

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

November 17, 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 – Larry Stock

- 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.

- September 28, 2023 Special Joint Board Meeting Budget Workshop #2 Minutes
- October 27, 2023 Regular Board Meeting Minutes
- Executive Session Report
 - 10/12/23
 - 10/20/23
- 5501 Report for September 2023
- October Financials
- Resolution 2023-5 to Change Key Executive Role and Account Signatory
- Replacement Reserve Fund Acceleration – Northwoods Furnace Replacement

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. Town of Truckee Update

(Becky Bucar, Assistant Public Works Director and Town of Truckee Engineering Staff)

The Town of Truckee engineering staff will provide a presentation on Town of Truckee Capital Projects including the 3rd access road, class 1 trail, Northwoods and Donner Pass Road roundabout, use of Truckee Special Service Area-1 (TSSA-1) funds, and 2024/2025 Trails and Bikeways Master Plan update.

6. 10:30 a.m. Break

7. 10:40 a.m. Town of Truckee Update, Continued

8. 11:00 a.m. Treasurer's Report

(Steve Mahoney, Treasurer)

The Board will receive an update from the Treasurer on Q2 and Q3.

9. 11:15 a.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. Winter Operations Preview
- B. Winter F&B Preview
- C. Downhill Ski Lodge Special Meeting Announcement
- D. Capital Improvement Update - Glacier Way Trailhead Expansion

10. 11:45 a.m. 2024 Annual Strategic Objectives

(Annie Rosenfeld, Interim General Manager)

The Board of Directors will take action on the 2024 Annual Strategic Objectives.

11. 12:00 p.m. Committee Personnel Reports and Appointments Update
(Annie Rosenfeld, Interim General Manager)

The Board of Directors will preview personnel reports and applications in advance of action for December.

12. 12:15 p.m. 2024 Tahoe Donner Election Timeline and Procedures
(Annie Rosenfeld, Interim General Manager)

The Board will review and consider approving the 2024 Election Timeline and Procedures.

13. 12:30 p.m. Lunch

14. 1:00 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
- Member Delinquencies
- Legal
- Approval of Executive Session Minutes

15. 4:00 p.m. Adjournment

The next regularly scheduled Board Meeting will be held on Friday, December 15, 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 – December 13, 2023 at 9:00 a.m.
- Covenants Committee Next Meeting – December 14, 2023 at 1:00 p.m.
- Finance Committee Next Meeting – December 21, 2023 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – December 14, 2023 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – December 11, 2023 at 3:00 p.m.
- Elections Committee Next Meeting – December 5, 2023

- Trails & Open Space Committee Next Meeting – December 6, 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

November 9, 2023
Date