director of Operations)

The Board of Directors will receive a presentation on tenant access considerations for the Amenity Access Policy update and provide direction to staff.

**15. 2:30 p.m. Break**

**16. 2:40 p.m. Continued Amenity Access Policy Workshop**

**17. 4:15 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
- Delinquencies
- Legal
- Approval of Executive Session Minutes

**18. 5:00 p.m. Adjournment**

The next regularly scheduled Board Meeting will be held on Friday, TBD, 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 – November 15, 2023 at 9:00 a.m.
- Covenants Committee Next Meeting – November 9, 2023 at 1:00 p.m.
- Finance Committee Next Meeting – November 16, 2023 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – November 9, 2023 at 2:00 p.m.
- Elections Committee Next Meeting – November 6, 2023 at 2:30 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – November 13, 2023 at 3:00 p.m.
- Trails & Open Space Committee Next Meeting – November 1, 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

October 20, 2023  
Date