

AGENDA
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS' MEETING

April 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/>.

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.

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
- 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.

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.

- March 21, 2024 Special Board Meeting Minutes
- March 29, 2024 Regular Board Meeting Minutes
- Executive Session Report
 - 3/9/24
 - 3/13/24
- 5501 Report for February 2024
- Replacement Reserve Fund 2024 Budget Item: Landscape Winterization/Spring Clean-Annual
- Operating Fund 2024 Budget Item: Herbicidal Spray

5. 9:20 a.m. Committee Reports

The Board of Directors will review the Committees' written minutes and reports as a routine monthly procedure. 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. Architectural Standards Committee Charter

(Annie Rosenfeld, General Manager, and Rod Whitten, Architectural Standards Committee Chair)

The Board of Directors will review the proposed charter for the Architectural Standards Committee and consider approval as proposed or with modifications.

7. **9:50 a.m. Euer Valley Restoration Phase 2 Project**
(John Groom, Director of Land Management, and Truckee River Watershed Council Staff)

The Board of Directors will receive an introductory presentation by staff and the Truckee River Watershed Council (TRWC) staff on the proposed Euer Valley Restoration Phase 2 Project (Project) as detailed in the Prosser Basin Watershed Assessment. The Board may take action to direct staff to work with TRWC to formalize Tahoe Donner’s partnership with the TRWC through a memorandum of understanding for this Project, any future phases, and its work to lead the facilitation of any awarded grants and project management.

8. **10:30 a.m. Break**

9. **10:40 a.m. Marina Deck Expansion Project Update**
(Jon Mitchell, Director of Capital Projects & Facilities)

Staff will provide the Board of Directors with a major project update on the Marina Deck Expansion Project. The Board of Directors may provide feedback and direction.

10. **11:10 a.m. Q1 2024 Financial Update**
(Steve Hogan, Controller)

The Board of Directors will receive an update from the Controller on Q1 2024 Financial Update and will take action to accept the unaudited financials.

11. **11:30 a.m. Management Update**
(Annie Rosenfeld, 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. Housing Study and Action Plan Draft Report Introduction

12. **12:00 p.m. Lunch Break**

13. **12:45 p.m. 2024 Strategic Objective – Member Value + Strengthening Community**
(Annie Rosenfeld, General Manager, and Lindsay Hogan, Director of Communications and Member Relations)

The Board of Directors will receive a presentation on the 2024 Strategic Objective – Member Value + Strengthening Community resulting from a review and analysis of the 2023 Member Survey and Board feedback. The Board of Directors may provide staff with feedback and guidance.

14. 1:45 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
- Authorization to Proceed with Notice of Default and Initiate Foreclosure APNs - 044-140-010, 045-580-016, 046-490-025, 045-170-013
- Legal
- Approval of Executive Session Minutes

15. 3:30 p.m. Adjournment

The next regularly scheduled Board Meeting will be held on **Friday, May 24, 2024** at 9:00 a.m. at the Northwoods Clubhouse, Mezzanine and via Zoom webinar.

Tahoe Donner Committee Meeting Schedule

<https://cdn1.tahoedonner.com/wp-content/uploads/2020/09/09114344/Committee-Meeting-Calendar.pdf>

- Architectural Standards Committee Next Meeting – May 3, 2023 at 9:00 a.m.
- Covenants Committee Next Meeting – May 11, 2023 at 1:30 p.m.
- Elections Committee Next Meeting – May 2, 2023 at 2:00 p.m.
- Finance Committee Next Meeting – May 18, 2023 at 3:00 p.m.
- Long Range Planning Committee Next Meeting – May 11, 2023 at 2:00 p.m.
- Tahoe Donner Giving Fund Committee Next Meeting – May 8, 2023 at 3:00 p.m.
- Trails & Open Space Committee Next Meeting – May 3, 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

April 18, 2024
Date