

MINUTES
TAHOE DONNER ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING

April 26, 2024
The Northwoods Clubhouse, Mezzanine and Zoom Webinar
9:00 a.m.

A regular, scheduled meeting of the Board of Directors of Tahoe Donner Association was held at The Northwoods Clubhouse, Mezzanine and via Zoom webinar on Friday, April 26, 2024. 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
Steve Mahoney, Treasurer, via Zoom
Jim Roth, Director, via Zoom

Directors Absent: Courtney Murrell, Secretary

Staff Present: Annie Rosenfeld, General Manager
Lindsay Hogan, Director of Communications + Member Relations
Miguel Sloane, Director of Operations
Patricia West, Recording Secretary
Jon Mitchell, Director of Capital Projects + Facilities
John Groom, Director of Land Management
Steve Hogan, Controller

1. Call to Order / Call for Quorum

Board President Koenes called to order at 9:00 a.m.

2. Opening Procedures

- Pledge of Allegiance

3. Member Comments

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

- A member made a comment on the TSSA1 funds letter, the Tahoe Donner Trail and Trout Creek Trail.

Members may submit additional comments by email to the Board of Directors at Memberletters@tahoedonner.com (Members are recognized to comment on agenda items as they occur).

4. 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

Director Levine moved to approve the consent calendar, seconded by Director Roth. Motion passed 4 – 0 (Murrell Absent).

5. Committee Reports

The Board of Directors reviewed the Committee 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

The Board of Directors received these items as information.

6. Architectural Standards Committee Charter

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

The Board of Directors reviewed the proposed charter for the Architectural Standards Committee.

Director Levine moved to approve Exhibit A Proposed Architectural Standards Committee Charter with recommended edits, seconded by Director Mahoney. Motion passed 4 – 0 (Murrell Absent).

7. Euer Valley Restoration Phase 2 Project

(John Groom, Director of Land Management, and Truckee River Watershed Council Staff)

The Board of Directors received 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.

After discussion, the following motion moved by Director Levine, seconded by Director Roth, motion passed 4 – 0 (Murrell Absent):

The Board of Directors directs the staff to work with the Truckee River Watershed Council to develop an overarching memorandum of understanding for a working partnership for the long-term analysis, protection, and restoration of Euer Valley with the following parameters:

- 1. Approve Tahoe Donner and Truckee River Watershed Council (TRWC) staff collaboration in development of an overarching memorandum of understanding.*
- 2. Authorize TRWC to seek and accept grant funding applicable to mutually agreed upon projects.*
- 3. Authorize TRWC, approved subconsultants and grantor representatives long term, 10–20-year access to Euer Valley for project planning, design, implementation and follow up environmental monitoring.*

9. Marina Deck Expansion Project Update

(Jon Mitchell, Director of Capital Projects & Facilities)

Staff provided the Board of Directors with a major project update on the Marina Deck Expansion Project that included bid estimates.

8. Break taken 10:36 – 10:45 a.m.

10. Q1 2024 Financial Update
(Steve Hogan, Controller)

The Board of Directors received an update from the Controller on Q1 2024 Financial Update.

Director Mahoney moved to accept the unaudited March 2024 Financial statement provided by staff, seconded by Director Levine. Motion passed 4 – 0 (Murrell Absent).

11. Management Update
(Annie Rosenfeld, General Manager, and Staff)

The Board of Directors received an update from the General Manager on the following:

- Housing Study and Action Plan Draft Report Introduction

The Board asked for the Architectural Standards Committee to review this report.

12. Lunch Break was taken 11:38 a.m. to 12:15 p.m.

14. Executive Session (Closed to Members) 12:15 p.m. to 12:45 p.m.

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

13. (BACK TO OPEN SESSION)

2024 Strategic Objective – Member Value + Strengthening Community

(Annie Rosenfeld, General Manager, and Lindsay Hogan, Director of Communications and Member Relations)

The Board of Directors received 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.

After discussion, the Board asked for an update at the June board meeting for what has been implemented and in July to add some of these initiatives to the 2025 budget assumptions.

14. Executive Session (Closed to Members)

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15. Adjournment

Director Mahoney made a motion to adjourn the meeting at 3:36 p.m., seconded by Director Roth. Motion passed 4 – 0 (Murrell Absent).

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 regular meeting held on April 26, 2024 as approved by the Board members in attendance and constituting a quorum at a duly convened subsequent meeting of the Board.

Courtney Murrell, Board of Directors Secretary