

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

January 26, 2024
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)

2. 9:01 a.m. Opening Procedures:

- Pledge of Allegiance
- Employee Recognition – Felicia Bateman

3. 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.

4. 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.

- 11/14/23 Special Board Meeting Member Appeal Minutes (Revised)
- 11/17/23 Regular Board Meeting Minutes
- 12/4/23 Special Board Meeting Downhill Ski Lodge Minutes
- 12/6/23 Special Board Meeting Amenity Access Minutes
- 12/15/23 Regular Board Meeting Minutes
- Executive Session Report
 - 11/14
 - 11/17
 - 11/28
 - 12/4
 - 12/6
 - 12/15
- 5501 Report for November 2023
- 2024-1 Resolution – Authorization for Lot Line Adjustment
- 2024 Replacement Reserve Fund Approval – Aspenware (Online Sales Platform)
- Rescind Resolution 2021-3 Appointment of Assistant Treasurer & Signatory Authorization
- 2024 Committee Office Ratification

5. 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

6. 9:30 a.m. Committee 2024 Annual Task Lists
(Annie Rosenfeld, Interim General Manager)

The Board of Directors will consider taking action to approve and/or modify Committee 2024 Annual Task Lists.

7. 10:15 a.m. Break

8. 10:30 a.m. December Financial Update
(Steve Hogan, Controller)

The Board of Directors will receive a report regarding December and 2023 year-end financials. The Board may consider providing staff with guidance or direction.

9. 11:00 a.m. 2024 Golf Rates
(Miguel Sloane, Director of Operations)

The Board of Directors will receive a presentation on 2024 golf rates and may consider providing staff with guidance and direction.

10. 11:30 a.m. Capital Projects Update
(Jon Mitchell, Director of Capital Projects and Facilities)

The Board of Directors will receive a presentation on capital projects in various stages of development including but not limited to the Downhill Ski Lodge Replacement, Beach Club Marina Deck Expansion, and Class 1 Multi-Use Trail. The Board of Directors may consider providing staff with guidance and direction.

11. 11:45 a.m. Glacier Way Parking Expansion Update
(Jon Mitchell, Director of Capital Projects and Facilities)

The Board of Directors will receive a presentation on the Glacier Way Parking Expansion project design development including stakeholder engagement. The Board of Directors will consider providing direction to move forward with the design development, permitting and bidding of the project.

12. 12:15 p.m. Lunch

13. 12:45 p.m. Capital Funds Policy Update
(Ad Hoc Committee, Directors Koenes and Mahoney)

The Board of Directors will review and discuss an update on the issues and options to be addressed in a Capital Funds Policy update.

14. 1:30 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, February 23, 2024 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 – February 21, 2024 at 9:00 a.m.
- Covenants Committee Next Meeting – February 22, 2024 at 1:30 p.m.
- Finance Committee Next Meeting – February 15, 2024 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – February 8, 2024 at 2:00 p.m.
- TD Giving Fund Committee Next Meeting – February 12, 2024 at 3:30 p.m.

- Elections Committee Next Meeting – February 6, 2024 at 2:00 p.m.
- Trails & Open Space Committee Next Meeting – February 7, 2024 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

January 17, 2024
Date