

MINUTES
TAHOE DONNER ASSOCIATION
SPECIAL JOINT BOARD OF DIRECTORS MEETING
BUDGET WORKSHOP #2

September 28, 2023
The Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:00 a.m.

A special scheduled joint meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Thursday, September 28, 2023. President Koenes called the meeting to order at 9:00 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
Courtney Murrell, Secretary
Steve Mahoney, Treasurer
Jim Roth, Director

Directors Absent: None

Staff Present: Annie Rosenfeld, Interim General Manager
Todd Martyn-Jones, Director of Finance, Accounting & Business Systems
Steve Turner, Director of Food & Beverage
Jon Mitchell, Director of Capital Projects
Lindsay Hogan, Director of Communications + Member Relations
Miguel Sloane, Director of Operations
John Groom, Director of Land Management
Patricia West, Recording Secretary

Additional Present: Cathy Ravano, Chair of Finance Committee
Craig Falk, Finance Committee Member
Corey Leibow, Finance Committee Member
Dan Simmons, Chair of Long-Range Planning Committee
Peter Sawyer, Chair of Trails & Open Space, via Zoom
Julie Vietor, Finance Committee Member, via Zoom
Joseph Niedringhaus, Finance Committee Member, via Zoom
Laura Kodres, Finance Committee Member, via Zoom

1. Call to Order / Call for Quorum

2. 2023-2024 Property Casualty and Worker’s Compensation Insurance Renewal
(Annie Rosenfeld, Interim General Manager)

The Board of Directors reviewed the recommended property casualty and worker’s compensation insurance coverage for the Association for policy year October 1, 2023 through September 30, 2024.

Director Mahoney moved to accept the recommendation as indicated in Exhibit A: Proposed 2023-2024 Schedule of Insurance, seconded by Director Roth. Motion passed 5 – 0.

3. 2024 Joint Capital Fund Budget Workshop
(Todd Martyn-Jones, Director of Finance, Accounting and Business Support)

The Board of Directors, Finance Committee, Chair of Long-Range Planning Committee and Chair of Trails & Open Space Committee discussed the preliminary 2024 Capital Fund budget including drivers and focus areas.

Operating Fund Budget Update: Todd informed the Board that staff found some savings in this budget and was able to trim \$15 per homeowner on the assessment for this fund.

Dan Simmons, Chair of the Long-Range Planning Committee, commented that the LRPC considers traffic calming and a proposed Class 1 trail two of the more important projects for the Association. The Board discussed some options for these two items.

10 Year Capital Improvement Plan (CIP): Todd stated that this lists every large project for the Association, regardless of funding. It includes all TDA funds, grants and TSSA1.

Discussions ensued about Workforce Housing, Marina Deck, Mailboxes, Campground, Downhill Ski Lodge, Golf Cart Path, Class 1 Trail, Northwoods Campus, Lodge Generator and Bar and Alder Creek Trail Fjord to Campground.

Break was taken from 10:56 a.m. to 11:05 a.m.

New Equipment Fund: Staff recommended \$30 per member. For the past two years, it has not been funded at all.

Lunch Break was taken from 12:33 p.m. to 1:05 p.m.

Replacement Reserve Fund: Director Roth asked whether “expired useful life” is current value or replacement value, and when would we update replacement costs. Todd explained it will be done in the next 2-3 years with the next Replacement Reserve Study, which is required to be done every three years.

The Board requested staff to rewrite/develop all capital fund policies.

4. Member Comments

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

- A member commented on preferring to spend money on the Northwoods Campus, not the downhill ski lodge and the environmental aspect of digging into the side of the ski hill with possible arsenic and to consider a special assessment.
- A member commented that Tahoe Donner has incredible value for their assessment and that TDA used to be significantly underfunded and now is playing catch up.
- A member commented the public utility district wells that contain arsenic and it is very common, and the system is able to remove the arsenic.
- A member commented on the 28th watershed event on October 15th.
- A member commented that the golf course is in excellent shape.

6. Executive Session

At 2:29 p.m., Director Mahoney made a motion to adjourn to Executive Session, seconded by Director Murrell. Motion passed 5 – 0.

7. Adjournment

There being no further business, there was consensus to adjourn the meeting at 3:26 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 special meeting held on September 28, 2023 as approved by the Board members in attendance and constituting a quorum at a duty convened subsequent meeting of the Board.

Courtney Murrell, Board of Directors Secretary